

AN ORDINANCE 2014 - 04 - 17 - 0245

**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 3, Block 1, NCB 11252 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

**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. There shall be no more than 20 vehicles under repair at any given time.
- B. Vehicles for repair shall not remain on-site for more than 30 days.

**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.

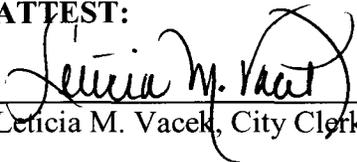
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective April 27, 2014.

**PASSED AND APPROVED** this 17<sup>th</sup> day of April, 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

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

**APPROVED AS TO FORM:**

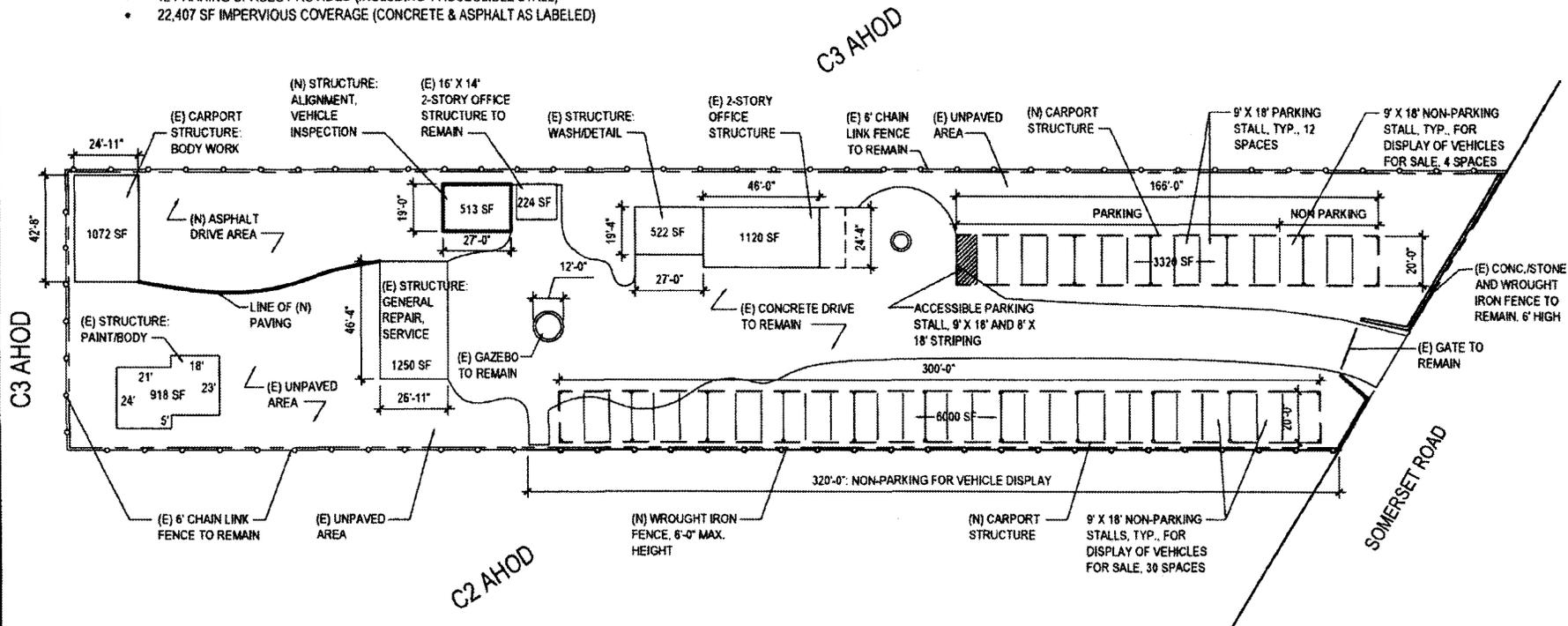
  
\_\_\_\_\_  
for Robert F. Greenblum, City Attorney

Voting Results Interface

<b>Agenda Item:</b>	<b>Z-8</b>						
<b>Date:</b>	04/17/2014						
<b>Time:</b>	02:18:52 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2014100 CD (District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, Block 1, NCB 11252 located at 7123 Somerset Road. Staff recommends approval. Zoning Commission recommends 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			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

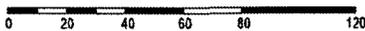
Z2014100 CD

- PROPERTY: 7123 SOMERSET RD., NCB 11252, BLK 1, LOT3 (1.3286 AC/57,875 SF)
- (E) ZONING: C2 AHOD
- ZONING REQUESTED (ENTIRE PROPERTY): C2 CD (CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE))
- NO SIDE OR REAR SETBACK REQUIRED PER TABLE 310-1
- NO BUFFERYARDS REQUIRED
- 6,963 TOTAL SF OF STRUCTURES (INCLUDING SECOND STORIES)
- 4,275 SF GFA OF BUSINESS: 9 PARKING SPACES REQUIRED (1 PER 500 SF GFA INCLUDING SERVICE BAYS, WASH TUNNELS, AND RETAIL AREAS- EXCLUDING OFFICE AREA)
- 12 PARKING SPACES PROVIDED (INCLUDING 1 ACCESSIBLE STALL)
- 22,407 SF IMPERVIOUS COVERAGE (CONCRETE & ASPHALT AS LABELED)



SITE PLAN: 7123 SOMERSET RD.

SCALE: 1" = 40'



REQUESTED ZONING:  
C-2 CD, CONDITIONAL USE FOR MOTOR  
VEHICLE SALES (FULL SERVICE)

We, JALISCO TRAVEL, INC., the property owners, 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 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 plan submittal for building permits