

AN ORDINANCE 2014-12-04-0986

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.

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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 3, Block 11, NCB 14849 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

SECTION 2. In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered of up to six (6) feet in height along the front yard and allowing a fence up to eight (8) feet in height along the side and rear yards.

SECTION 3. 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.

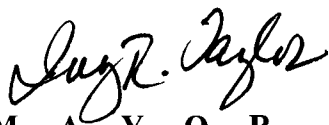
SECTION 4. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

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.

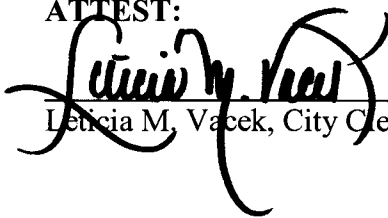
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective December 14, 2014.

PASSED AND APPROVED this 4th day of December 2014.

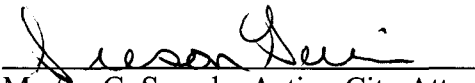

M A Y O R
Ivy R. Taylor


ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

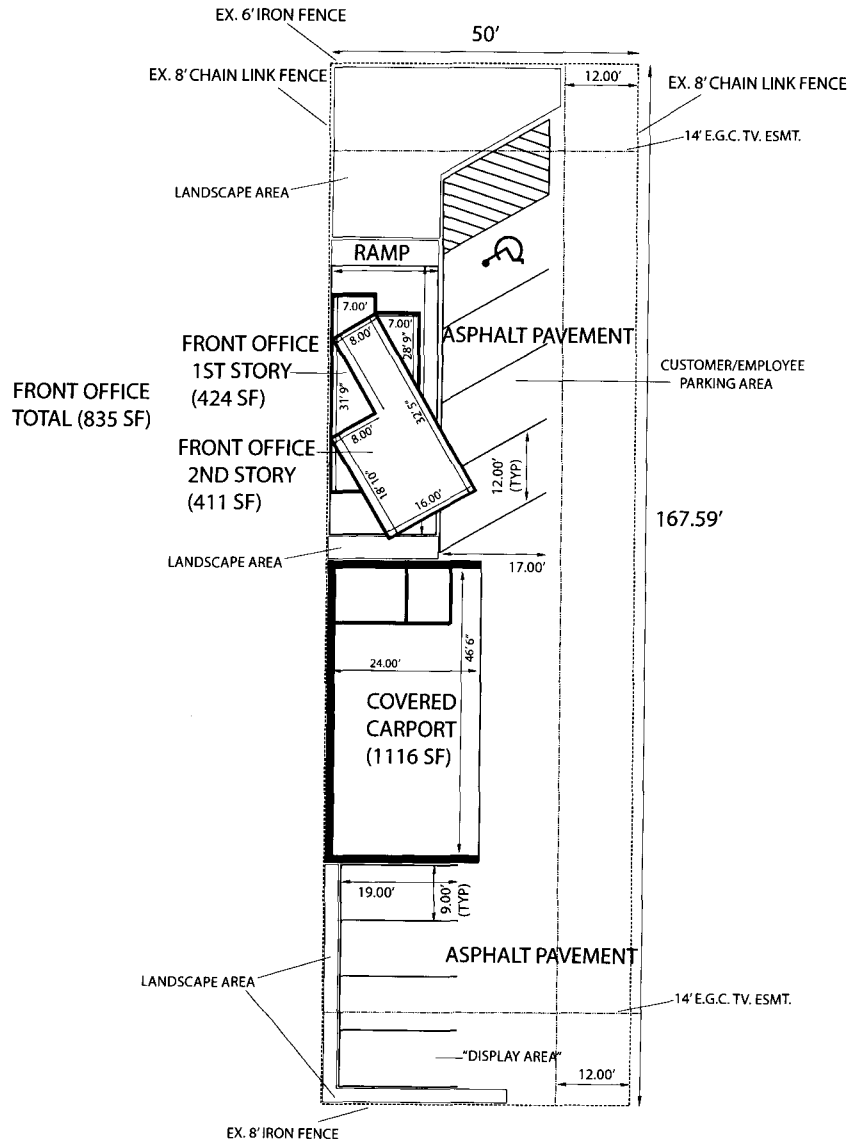


Martha G. Sepeda, Acting City Attorney


Agenda Item:	Z-10 (in consent vote: P-1, Z-1, Z-2, P-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, P-5, Z-19, Z-21, Z-24)						
Date:	12/04/2014						
Time:	02:05:27 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014273 CD (District 3): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) allowing a fence up to six (6) feet in height along the front yard and allowing a fence up to eight (8) feet in height along the side and rear yards of the subject property in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 3, Block 11, NCB 14849 located on a portion of the 11900 Block of Southeast Loop 410 (aka 11942 Southeast Loop 410). Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
	District 1	x					
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				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				
Michael Gallagher	District 10		x				

SOUTH LOOP 410 FRONTAGE ROAD

SCALE: 1" = 30.77'



CHAVANEAUX ROAD

STATEMENT:

"I, JIMMY ESCOBEDO AND RUTH ESCOBEDO, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CSE DOES NOT RELIEVE ME FROM THE ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE PLAN SUBMITTAL FOR BUILDING PERMITS"

NOTE:

1. NO SIDE OR REAR SETBACKS REQUIRED
2. CURRENT AND PROPOSED USE - MOTOR VEHICLE SALES (FULL SERVICE)
3. PROPERTY IS PLATTED AS "CHAVANEAUX PLACE" (VOL 9660, PG. 11)
4. TOTAL NUMBER OF SPACES - 8 SPACES WITH 1 ADA ACCESSIBLE SPACE
5. FRONT GATE WILL ALWAYS BE OPEN DURING ALL BUSINESS HOURS TO REDUCE ANY IMPEDEMENTS AT FRONT ENTRANCE
6. REQUESTING 8' HIGH FENCING AT THE BACK AND SIDES OF THE PROPERTY, AND 6' HIGH FENCING AT THE FRONT OF THE PROPERTY (FACING 410 ACCESS ROAD)

No. LOTS	ACRES	IMPERVIOUS COVER	OPEN SPACE
1	0.1926	0.1721	0.1721



SITE PLAN EXHIBIT
 CHAVANEAUX PLACE
 0.1926 ACRES
 LOT 3, BLK 11, N.C.B. 14849
ATTACHMENT A

11941 S.E. LOOP 410
 SAN ANTONIO, TX 78221
 CITY COUNCIL DISTRICT 3