

AN ORDINANCE 2018-04-05-0233

**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, Block 1, NCB 10751 from "C-2" Commercial District to "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair).

**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.

**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

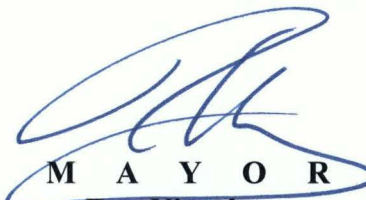
SG/lj  
04/05/2018  
# Z-9

CASE NO. Z2018080 CD

inspection.

**SECTION 6.** This ordinance shall become effective April 15, 2018.


**PASSED AND APPROVED** this 5<sup>th</sup> day of April 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

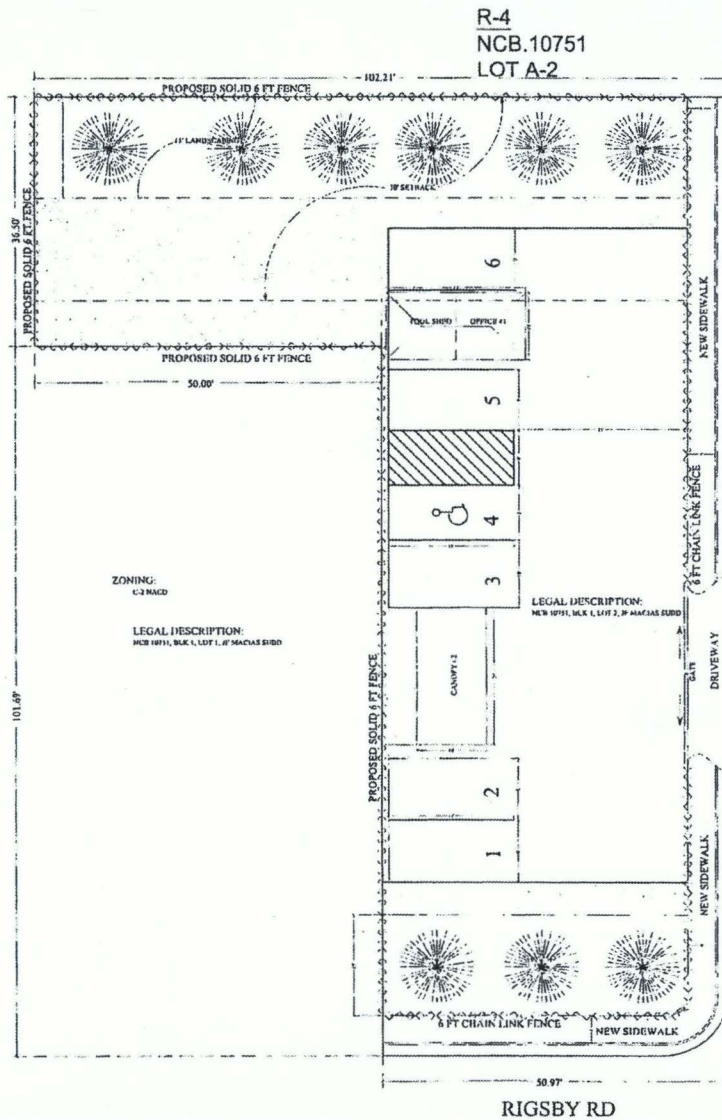
  
\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-9 ( in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30 )						
<b>Date:</b>	04/05/2018						
<b>Time:</b>	02:09:44 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018080 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair) on Lot 2, Block 1, NCB 10751, located at 2015 Rigsby Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18026)						
<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				x
William Cruz Shaw	District 2		x			x	
Rebecca Viagran	District 3		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				

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Item No. Z-9

# **Exhibit “A”**





EXISTING ZONING: C-2  
PROPOSED ZONING: C-2 CD "MOTOR VEHIC (FUL)

LEGEND

 FENCE # HEIGHT

 CURB

 BUILDING SETBACK

 CONCRETE ASPHALT

 BASE

2,790 SF ASPHALT  
635 SF NEW SIDEWALKS  
100 SF OFFICE #1  
3,531 SF BASE  
150 SF DRIVEWAY

PIONEER RD

I, Fernando Macias, 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 permit.

## SITE PLAN

Scale: 1/8" = 1'-0"

PROJECT NAME & ADDRESS  105 PIONEER RD SAN ANTONIO TX-78210	PROJECT No. P01(03)LC -18		OWNER  FERNANDO MACIAS 105 PIONEER RD SAN ANTONIO TX-78210	BUILDER  FERNANDO MACIAS 105 PIONEER RD SAN ANTONIO TX-78210	REV: 1.00	SHEET  1 OF 1
	SCALE As Shown	DATE 10/3/2017			DATE 10/3/2017	
	THESE PLANS ARE THE PROPERTY OF MR.FERNANDO MACIAS AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT IS PROHIBITED.					