

AN ORDINANCE 2014 - 11 - 06 - 0885

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 North 67.2 feet of Lot 15 Cardona Subdivision, Block D, NCB 3797 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for an 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.

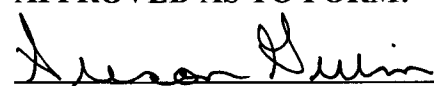
SECTION 6. This ordinance shall become effective November 16, 2014.

PASSED AND APPROVED this 6th day of November 2014.


M A Y O R
Ivy R. Taylor

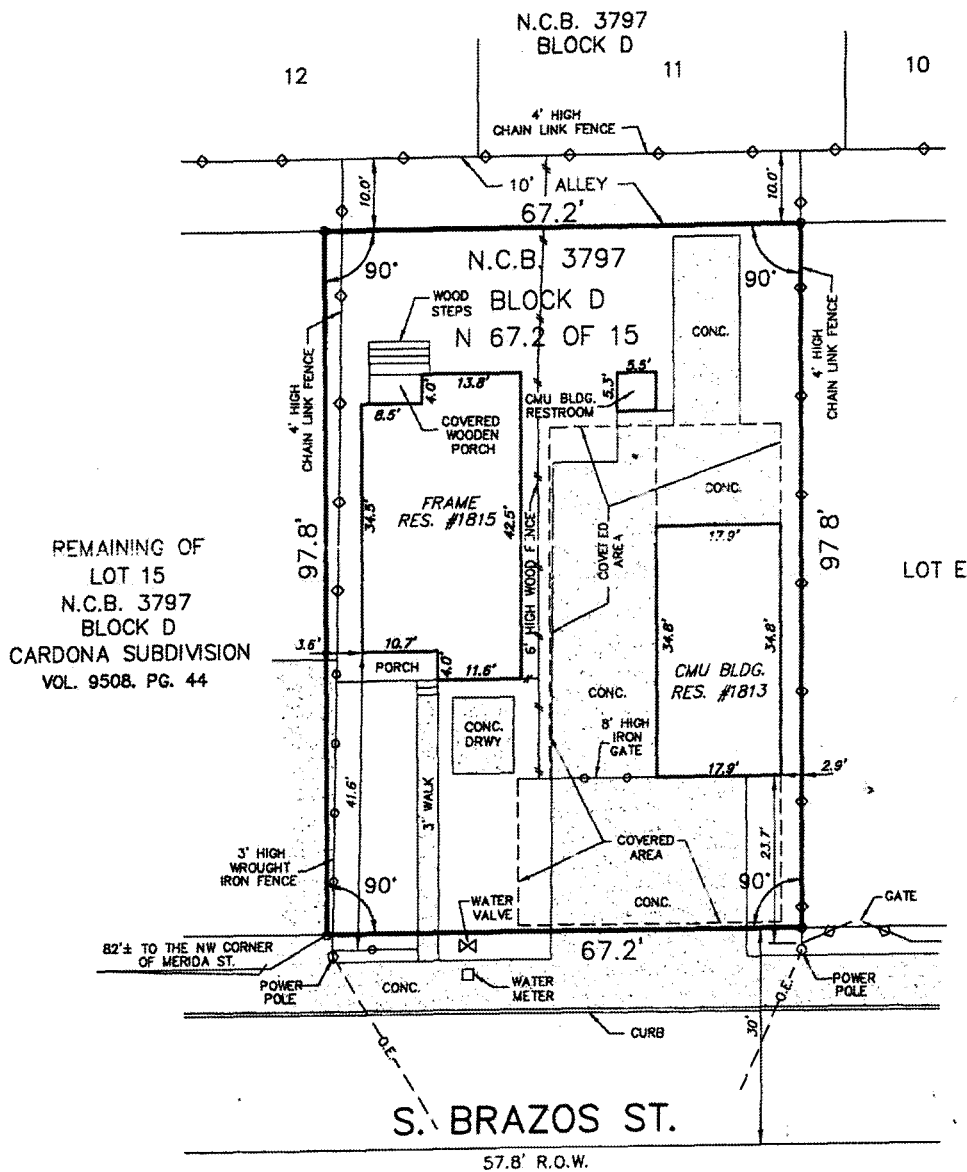
ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Robert F. Greenblum, City Attorney

Agenda Item:	Z-16 (in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23)						
Date:	11/06/2014						
Time:	02:13:28 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014255 CD (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on the North 67.2 Feet of Lot 15, Block D, NCB 3797 located at 1813 and 1815 South Brazos Street. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	District 2		x				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				
Michael Gallagher	District 10		x			x	

CD



"I, CARRIE C. FUENTES, the property owner, acknowledge that this 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."

2,983 SQ.FT. OF IMPERVIOUS COVER
 RES# 1815 = 871 SQ.FT. OF BUILDING
 RES# 1813 = 652 SQ.FT. OF BUILDING
 2,066 SQ.FT. OF ALL CONCRETE SLABS
 INTENDED USE IS C-1 CD

PROPERTY ADDRESS: 1815 AND 1813 S. BRAZOS ST.

PLAT OF:

Lot N. 67.2 OF LOT 15, Blk. D, N.C.B. 3797

Subdivision CARDONA SUBDIVISION
SAN ANTONIO, BEXAR County, Texas

Prepared by

BRIONES
 CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 838-1431
 SAN ANTONIO, TX 78208 (210) 828-1432 fax

Reference:

As recorded in Vol. and Pg.

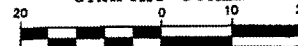
9508, 44, Deed & Plat Records

BEXAR County, Texas

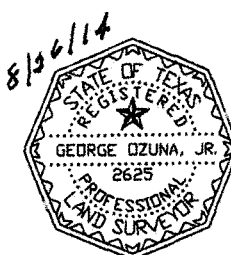
Job No. _____



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



STATE OF TEXAS
 COUNTY OF BEXAR

I, hereby certify that this survey conforms to the current Texas Surveyors Association Standards and Specifications for a category

1B condition II survey.

This 25th day of August, 2014 A.D.

George Ozuna Jr.