

AN ORDINANCE 2018-08-02-0599

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 52, Lot 53, Lot 54, Lot 55, NCB 35733 from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay District Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage.

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. No outdoor speakers shall be permitted.
- B. Booms should be placed in the downward position from 6:00 pm to 7:00 am Monday through Friday and weekends.
- C. Any plantings must be with plants in accordance with Appendix E from the UDC.
- D. An eight (8) foot privacy fence shall be erected along the West and South property lines.

- E. A thirty (30) foot buffer zone shall be provided along the West and South property lines
- F. Equipment, structures, and storage material shall be limited to a twenty (20) foot vertical height.

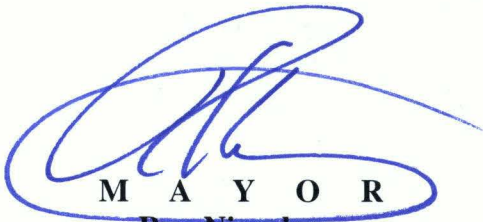
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

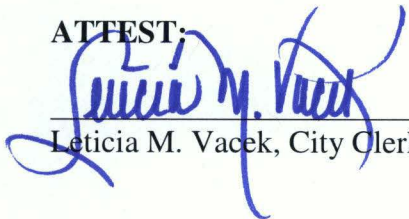
SECTION 7. This ordinance shall become effective August 12, 2018.

PASSED AND APPROVED this 2nd day of August 2018.



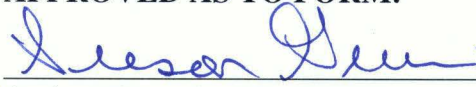
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

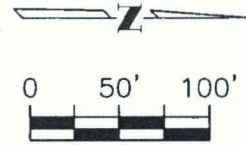
APPROVED AS TO FORM:



for _____
Andrew Segovia, City Attorney

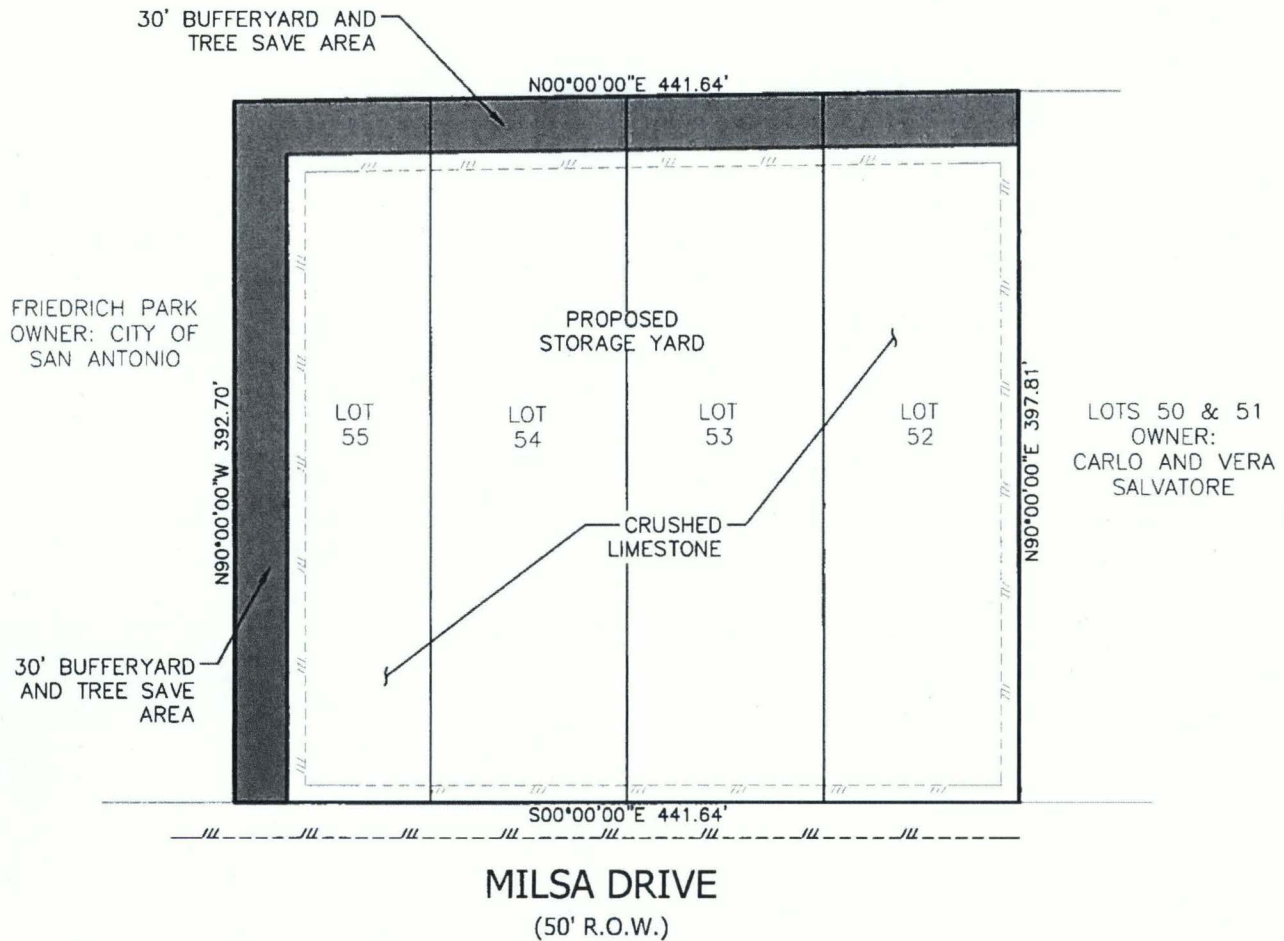
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|---------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-37 (in consent vote: P-12, Z-37) | | | | | | |
| Date: | 08/02/2018 | | | | | | |
| Time: | 06:00:04 PM | | | | | | |
| Vote Type: | Motion to Appr w Cond | | | | | | |
| Description: | ZONING CASE # Z2018177 S (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. Zoning Commission recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18055) | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ron Nirenberg | Mayor | x | | | | | |
| Roberto C. Treviño | District 1 | x | | | | | |
| William Cruz Shaw | District 2 | | x | | | | |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Greg Brockhouse | District 6 | | x | | | | |
| Ana E. Sandoval | District 7 | | x | | | | |
| Manny Pelaez | District 8 | | x | | | x | |
| John Courage | District 9 | | x | | | | x |
| Clayton H. Perry | District 10 | x | | | | | |

L S MLOD-1 MSAO-1 Light Industrial Camp Bullis Military Lighting
 Overlay Camp Bullis Military Sound Attenuation Overlay District
 with a Specific Use Authorization of a Construction Contractor Facility
 with Outside Storage



FRIEDRICH PARK
 OWNER: CITY OF SAN ANTONIO

Z2018177



I, Carlo & Vera Salvatore, 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.

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|-------------------------|--|-----------------------------|---|
| EXHIBIT 1 | 20951 MILSA DRIVE SAN ANTONIO, TX 78256 | SITE EXHIBIT Exhibit "A" |  ENGINEERING 1270 N LOOP 1804 E, SUITE 1310 SAN ANTONIO, TX 78232 TEL 210-774-5504 WWW.UPEENGINEERING.COM TEXAS REG. NO. F-17992 |
|-------------------------|--|-----------------------------|---|