## AN ORDINANCE 2018-10-18-0849

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 21, NCB 15628 from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing and Monument Manufacturing.

## **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 inspection.

**SECTION 6.** This ordinance shall become effective October 28, 2018.

PASSED AND APPROVED this 18<sup>th</sup> day of October 2018.

M A Y O R

**Ron Nirenberg** 

TTEST:

eticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-11 (in consent vote: Z-3, Z-4, Z-5, Z-6, P-2, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-18, Z-19, Z-20)						
Date:	10/18/2018						
Time:	05:19:19 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018307 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing and Monument Manufacturing on Lot 21 NCB 15628, located at 5443 Hillburn Drive. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	х					
Roberto C. Treviño	District 1	х					
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				X
John Courage	District 9	X					
Clayton H. Perry	District 10		x				

## **EXHIBIT "A"**

619923 1904 AUG 23 A. H: 19 506/

LOCATION

NORTH SCALE : 1" = 100

22018307

Current: - C-3" 15616 - 1 Proposed: C-2 CD UNRECORDED Structure: 3000 sq. ft. HILLBURN ROAD

- Richard whitcher JR. the Property owner areknowledge that this site plan submitted for the pourpose of excening the property 15 in accordance with all applicable provision of the united status Development and Additionaly, I understand that city council approval of a site plan in conjunction within rezoning case dose not relieve me from adherence to any I gilleity adopted rocks at the time plan submitted for building Permits.



SUBDIVISION

SUBDIVISION WHITCHER

BEING O 211 ACRES OF LAND OUT OF LOT I WO DAVIS SUBDIVISION, UNRECORDED PLAT, OUT OF THE MARIA F. RODRIQUEZ SURVEY NO 4 , ABSTRACT NO. 16 , N.CB. 15628 SAN ANTO-NIO, BEXAR COUNTY, TEXAS

KOBELT DEVELA COUNTY CLEAR OF SAID CO.

SAN ANTONIO, TEXAS 78228-1798
(512) 436-1376

TRI-TECH ENGINEERING INC.