

AN ORDINANCE 2014 - 03 - 20 - 0195

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 the North 440 feet of Lot 5 and the East 11 feet of the North 440 feet of Lot 6, Block 4, NCB 8780 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

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 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 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 March 30, 2014.

PASSED AND APPROVED this 20th day of March 2014.



M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Robert F. Greenblum, City Attorney

Agenda Item:	Z-8 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11)
Date:	03/20/2014
Time:	02:21:32 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE #Z2014089 CD (District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on the north 440 feet of Lot 5 and the east 11 feet of the north 440 feet of Lot 6, Block 4, NCB 8780 located at 3429 Southwest Military Drive. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				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			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

NOTES:

- EXISTING ZONING DISTRICT: 12
- PROPOSED ZONING DISTRICT: C-2 CD FOR DEVELOPMENT SERVICES AUTO AND LIGHT TRUCK REPAIR RECEIVED
- SETBACKS SHOWN HEREON ARE PER EXISTING ZONING DISTRICT 12 PER SECTION 33-310, TABLE 310-1, THERE ARE NO BUILDING SETBACKS FOR PROPOSED ZONING DISTRICT C-2 CD FOR LOT LINES WHICH ABUT RESIDENTIAL OR RESIDENTIAL USE ZONING DISTRICTS.
- INTENDED USE OF PROPERTY: GENERAL COMMERCIAL - AUTOMOTIVE REPAIR
- THE BASIS OF BEARINGS IS THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST MILITARY DRIVE AS SHOWN ON THE PLAT OF SOMERSET PLACE - UNIT 1, RECORDED IN VOLUME 8571, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2014 JAN 29 PM 4:07

LOT COVERAGE - EXISTING

TOTAL LOT AREA	44,953 SQ.FT.
BLDG. FOOTPRINT	2,387 SQ.FT.
ASPHALT DRIVE	4,035 SQ.FT.
ASPHALT PARKING	1,974 SQ.FT.
CONC. WALKS	1,319 SQ.FT.
CONC. APRONS	306 SQ.FT.
CONC. CURB	314 SQ.FT.

LOT COVERAGE - FUTURE

TOTAL LOT AREA	44,953 SQ.FT.
BLDG. FOOTPRINT	10,011 SQ.FT.
ASPHALT DRIVE	13,884 SQ.FT.
ASPHALT PARKING	3,564 SQ.FT.
CONC. WALKS	NONE
CONC. APRONS	NONE
CONC. CURB	NONE

OCCUPANCY: 'B' - BUSINESS
 ALLOWABLE BLDG. AREA: 23,000 SF
 PARKING ANALYSIS: (12,398 SF)
 REQUIRED: 1-500 MIN
 REGULAR SPACES: 24 SPACES
 ADA SPACES: 1 SPACE
 TOTAL: 25 SPACES
 PROVIDED:
 REGULAR SPACES: 27 SPACES
 ADA SPACES: 1 SPACE
 TOTAL: 28 SPACES

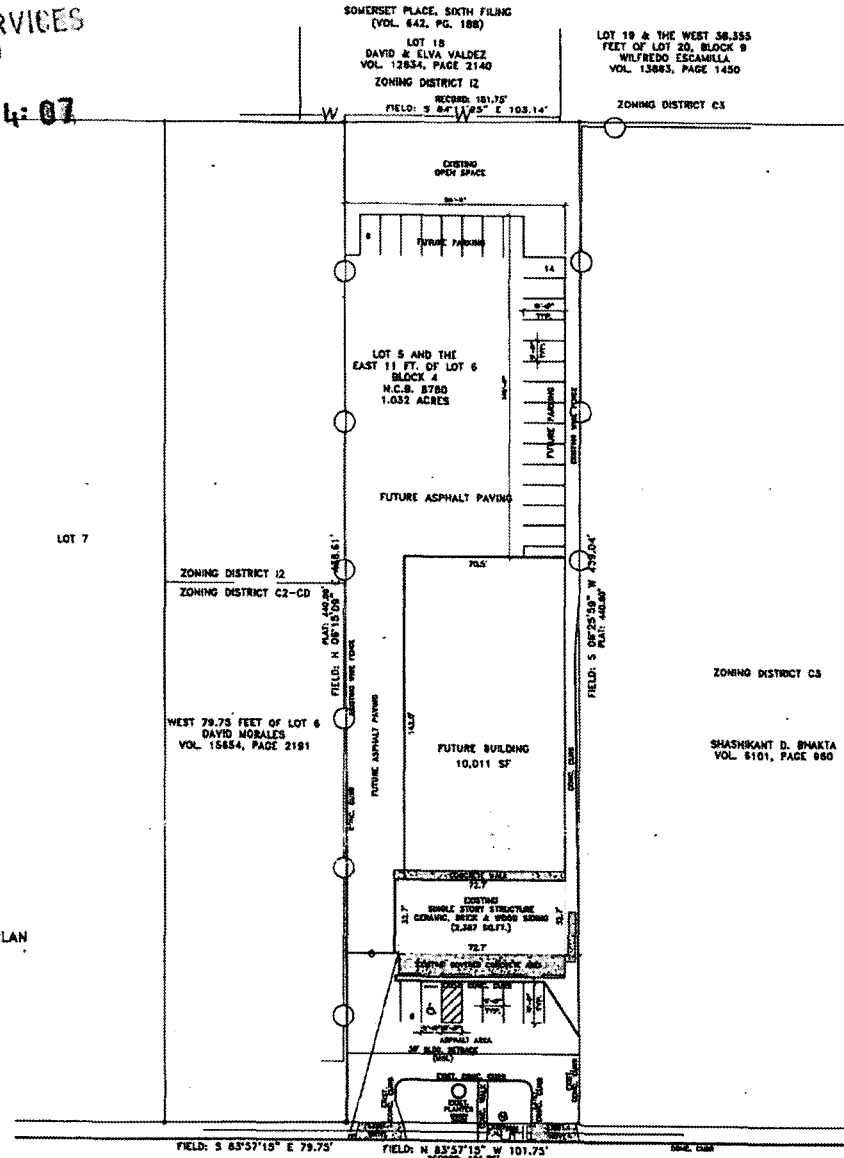
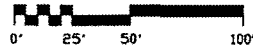
Estate of Marla Aelvoet
 Margaret Tschirhart
 Edgar Aelvoet, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERANCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

01 SITE PLAN

SCALE: GRAPHIC



NORTH



S. W. MILITARY DRIVE
 (100' RIGHT-OF-WAY)
 (DRAUGHT LUMP 13)
 (PLATTED AS JARVIS BRIDGE DRIVE)

SITE PLAN

3429 SW MILITARY DR.
 SAN ANTONIO, TX 78229

DATE: 01/29/14
 PROJECT: 3429 SW MILITARY
 SHEET:

SP1