

ORDINANCE 2020-01-16-0036

**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 2, Block 2, NCB 17120 from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Theater - Indoor permitting Over 2 Screens.

**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 **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

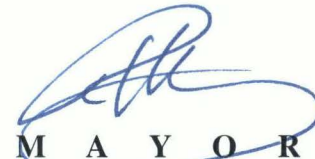
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for

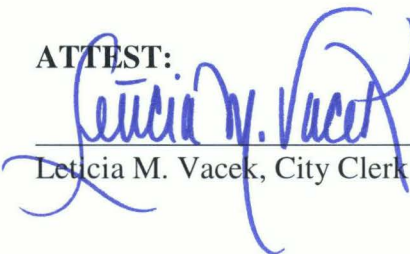
inspection.

**SECTION 6.** This ordinance shall become effective January 26, 2020.


**PASSED AND APPROVED** this 16<sup>th</sup> day of January, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

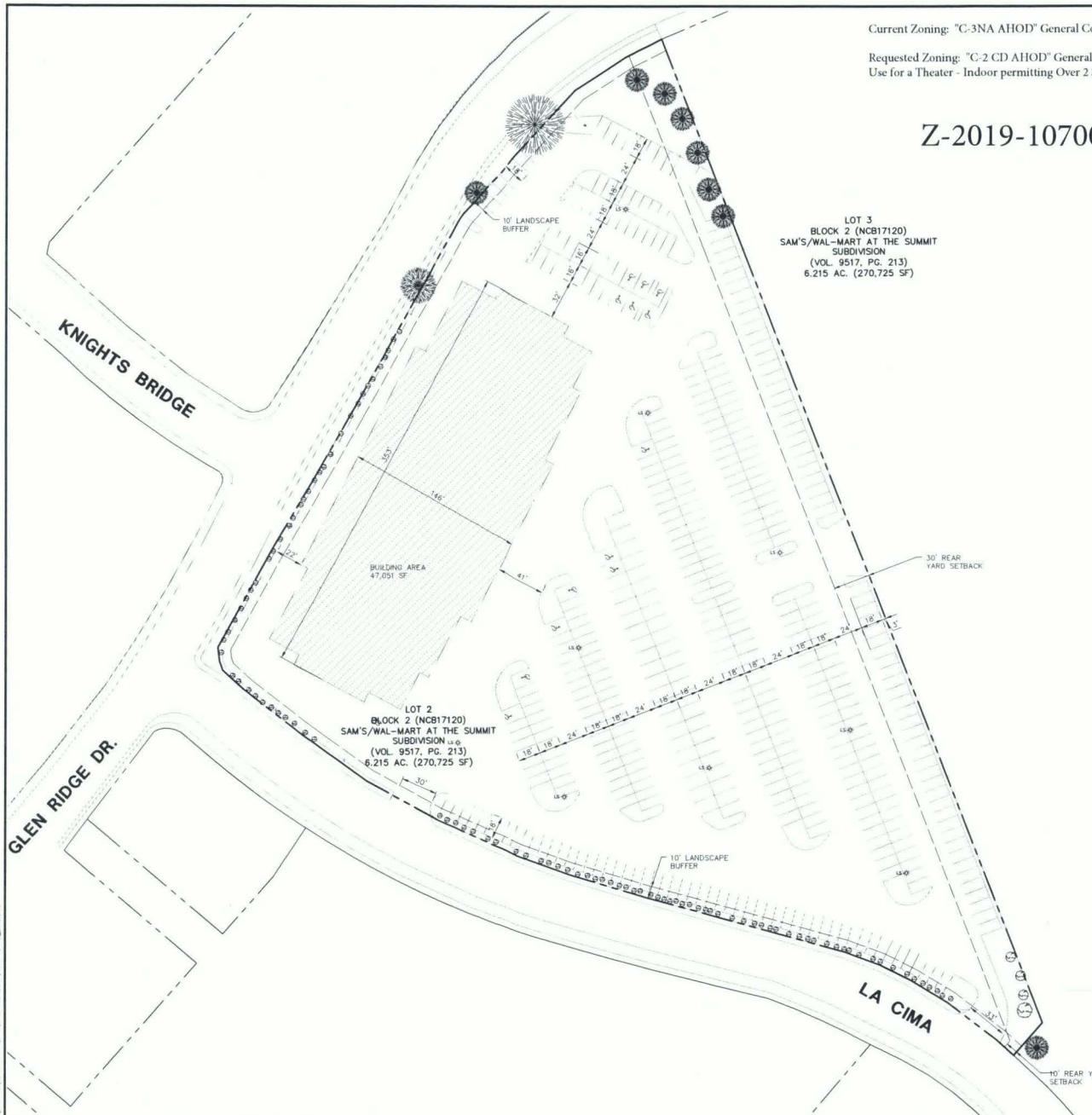
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

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

SG/lj  
01/16/2020  
Item No. Z-22

# EXHIBIT “A”



Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District  
Requested Zoning: "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Theater - Indoor permitting Over 2 Screens

# Z-2019-10700189 CD

LOT 3  
BLOCK 2 (NCB17120)  
SAM'S/WAL-MART AT THE SUMMIT  
SUBDIVISION  
(VOL. 9517, PG. 213)  
6.215 AC. (270,725 SF)

LOT 2  
BLOCK 2 (NCB17120)  
SAM'S/WAL-MART AT THE SUMMIT  
SUBDIVISION  
(VOL. 9517, PG. 213)  
6.215 AC. (270,725 SF)

ALL DIMENSIONS ARE TO  
BACK-OF-CURB UNLESS  
OTHERWISE NOTED.

0 20 40 80 120  
GRAPHIC SCALE IN FEET

**LEGEND**

- 1/4" BOLLARD
- 1/4" ELECTRIC METER
- 1/4" POWER POLE
- 1/4" LIGHT STANDARD
- 1/4" WATER METER
- 1/4" WATER VALVE
- 1/4" IRRIGATION CONTROL VALVE
- 1/4" FIRE HYDRANT
- 1/4" CLEANOUT
- 1/4" MANHOLE
- 1/4" TRAFFIC SIGNAL CONTROL
- 1/4" TRAFFIC SIGNAL POLE
- 1/4" TELEPHONE BOX
- 1/4" FLOOD LIGHT
- 1/4" FLAG POLE
- 1/4" TRAFFIC SIGN
- 1/4" 1/2-INCH IRON ROD
- 1/4" W/PACHECO KOCH" CAP SET
- 1/4" CONTROLLING MONUMENT
- (C.M.) PROPERTY LINE
- (P) FENCE
- (X) COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- GRADE BREAKS
- SWALES

NOTES:  
1. ALL ITEMS ON SITE ARE EXISTING AND THERE ARE NO EXTERIOR IMPROVEMENTS BEING PROPOSED WITH THIS REZONING.

TOTAL AREA: 270,725 SF (8.215 AC)  
IMPROVISED COVER: 205,560 SF (4.719 AC)  
OPEN SPACE: 15,839 SF (0.366 AC)  
LOT 1  
BUILDING USE:  
NOTE: THEATER W/ 16 SCREENS  
APPROXIMATELY 125 SEATS PER SCREEN  
REQUIRED PARKING:  
MINIMUM VEHICLE SPACES: 1 PER 8 SEATS  
MAXIMUM VEHICLE SPACES: 1 PER 4 SEATS  
PROVIDED PARKING:  
471 STANDARD SPOTS  
13 HANDICAPPED SPOTS

I, CSA Holdings, LLC, the property owner, acknowledge that anything proposed in 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-adapted Codes at the time of plan submittal for building permits.

NO.		DATE		REVISION	
 201 W. 5TH STREET, SUITE 1100 AUSTIN, TX 78701 512.485.0631 TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-15008000					
<b>SITE PLAN</b>					
<b>CINEMARK MOVIES 16</b>					
<b>5063 NW LOOP 410</b>					
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
LMO	LMO	NOV 2019	1"=40'		
					<b>SP01</b>

Exhibit "A"