

ORDINANCE 2020-03-19-0207

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 P-15 and P-17, NCB 11166 from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility.

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

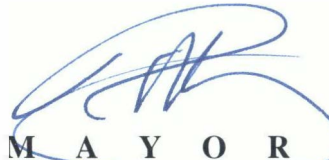
SG/lj
03/19/2020
Z-7

CASE NO. Z-2019-10700335 S

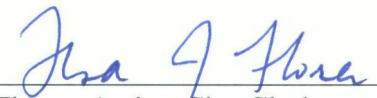
in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 29, 2020.

PASSED AND APPROVED this 19th day of March, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney



City of San Antonio

City Council

March 19, 2020

Item: Z-7

Enactment Number:

File Number: 20-2457

2020-03-19-0207

ZONING CASE Z-2019-10700335 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility on P-15 and P-17, NCB 11166, located at 9931 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to adopt. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Courage and Perry

Absent: 1 Pelaez

EXHIBIT “A”

Z2019-10700335 S

The 3.389 acres are legally known as Lot P-15 and Lot P-17, NCB 11166. There is a preliminary plat in processing to create Lot 4 and Lot 5, Block 55, NCB 11166 (ref: LAND-PLAT-19-11800146)

SCALE 1" = 30'



SDO ENGINEERING SERVICES, PLLC
12702 TOPPERWEIN RD. STE. 206
LIVE OAK, TEXAS 78233
TYPE REGISTRATION NO. F-14488
PHONE (210) 793-8136
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ISRO.GROUP@GMAIL.COM



DATE: NOVEMBER 22, 2019

SANDOVAL BALLROOM
9931 ROOSEVELT ROAD
SAN ANTONIO, TEXAS

REVISIONS

SHEET TITLE

ZONE CHANGE REQUEST
SITE PLAN

DATE: NOVEMBER 22, 2019

PROJECT NUMBER: 2017073

DRAWN BY: JGR

CHECKED BY: JGR

SHEET NO.

C3

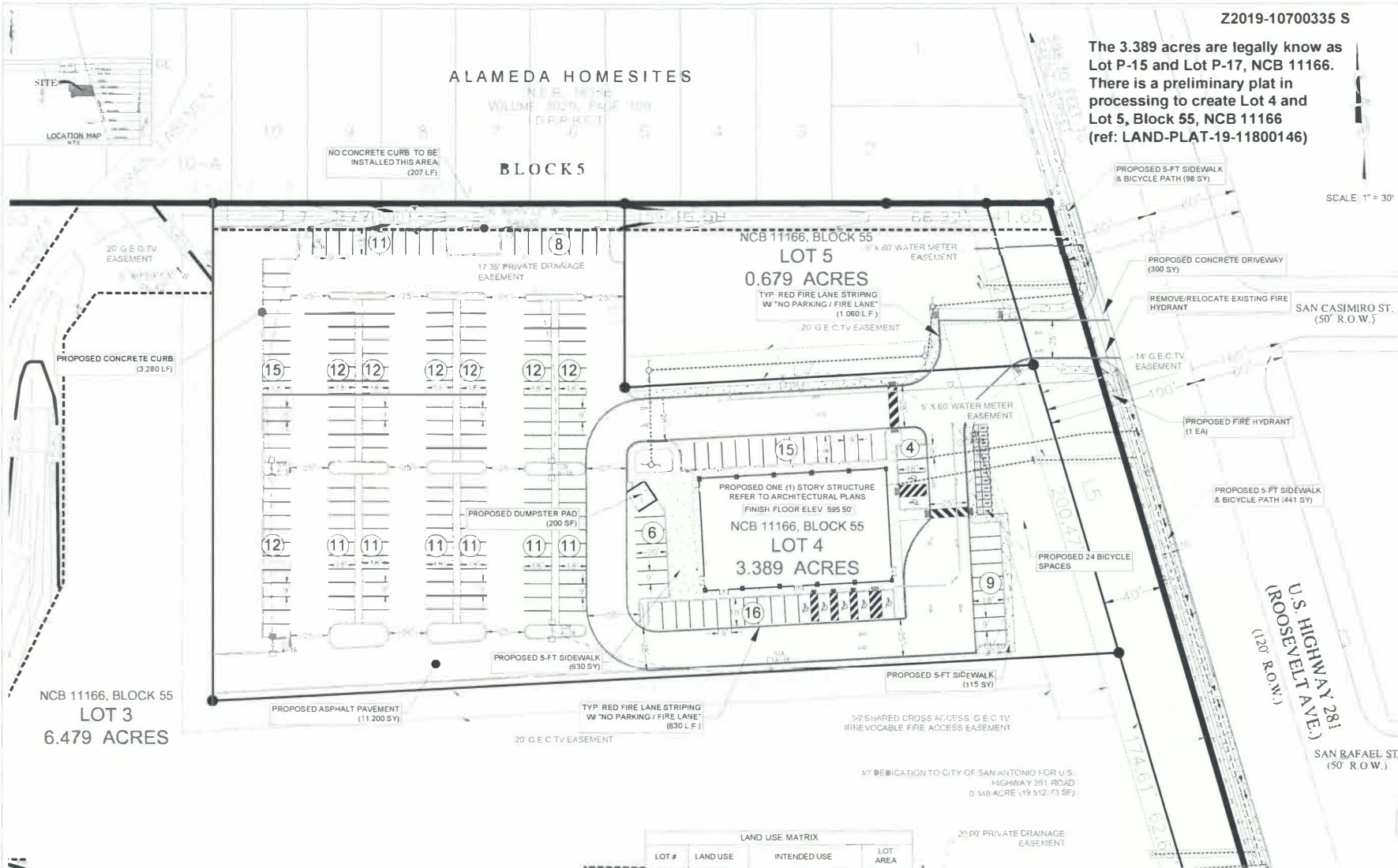
ALAMEDA HOMESITES

BLOCK 5

NCB 11166, BLOCK 55
LOT 5
0.679 ACRES

NCB 11166, BLOCK 55
LOT 4
3.389 ACRES

NCB 11166, BLOCK 55
LOT 3
6.479 ACRES



LAND USE MATRIX			
LOT #	LAND USE	INTENDED USE	LOT AREA
4	COMMERCIAL	RECEPTION HALL	147.625 SF

PARKING SPACES CALCULATIONS

PER LOC DIVISION 6 - 35-528 PARKING & LOADING STANDARDS

MANUEMENT - 100% MINIMUM 1 PARKING SPACE PER 2 SEATS (SEAT/OCCUPANT)

TOTAL OCCUPANT LOAD 4800 = 240 PARKING SPACES

TOTAL # OF PARKING SPACES REQUIRED 4800 = 240 PARKING SPACES

PER LOC DIVISION 6 - 35-528 PARKING & LOADING STANDARDS

BICYCLE SPACES SHALL AT A MINIMUM EQUAL TEN (10) PERCENT OF THE NUMBER OF THE MINIMUM REQUIRED VEHICLE SPACES REQUIRED FOR A GIVEN USE, BUT NO MORE THAN TWENTY FOUR (24) SHALL BE REQUIRED.

TOTAL # OF VEHICLE PARKING SPACES REQUIRED 240 PARKING SPACES

TEN (10) PERCENT OF THE NUMBER OF THE MINIMUM REQUIRED VEHICLE SPACES 24 = 24 BICYCLE SPACES

I, SANTIAGO SANDOVAL, 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 CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

LEGEND

- PROPERTY BOUNDARY LINES
- ROUND HIGH ROAD
- STREET ROAD
- NUMBER OF PARKING SPACES

Exhibit "A"