AN ORDINANCE 2017-12-07-0942

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 Lots 7, 8, 9, 10; Block 2, NCB 1725 from "C-2 NA AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facility with Alcohol Sales.

SECTION 2. The City Council finds as follows:

A. The specific use will not be contrary to the public interest.
B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective December 17, 2017.

PASSED AND APPROVED this 7th day of December.

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:
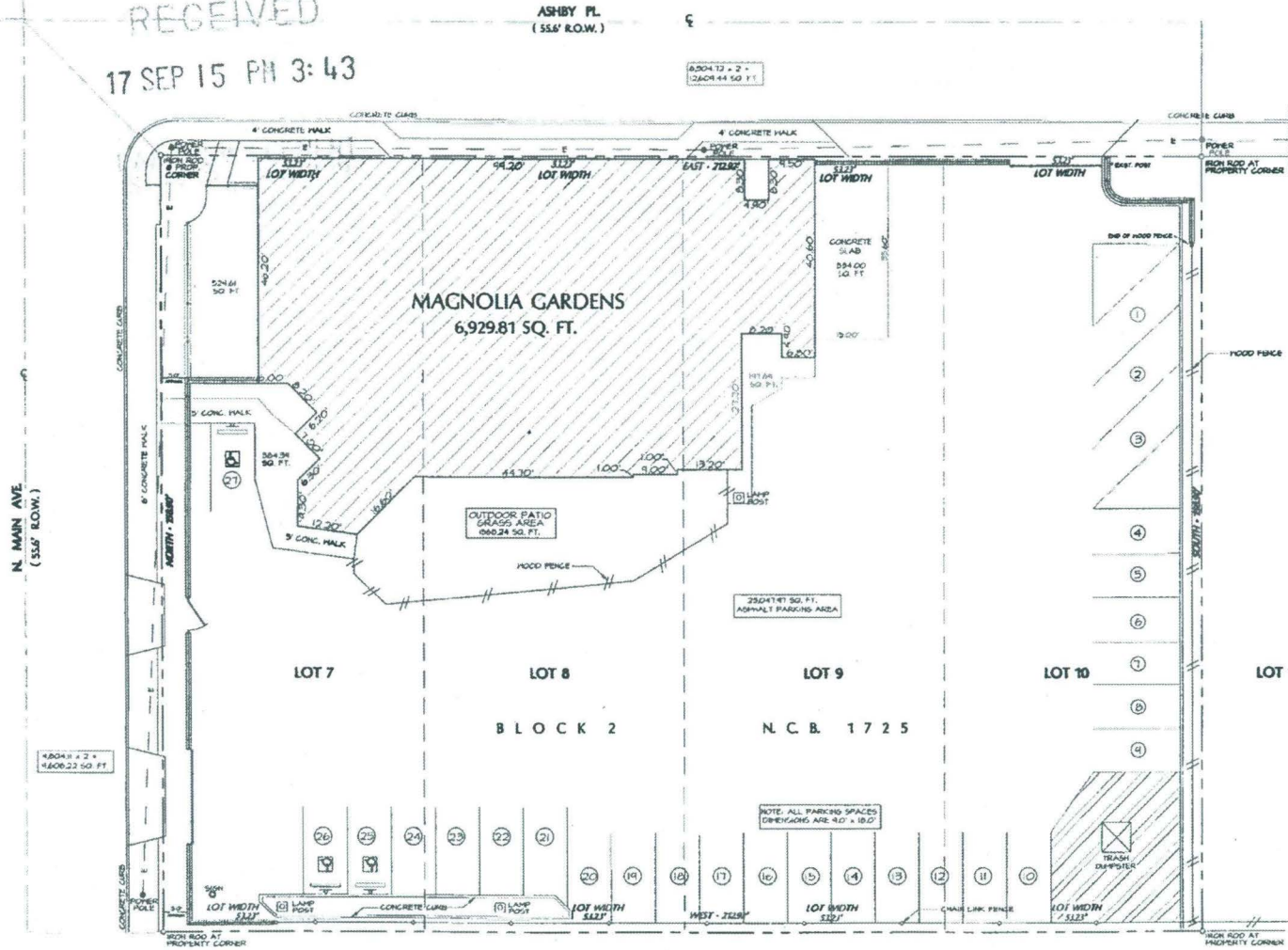
Andrew Segovia, City Attorney

Agenda Item:	Z-2 (in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39)						
Date:	12/07/2017						
Time:	04:12:59 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017277 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facility with Alcohol Sales on Lots 7, 8, 9, 10, Block 2, NCB 1725, located 2030 North Main Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				x

Exhibit "A"

RECEIVED

17 SEP 15 PM 3:43

ASHBY PL.
(55.6' R.O.W.)

6,504.73 + 2 =
2,609.44 SQ. FT

4' Concrete Walk

CONCRETE CURB

CONCRETE CURB

POWER POLE

IRON ROD @ PROP. CORNER

POWER POLE

IRON ROD AT PROPERTY CORNER

CONCRETE CURB

4' CONCRETE WALK

POWER POLE

IRON ROD AT PROPERTY CORNER

END OF WOOD FENCE

WOOD FENCE

LOT WIDTH 51.23'

LOT WIDTH

EAST · 712.92'

LOT WIDTH

LOT WIDTH

98.20'

4.50'

4.50'

CONCRETE SLAB
384.00 SQ. FT

524.61 SQ. FT

MAGNOLIA GARDENS
6,929.81 SQ. FT.

1411.44 SQ. FT.

6' CONC. WALK

364.34 SQ. FT.

6' CONCRETE WALK

5' CONC. WALK

27

OUTDOOR PATIO
GRASS AREA
1880.24 SQ. FT.

WOOD FENCE

LAMP POST

WOOD FENCE

25,047.47 SQ. FT.
ASPHALT PARKING AREA

N. MAIN AVE.
(55.6' R.O.W.)

4,804.11 × 2 =
9,608.22 SQ. FT

NORTH · 188.66'

SOUTH · 188.66'

LOT 7   LOT 8   LOT 9   LOT 10   LOT 11

B L O C K   2   N.C.B.   1 7 2 5

NOTE: ALL PARKING SPACES
DIMENSIONS ARE 9.0' × 18.0'

1 2 3 4 5 6 7 8 9

26 25 24 23 22 21

20 19 18 17 16 15 14 13 12 11 10

TRASH DUMPSTER

LAMP POST

LAMP POST

CONCRETE CURB

CHAIN LINK FENCE

LOT WIDTH 51.23'

LOT WIDTH 51.23'

WEST · 712.92'

LOT WIDTH 51.23'

LOT WIDTH 51.23'

CONCRETE CURB

IRON ROD AT PROPERTY CORNER

IRON ROD AT PROPERTY CORNER

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

PAVED AREAS · STREETS, CURBS & GUTTERS · ASPHALT PARKING AREA · CONCRETE AREAS

Exhibit "A"

EXISTING SITE PLAN
MAGNOLIA GARDENS BANQUET FACILITY
2030 N. MAIN AVE
SAN ANTONIO, TEXAS

DATE: 09-12-17

SHEET NO.
1