

AN ORDINANCE 101313

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 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 8, Block 13, NCB 15504 from "C-1" Commercial District to "C-2" (CD-Light Automotive Maintenance) Commercial District with a Conditional Use for Light Automotive Maintenance.

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.

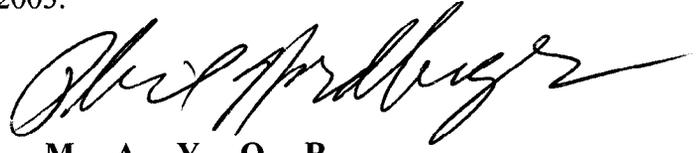
The conditional use will not affect adversely the public health, safety and welfare.

SECTION 3. 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.

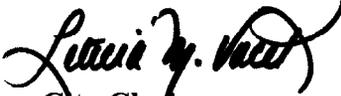
SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4 2005.

PASSED AND APPROVED this 25th day of August, 2005.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-11

Date: 08/25/05

Time: 03:46:29 PM

Vote Type: Multiple selection

Description: Z-11. ZONING CASE #Z2005113 CD (District 4): An Ordinance changing the zoning district boundary on Lot 8, Block 13, NCB 15504, from "C-1" Commercial District to "C-2" (CD-Light Automotive Maintenance) Commercial District with a Conditional Use for Light Automotive Maintenance, 8209 Landing Avenue, as requested by Faili Enterprises, Inc., Applicant, for Faili Enterprises, Inc., Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

CASE NO: Z2005113 CD

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 4

Ferguson Map: 613 C8

Applicant:

Faili Enterprises, Inc.

Owner:

Faili Enterprises, Inc.

Zoning Request:

From "C-1" Commercial District to "C-2" (CD-Light Automotive Maintenance) Commercial District with a Conditional Use for Light Automotive Maintenance

Lot 8, Block 13, NCB 15504

Property Location:

8209 Landing Avenue

Intersection of Southwest Loop 410 and Landing Avenue

Proposal:

To be used for light automotive maintenance

Neighborhood Association:

Lackland Terrace Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis (TIA) may be required at plat and/or building permit level. It is recommended that there be no access on Loop 410.

Staff Recommendation:

Approval

The subject property is currently vacant and located off of a major thoroughfare. The properties to the north and south are used for commercial and the property to the east is used for multi-family. C-2 CD Commercial District with a Conditional Use for Light Automotive Maintenance would be more appropriate at this site due to the multi-family development to the rear. This site would be appropriate for light automotive uses due to the location of the property and the surrounding land uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005113 CD

ZONING CASE NO. Z2005113 C – June 7, 2005

Applicant: Faili Enterprises, Inc.

Zoning Request: “C-1” Commercial District to “C-2” C Commercial District with a Conditional Use for Light Automotive Maintenance.

Andy Guerrero, 3134 Renker, representing the applicant, stated their intent is to operate a light automotive maintenance facility on the subject property.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Lackland Terrace Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on Lot 8, Block 13, NCB 15504 at 8209 Landing Avenue.
2. There were 15 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

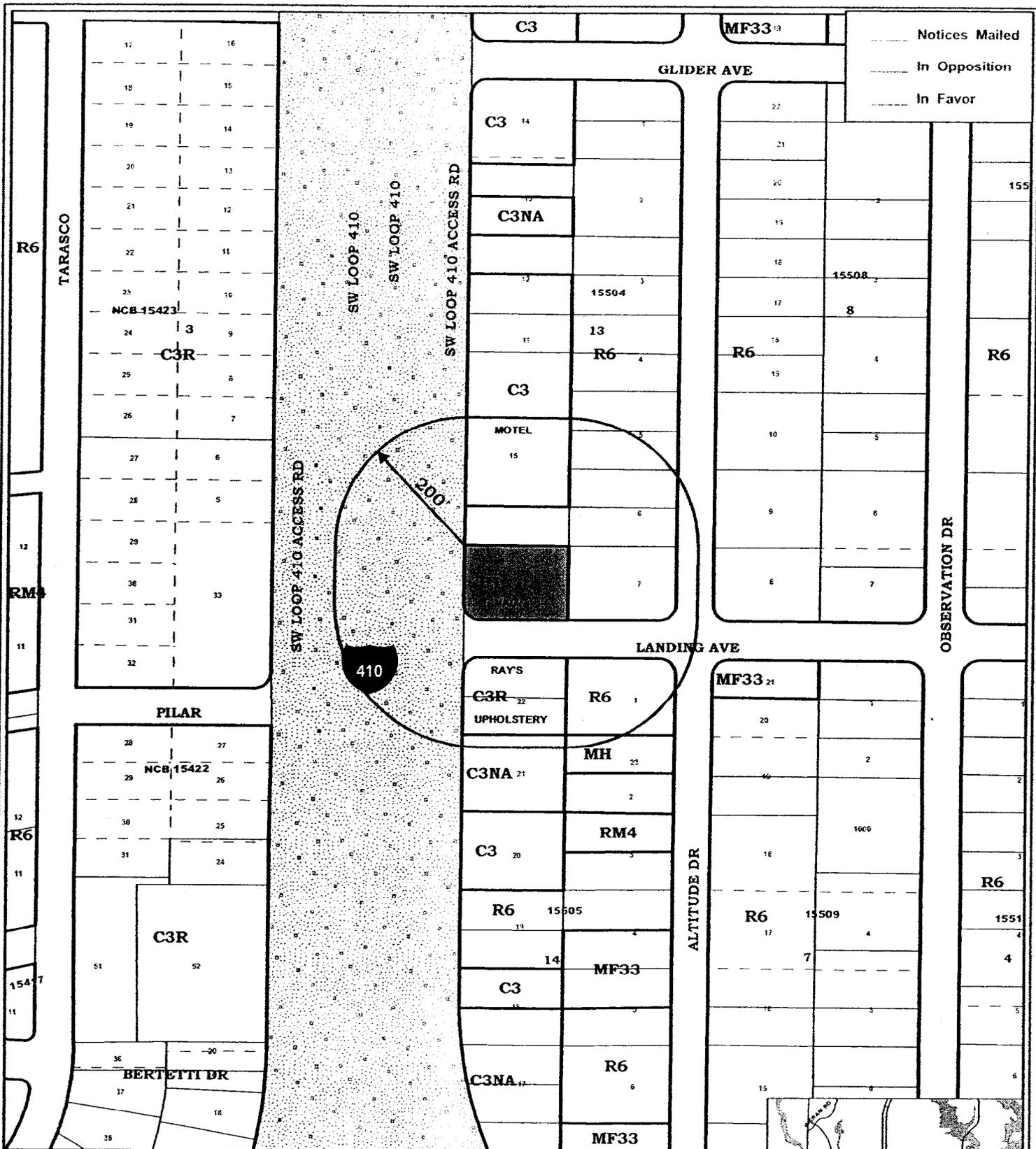
AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2005-113 C

City Council District NO. 4
 Requested Zoning Change
 From: C-1 To C-2 C
 Date: August 25, 2005
 Scale: 1" = 200'

-  Subject Property
-  200' Notification

