

AN ORDINANCE 2017-09-07-0651

**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 P-1 and P-1C, NCB 16047 from "R-6" Residential Single-Family District to "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted.

**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

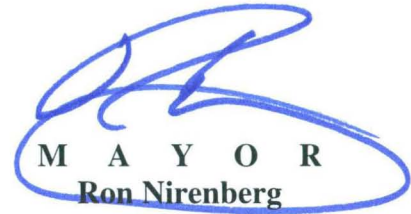
SG/lj  
09/07/2017  
# Z-11

CASE NO. Z2017181 S

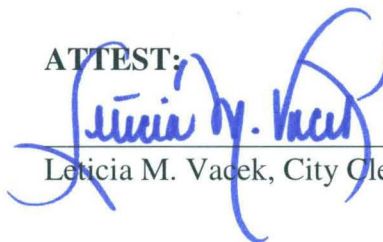
in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective the 17<sup>th</sup> day of September 2017.

**PASSED AND APPROVED** this 7<sup>th</sup> day of September 2017.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

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

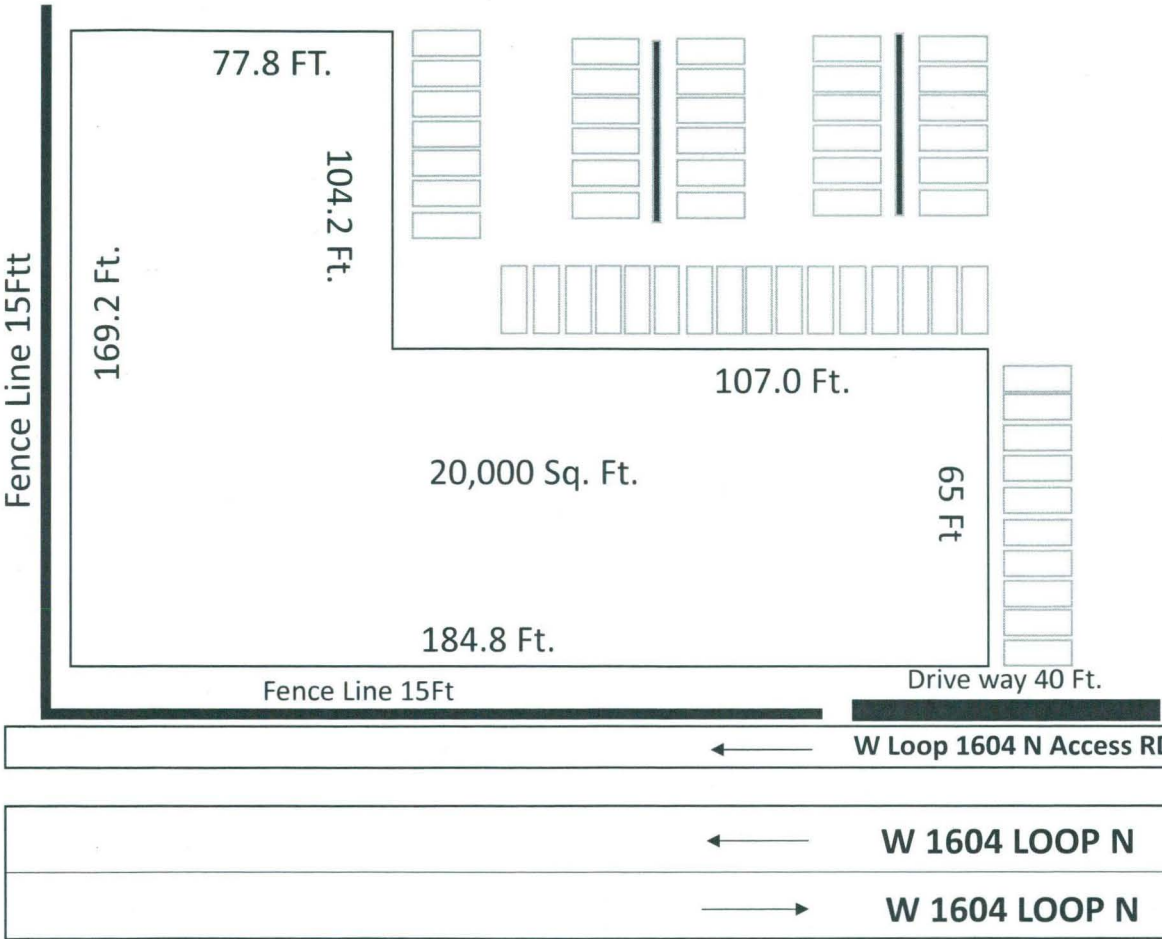
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: 21, Z-1, Z-2, P-3, Z-8, Z-11 )</b>						
<b>Date:</b>	09/07/2017						
<b>Time:</b>	02:10:10 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017181 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted on Lot P-1 and P-1C, NCB 16047, located at 9488 Leslie Road. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2017)						
<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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				x
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

# **Exhibit “A”**

Fence Line 15Ft



# Site Plan Z2017181

9488 Leslie Rd. San Antonio TX 78254  
Legal Description: NCB 16047 BLK Lot P-1 3.6 acs  
( Only 1.1 ac will be developed and use for special purpose, reta



Landscaping: All trees will remain on untouched lot of 2.5 ac

Parking Lot: Asphalt cover 27,000 Sq. Ft.

Key:  
Parking Space (ea): 9x18 Ft.  
Buffer 15 Ft. in from Frontage

## Exhibit "A"



New Guilbeau Rd.

I, Okyon (Kim) and John Ybarra, the property owner(s), 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 dose not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.