

AN ORDINANCE 2014 - 05 - 15 - 0359

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 15, Block 1, NCB 14947 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial.

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 3.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses.
- B. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

C. Hours of operation for the noncommercial parking lot shall be limited to the hours of operation of the facility served.

**SECTION 4.** The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective May 25, 2014.

**PASSED AND APPROVED** this 15<sup>th</sup> day of May 2014.




**M A Y O R**  
**Julián Castro**

**ATTEST:**

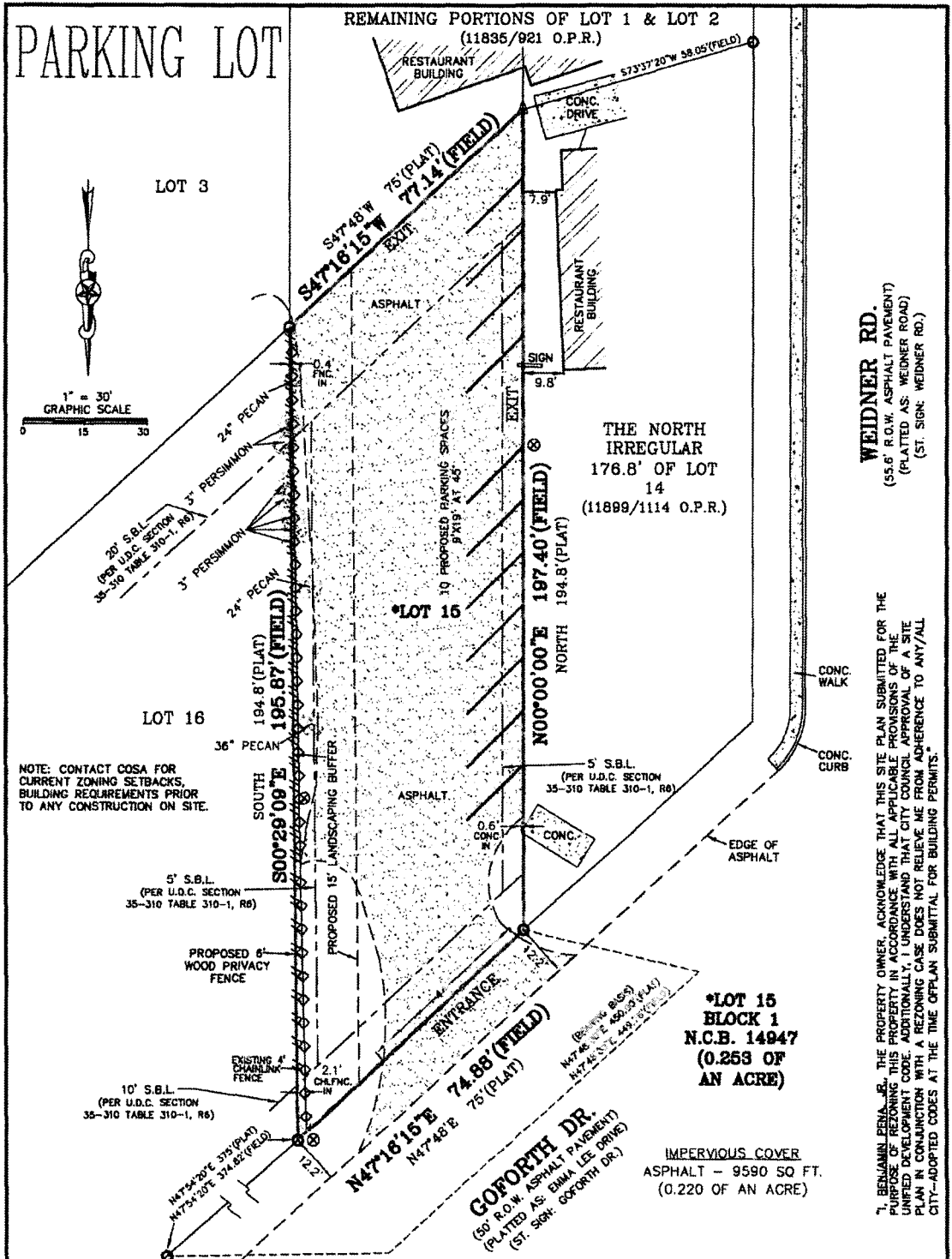
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Robert F. Greenblum, City Attorney  
for

<b>Agenda Item:</b>	Z-7						
<b>Date:</b>	05/15/2014						
<b>Time:</b>	02:16:11 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2014064 CD (District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on Lot 15, Block 1, NCB 14947 located at 106 Goforth Drive. Staff and Zoning Commission recommend approval, with conditions.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2	x					
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x			x	

22014064 CD



NOTE: CONTACT COSA FOR CURRENT ZONING SETBACKS, BUILDING REQUIREMENTS PRIOR TO ANY CONSTRUCTION ON SITE.

THE NORTH IRREGULAR 176.8' OF LOT 14 (11899/1114 O.P.R.)

LOT 15 BLOCK 1 N.C.B. 14947 (0.253 OF AN ACRE)

IMPERVIOUS COVER ASPHALT - 9590 SQ. FT. (0.220 OF AN ACRE)

WEIDNER RD. (55.6' R.O.W. ASPHALT PAVEMENT) (PLATTED AS: WEIDNER ROAD) (ST. SIGN: WEIDNER RD.)

7. BENJAMIN PENA, JR., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

\*\*PER WARRANTY DEED RECORDED IN VOL. 14715 PG. 868, O.P.R. AND CORRECTED IN VOL. 16519 PG. 854, O.P.R.

OWNER: BENJAMIN PENA, JR., as TRUSTEE OF THE BENJAMIN PENA, JR. LIVING TRUST**			
ADDRESS: 106 GOFORTH DR.			
LOT: 15	BLOCK: 1	N.C.B.: 14947	
SUBDIVISION: ISAAC BLEDSOE'S AUSTIN HIGHWAY HOMESITES			
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 2575 PAGE 77 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			

LEGEND:

—	WOOD FENCE	⊗	POWER POLE
—	CHAIN LINK FENCE	⊙	FIRE HYDRANT
—	BARBED WIRE FENCE	⊚	FND 1/2" IRON ROD
—	WROUGHT IRON FENCE	⊛	SET 1/2" IR
—	FND FENCE POST	⊜	SET "PK" NAIL



**ZONE CHANGE EXHIBIT**

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

# SITE PLAN

P.O. BOX 100442  
SAN ANTONIO, TX 78201  
PHONE: 210-334-4750  
FAX: 210-334-9873

DRAWN BY: WOLFF      JOB NO: 14-0015-002      FIELD WORK COMP.: JANUARY 23, 2014