

ORDINANCE 2021-05-06-0325

**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 P-13 and Lot P-13A, NCB 15702 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage.

**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

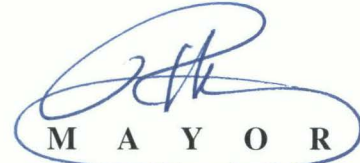
SG/lj  
05/06/2021  
# Z-14

CASE NO. Z-2021-10700038 CD

inspection.

**SECTION 6.** This ordinance shall become effective May 16, 2021.

**PASSED AND APPROVED** this 6<sup>th</sup> day of May, 2021.



M A Y O R  
Ron Nirenberg


**ATTEST:**



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Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**



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for Andrew Segovia, City Attorney



## City of San Antonio

City Council

May 06, 2021

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**Item: Z-14**

**File Number: 21-3095**

**Enactment Number:**

**2021-05-06-0325**

ZONING CASE Z-2021-10700038 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-13 and Lot P-13A, NCB 15702, located at 4497 Stahl Road and 4515 Stahl Road. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
05/06/2021  
Item No. Z-14

# Exhibit “A”

Z2021-10700038 CD  
 From: "C-2" Commercial District  
 To: "C-2 CD" Commercial District with a  
 Conditional Use for a Construction Contractor  
 Facility with Outside Storage



- Buffer "A" Requirements Per 100 Ln Ft**
- Canopy Trees (2)**  
 Live Oak - *Quercus fusiformis*  
 Bur Oak - *Quercus macrocarpa*  
 Mexican Sycamore - *Pistacia mexicana*
- Understory Trees (2)**  
 Texas Mountain Laurel - *Sophora secundiflora*  
 Mexican Olive - *Cordia alliodora*  
 Texas Redbud - *Cercis canadensis* v. *texana*
- Medium Shrubs (6)**  
 Glossy Abelia - *Abelia grandiflora*  
 Texas Sage - *Leucophyllum* sp.  
 Primrose Jasmine - *Jasminum meyeri*
- Additional Plantings**  
 Muhly Grass - *Muhlenbergia lindheimeri*  
 Mexican Sage - *Salvia leucantha*  
 Rosemary - *Rosmarinus officinalis*  
 Turk's Cap - *Melvinicus drummondii*

**Total Impervious Cover**  
 Concrete Pad - 150,000 sq. ft.  
 General Parking Lot - 62,000 sq. ft.  
 Concrete Pad - 28,401 sq. ft.  
 TOTAL - 180,401 sq. ft. (80.82%)

**Lot Size - 215,400 sq. ft.**  
 Total Landscaped Area = 15,816 sq. ft.

**Parking Spaces**  
 Office - 2 Accessible  
 24 Standard (9' x 19')

**General Parking**  
 Lot - 54 Standard

**Covered**  
 Parking - 42 Non-Standard (14' x 24')

**General Notes**

5	Updated Parking	2/22
4	Updated Setbacks	2/9
No.	Revision/Issue	Date

**Clean Scapes**  
 LANDSCAPING

Land Use Concept for  
 Re-Zoning

Stahl and Classen Rd.  
 San Antonio, TX 78217

Project:	Sheet #
Date: 2/10/2021	1/1
Scale: 1/4" = 1'	

Exhibit "A"

"I, Mark R. Stein, Bash Joint Venture, 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."

The intended use of the property is to allow for a conditional use "CD" for a contractor facility to operate a commercial landscape business in the current "C-2" zoning.