

AN ORDINANCE 2018-11-15-0928

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 P-5A, NCB 15722 from "O-2 AHOD" Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop.

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:

- A. An eight foot solid screen fence along residential uses.
- B. No temporary signage, pennant flags, wind-wavers, and/or snipe signage.
- C. A 15-foot landscape buffer yard shall be required along the west property line.
- D. Downward lighting shall be pointed away from residential uses.
- E. No vehicular ingress/egress where Las Campanas Street dead ends.

SECTION 4. 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

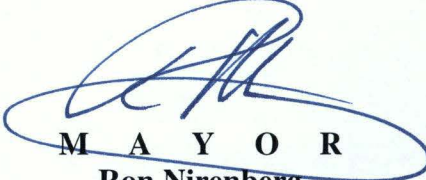
herein for all purposes.

SECTION 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 November 25, 2018.

PASSED AND APPROVED this 15th day of November 2018.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

CITY COUNCIL MEETING

ITEM Z-7

DATE: November 15, 2018

TO APPROVE WITH CONDITIONS

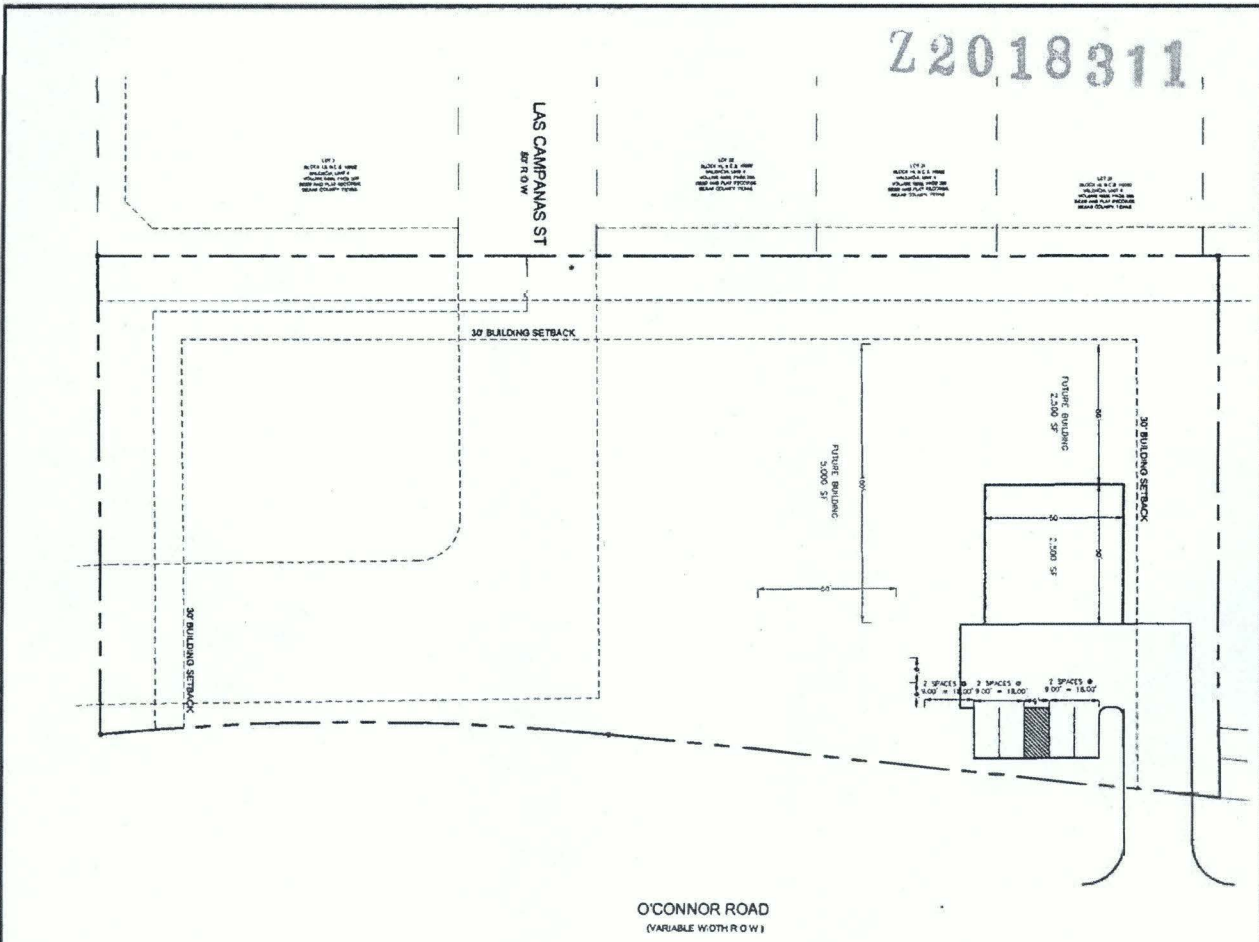
NAME	ROLL CALL	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1					✓		
William "Cruz" Shaw DISTRICT 2					✓		
Rebecca J. Viagran DISTRICT 3					✓		
Rey Saldaña DISTRICT 4					✓		
Shirley Gonzales DISTRICT 5					✓		
Greg Brockhouse DISTRICT 6					✓		
Ana E. Sandoval DISTRICT 7					✓		
Manny Peláez DISTRICT 8					✓		
John Courage DISTRICT 9			✓		✓		
Clayton H. Perry DISTRICT 10		✓			✓		
Ron Nirenberg MAYOR					✓		

COMMENTS:

SG/lj
11/15/2018
Item No. Z-7

EXHIBIT “A”

Z2018311



O'CONNOR ROAD
(VARIABLE WIDTH ROW)

ZONING SITE PLAN



I, GABRIEL O. PEQUENO, AUTHORIZED AGENT FOR THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF SAN ANTONIO, TEXAS, IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AND THE PROPOSED DEVELOPMENT. I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY FALSIFIED OR MISLEADING INFORMATION TO ANY CITY-EMPLOYED OFFICIALS OF THE CITY OF SAN ANTONIO.

PROPOSED ZONING: P-2
PROPOSED LOT: C3 WITH STREET USE FOR WELDON SHOP

EXISTING DATA:
 EXISTING SITE AREA: 15,000 SF
 SITE OF PROPOSED BUILDING: 15,000 SF

PROPOSED DATA:
 PROPOSED ZONING: P-2
 PROPOSED LOT: C3 WITH STREET USE FOR WELDON SHOP

PROPOSED SETBACKS:
 FRONT: 5 FEET
 REAR: 30 FEET
 OFF-STREET PARKING REQUIREMENTS: 1 PER 1,500 SF = 10 SPACES
 REQUIRED PER 800: 14

Exhibit "A"

DATE: 01-21-14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

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 ZONING SITE PLAN

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1/21/14