

ORDINANCE 2020-02-20-0140

**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 Lots 43-50, Block 7, NCB 8258 from "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

**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. No temporary signage, banners, pennants, flags, or wind wavers
- B. No outdoor speakers

**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

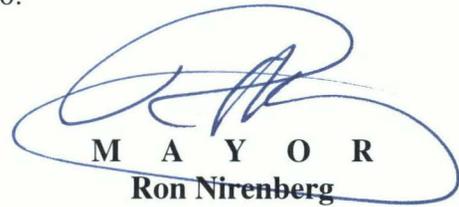
herein for all purposes.

**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 1, 2020.

**PASSED AND APPROVED** this 20<sup>th</sup> day of February, 2020.



M A Y O R  
Ron Nirenberg

**ATTEST:**

  
601 Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
For Andrew Segovia, City Attorney



# City of San Antonio

## City Council

February 20, 2020

**Item: Z-18**

**Enactment Number:**

**File Number: 20-1597**

**2020-02-20-0140**

ZONING CASE Z-2019-10700314 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 43-50, Block 7, NCB 8258, located at 202 North General McMullen. Staff and Zoning Commission recommend Approval with Conditions.

Councilmember Shirley Gonzales made a motion to Motion to Appr w Cond. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

**Absent:** 1 Perry

SG/lj  
02/20/2020  
Item No. Z-18

# **EXHIBIT “A”**

I, STEBAN MIREKS, the property owner,

acknowledge that this site plan submitted for the

purpose of rezoning this property is in accordance

with all applicable provisions of Unified Development Code.

Additional, I understand that City Council approval of 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.

Current zoning:

R-4 CD w/conditional use for a noncommercial parking lot

Proposed zoning:

C-2 CD w/conditional use for motor vehicle sales

N. Gen McMullen

Notes:

BLDG SQFT 600 SQFT

PORCH SQFT 160 SQFT

Asphalt Pav SQFT 21,926

\* ALL SURROUNDING FENCE IS CHAIN-LINK FENCE

SCALE 1"=30'

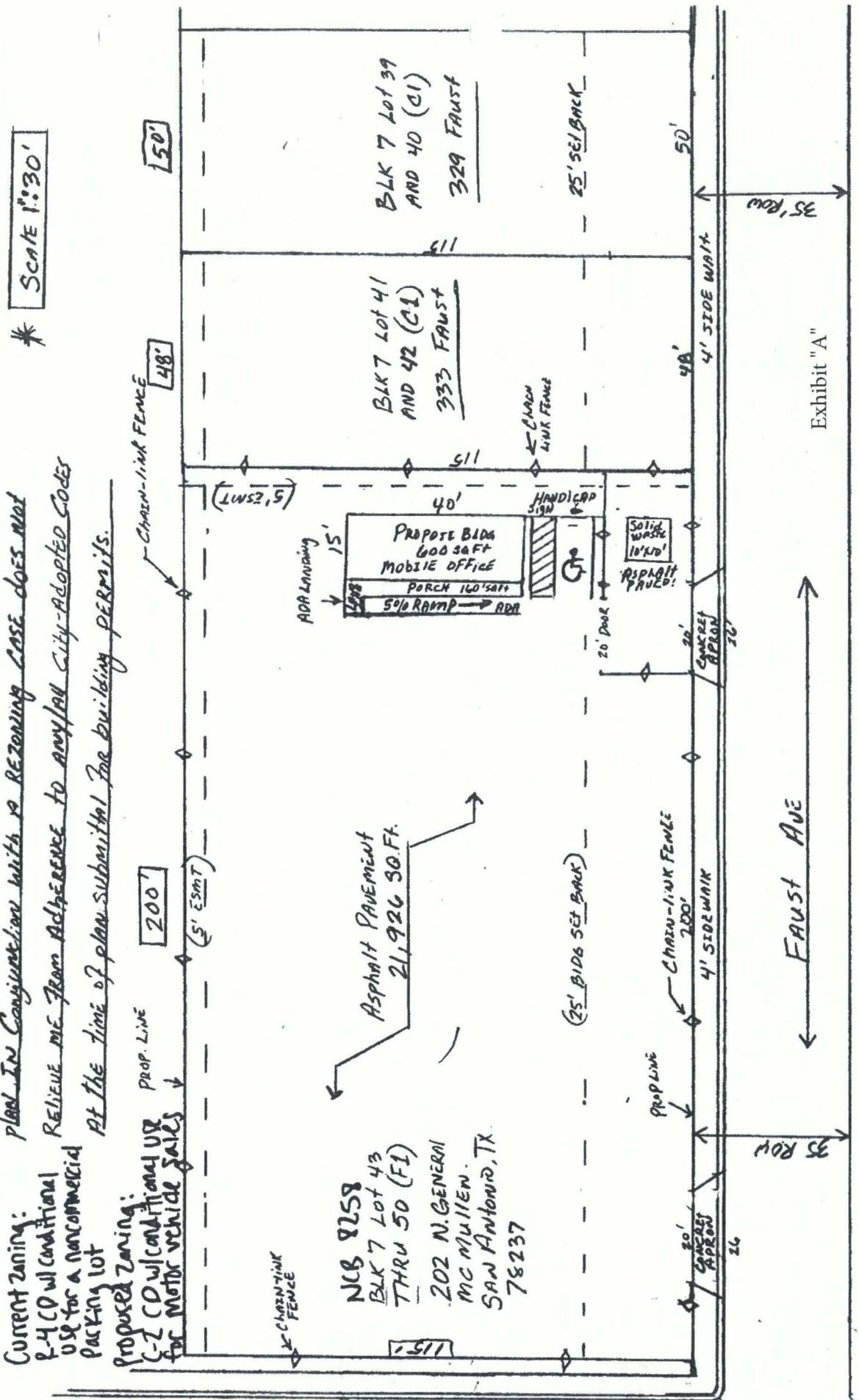
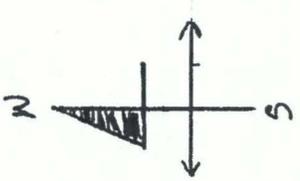


Exhibit "A"

I, STEBAN MIKES, the property owner,

Acknowledge that this site plan submitted for the

Purpose of Rezoning this property is in accordance

with all applicable provisions of Unified Development Code.

Additional, I understand that City Council Approval of 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.

Current zoning:

R-4 CD w/conditional use for a noncommercial parking lot

Proposed zoning:

C-2 CD w/conditional use for motor vehicle sales

Notes:

BLDG SQFT 600 SQFT

PORCH SQFT 160 SQFT

Asphalt Pav. SQFT 21,926

\* ALL SURROUNDING FENCE IS CHAIN-LINK FENCE

SCALE 1"=30'

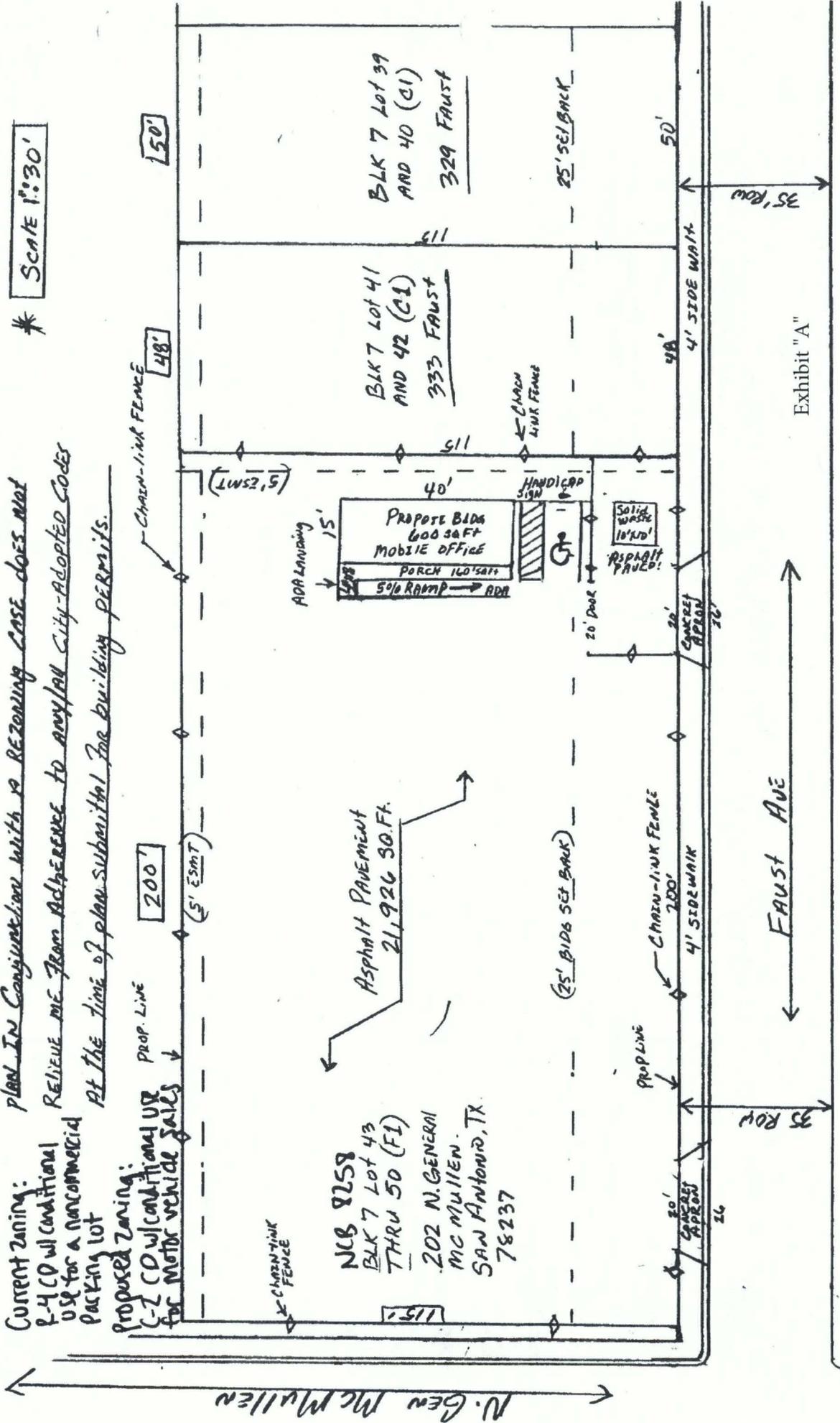
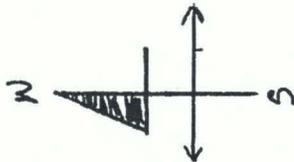


Exhibit "A"