

AN ORDINANCE 2011-04-21-0332

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 Lot 58, Block 4, NCB 11264 from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. The parking lots shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.

SG/cla
04/21/2011
Z-1


SECTION 4. The City Council approves this Specific Use Authorization 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 May 1, 2011.


PASSED AND APPROVED this 21th day of April 2011.

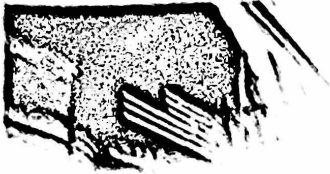

MAYOR
Julián Castro

ATTEST:

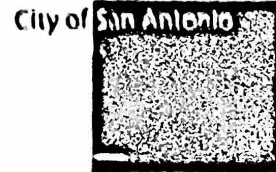

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney
Fen



REQUEST FOR
**COUNCIL
ACTION**

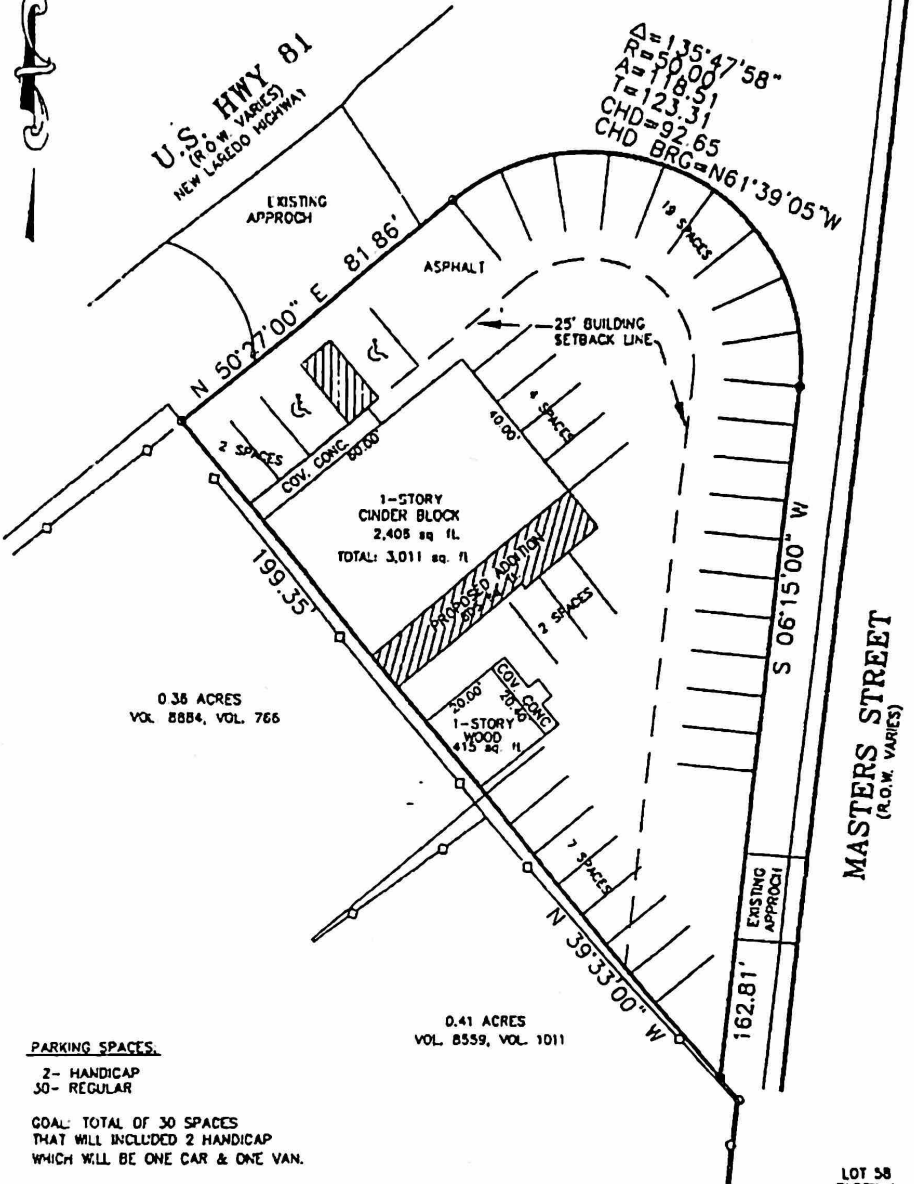


Agenda Voting Results - Z-1

Name:	Z-1, Z-2, Z-3, Z-4, Z-5, Z-7, Z-8						
Date:	04/21/2011						
Time:	02:25:35 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011013 S (District 4): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall on Lot 58, Block 4, NCB 11264 located at 7402 New Laredo Highway. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x			x	
John G. Clamp	District 10		x				

SCALE: 1" = 30'

SITE PLAN Z2011013 S



PARKING SPACES:

- 2- HANDICAP
- 30- REGULAR

GOAL: TOTAL OF 30 SPACES
THAT WILL INCLUDE 2 HANDICAP
WHICH WILL BE ONE CAR & ONE VAN.

INTENDED USE DANCE HALL

BENTO VALDEZ, 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/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS

This is to certify that the above plat is true and correct according to an actual survey made on the ground under my supervision.

Date: 1-31-2011
Revised: 2-1-2011

DAVID BARRERA
Registered Professional Land Surveyor No. 5286



LOT 58
BLOCK 4
7402 NEW LAREDO HWY
N.C.B. 11264
0.396 AC.
(17,239 SQ. FT.)

BLS Barrera
Land Surveying

Office: (512) 444-2822 • Fax: (512) 444-9227
7712 Montford Dr. Suite 111 • San Antonio, TX 78228

**SITE PLAN
OF LOT 58
BLOCK 4, N.C.B. 11264
MT. VERNON HOMESITES SUBDIVISION
BEXAR COUNTY, TEXAS**

DATE: January 31, 2011 SHEET 1 OF 1