

AN ORDINANCE 2006-05-04-0561

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 78, Block 7, NCB 16612 from "R-6" Residential Single-Family District to "C-2" (CD-Car Care Center) Commercial District with a Conditional Use for a Car Care Center.

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

1. A Type "B" 15 foot wide landscape buffer shall be required on that portion of the property which fronts Foster Road.
2. All on-site exterior lighting shall use 90 degree full-cutoff fixtures. Any structural part of the fixture providing this cut-off angle shall be permanent affixed. Flood lamps shall be shielded so that the light sources are not visible from a public right-of way.
3. Activities such as refuse storage area, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets, solar energy systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be

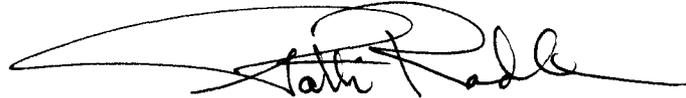
located behind the minimum building setback line and shall be completely screened from public view at ground level at a minimum height of six (6) feet. Screening may be achieved by construction of a solid wall, evergreen plant materials, or landscaped earthen berm. The outside storage of disabled vehicles and/or discarded automobile parts and supplies is not allowed.

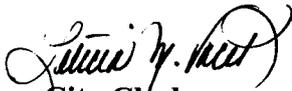
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

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 May 14, 2006.

PASSED AND APPROVED this 4th day of May, 2006.


M A Y O R P R O T E M

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-1.

Date: 05/04/06

Time: 04:14:56 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006040 CD (District 2): An Ordinance amending the zoning district boundary from "R-6" Residential Single-Family District to "C-2" (CD-Car Care Center) Commercial District with a Conditional Use for a Car Care Center on Lot 78, Block 7, NCB 16612, 4000 Block of North Foster Road, as requested by Tariq Y. Khan, Applicant, for Tariq Y. Khan, Owner(s). Staff and Zoning Commission recommend Approval with conditions.

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	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			