

AN ORDINANCE 2017-08-03-0545

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 33, NCB 17946 from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage and Display of Appliances.

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. A six-foot solid screen fence shall be required along the rear property line.
- B. All on-site lighting shall be directed downward and shall point away from surrounding residential uses.
- C. There shall be no outdoor amplification speakers.
- D. There shall be no storage of appliances within the rear 500-feet of the property.

- E. The storage of appliances shall be confined to 3,000 square feet directly behind the main building and shall be screened with a six-foot solid screen fence.
- F. The outdoor display of appliances shall be confined to 50 square feet directly against the front of the building and shall not be allowed along the front of the lot line along Bandera Road.

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 August 13, 2017.

PASSED AND APPROVED this 3 day of August 2017.

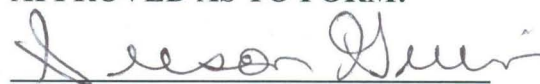

M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

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|---------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-15 | | | | | | |
| Date: | 08/03/2017 | | | | | | |
| Time: | 02:41:48 PM | | | | | | |
| Vote Type: | Motion to Appr w Cond | | | | | | |
| Description: | ZONING CASE # Z2017127 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Appliances on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff and Zoning Commission recommend Approval with Conditions. (Continued from June 1, 2017) | | | | | | |
| 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 | | | | x |
| Ana E. Sandoval | District 7 | | x | | | x | |
| Manny Pelaez | District 8 | | x | | | | |
| John Courage | District 9 | | x | | | | |
| Clayton H. Perry | District 10 | | x | | | | |

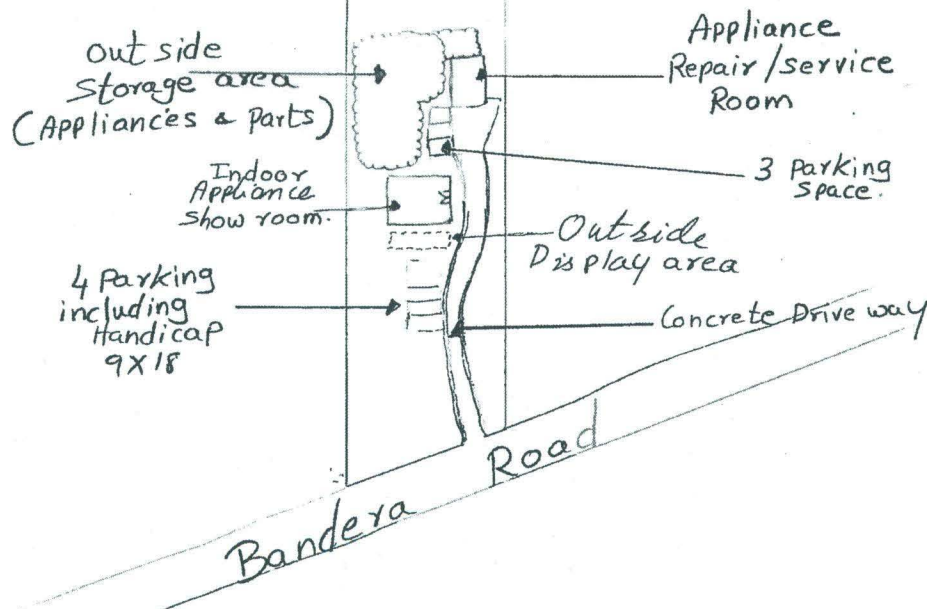
SG/lj
08/03/2017
Item No. Z-15

Exhibit “A”

C2 NA CD with Conditions for Appliance display.
Outside storage of Appliances...

Z2017127

Scale 1" = 100



I Rohan Ladduwahetti, 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.