

ORDINANCE 2021-04-15-0268

**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 2 and Lot 2A, Block D, NCB 35936 from "R-20 GC-1 MLOD-1 MLR-1 AHOD" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-20 MLOD-1 MLR-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop (All Overlays Remain the Same).

**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.


8850-21-40-1505

**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 April 25, 2021.


**PASSED AND APPROVED** this 15<sup>th</sup> day of April, 2021.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
for Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
FOR Andrew Segovia, City Attorney



# City of San Antonio

City Council

April 15, 2021

**Item: Z-19**

**File Number: 21-2895**

**Enactment Number:**

**2021-04-15-0268**

ZONING CASE Z-2021-10700035 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 GC-1 MLOD-1 MLR-1 AHOD" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-20 MLOD-1 MLR-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop (All Overlays Remain the Same) on Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 Carrie Louise Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600007)

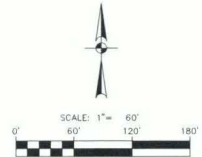
Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

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

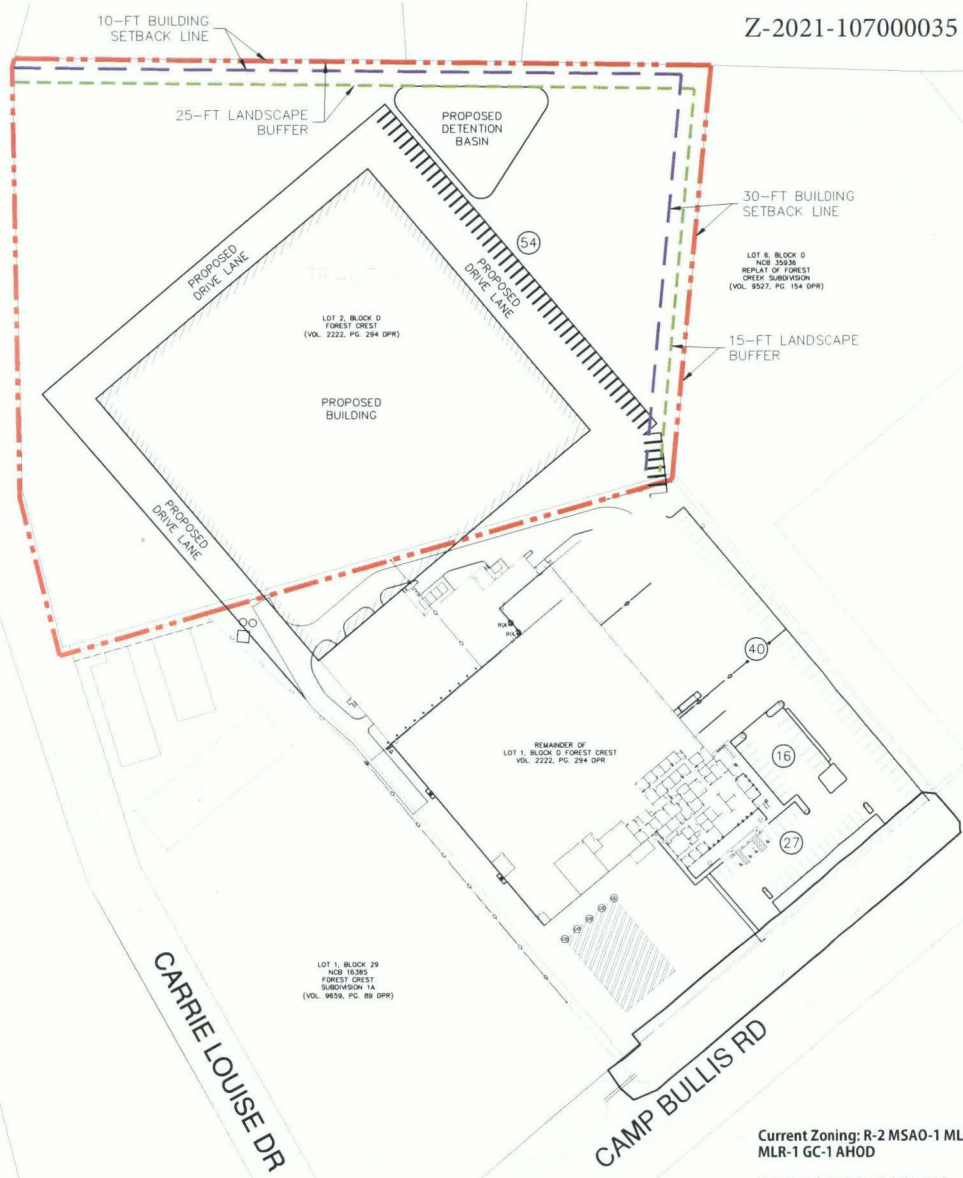
SG  
04/15/2021  
Item No. Z-19

# Exhibit “A”

Z-2021-10700035 CD



I, SWIENTEK REALTY LLC, 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.



LOT 7, BLOCK D  
NCS 33336  
REPLAT OF FOREST  
CREST SUBDIVISION  
(VOL. 9527, PG. 154 DPR)

REMAINDER OF  
LOT 1, BLOCK D, FOREST CREST  
VOL. 2222, PG. 294 DPR

LOT 1, BLOCK 29  
NCS 16384  
FOREST CREST  
SUBDIVISION 1A  
(VOL. 9606, PG. 89 DPR)



Exhibit "A"

PARKING SUMMARY

USE	SIZE	MIN. PARKING (REQUIRED)	MAX. PARKING (REQUIRED)
BUILDING 1 (INDUST - CABINET SHOP)	71,050 SF		
BUILDING 2 (INDUST - CABINET SHOP)	135,500 SF		
USE		1/1500	1/300
BUILDING 1	= 47		237
BUILDING 2	= 90		452
<b>TOTAL REQUIRED PARKING</b>	<b>137</b>	<b>137</b>	<b>689</b>
<b>TOTAL PROVIDED PARKING =</b>	<b>137</b>		

Current Zoning: R-2 MSAO-1 MLOD-1 MLR-1 GC-1 AHOD

Proposed Zoning: C-2 CD with Conditional Use for Cabinet Shop (all overlays remain unchanged)

DATE	REVISION

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO, TEXAS  
2000 NW LOOP 4151, SAN ANTONIO, TX 78217 | 214.375.8900  
PAPER ENGINEERING AND ARCHITECTURE

LOT 2, BLOCK D  
SAN ANTONIO, TEXAS  
SITE PLAN EXHIBIT

PLAT NO: XXXXXX  
JOB NO: 11821-01  
DATE: JANUARY 2021  
DESIGNER: BES  
CHECKED: BES, DRAWN: BES