

AN ORDINANCE 2019-03-21-0259

**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 13, NCB 8205 from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home with Stone Curing-Monument Manufacturing/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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Screening of outdoor storage areas near residential uses.
- B. No free-standing pole or LED signs.
- C. No temporary signs.

- D. Downward facing light fixtures.
- E. No outside amplification systems.


**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.

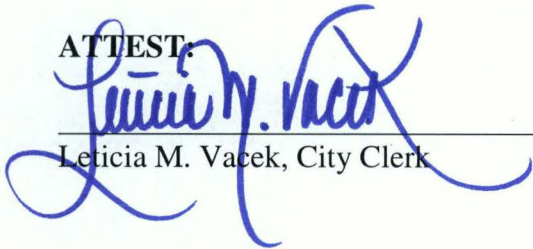
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective March 31, 2019.

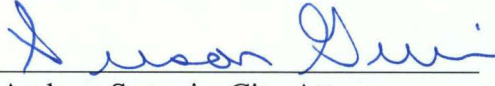
**PASSED AND APPROVED** this 21<sup>st</sup> day of March, 2019.

  
M A Y O R  
Ron Nirenberg

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

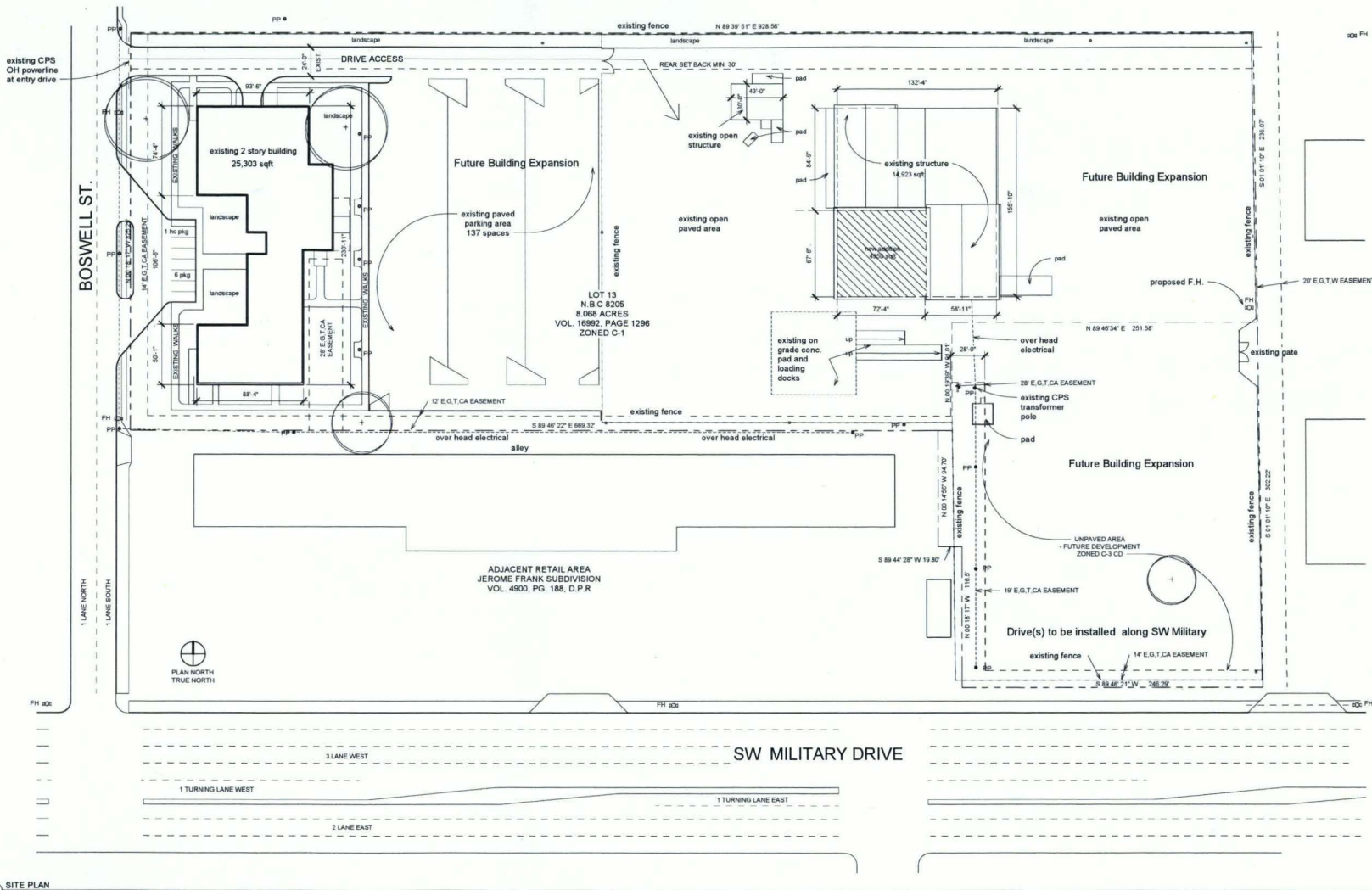
  
for Andrew Segovia, City Attorney



<b>Agenda Item:</b>	Z-12						
<b>Date:</b>	03/21/2019						
<b>Time:</b>	03:31:01 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z-2018-900085 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 CD MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home with Stone Curing-Monument Manufacturing/Storage on Lot 13, NCB 8205, located at 432 Boswell Street. Staff and Zoning Commission recommend Approval, with Conditions.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				x
Rebecca Viagran	District 3		x			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					
John Courage	District 9		x				
Clayton H. Perry	District 10	x					

Z-2018-900085 CD

ADJACENT RESIDENTIAL AREA  
SOUTHBROOK SUBDIVISION UNIT TWO N.C.B. 8201



① SITE PLAN  
1" = 40'-0"

Current Zoning: 'C-1 MLOD-2 MLR-2 AHOD' Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and 'C-2 CD MLOD-2 MLR-2 AHOD' General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home

Requested Zoning: 'C-2 CD MLOD-2 MLR-2 AHOD' Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home with Stone Curing-Monument Manufacturing/Storage

I, Robert D Tips, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all the applicable provisions of the Unified Development Code. Additionally, I understand the 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.

# Exhibit "A"

SITE PLAN  
A NEW BUILDING ADDITION FOR:  
**RESOURCE CENTER**  
432 BOSWELL

SAN ANTONIO, TEXAS 78213

REVISIONS

DRAWN BY: SAB
DATE: 12/19/18
CHECK BY: AJ
PROJ. NO: Project Number
SCALE: 1" = 40'-0"
SHEET NO:
P II - A1.2