

AN ORDINANCE 2019-04-04-0292

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 23 and Lot 24, Block 5, NCB 11370 from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse.

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. Type B Landscape buffer adjacent to residential uses.
- B. A six foot (6') solid screen fence to the rear and sides of the property.
- C. Downward facing lighting.

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.

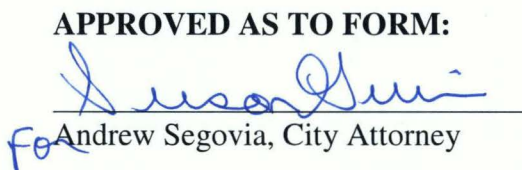
SECTION 7. This ordinance shall become effective April 14, 2019.

PASSED AND APPROVED this 4th day of April 2019.

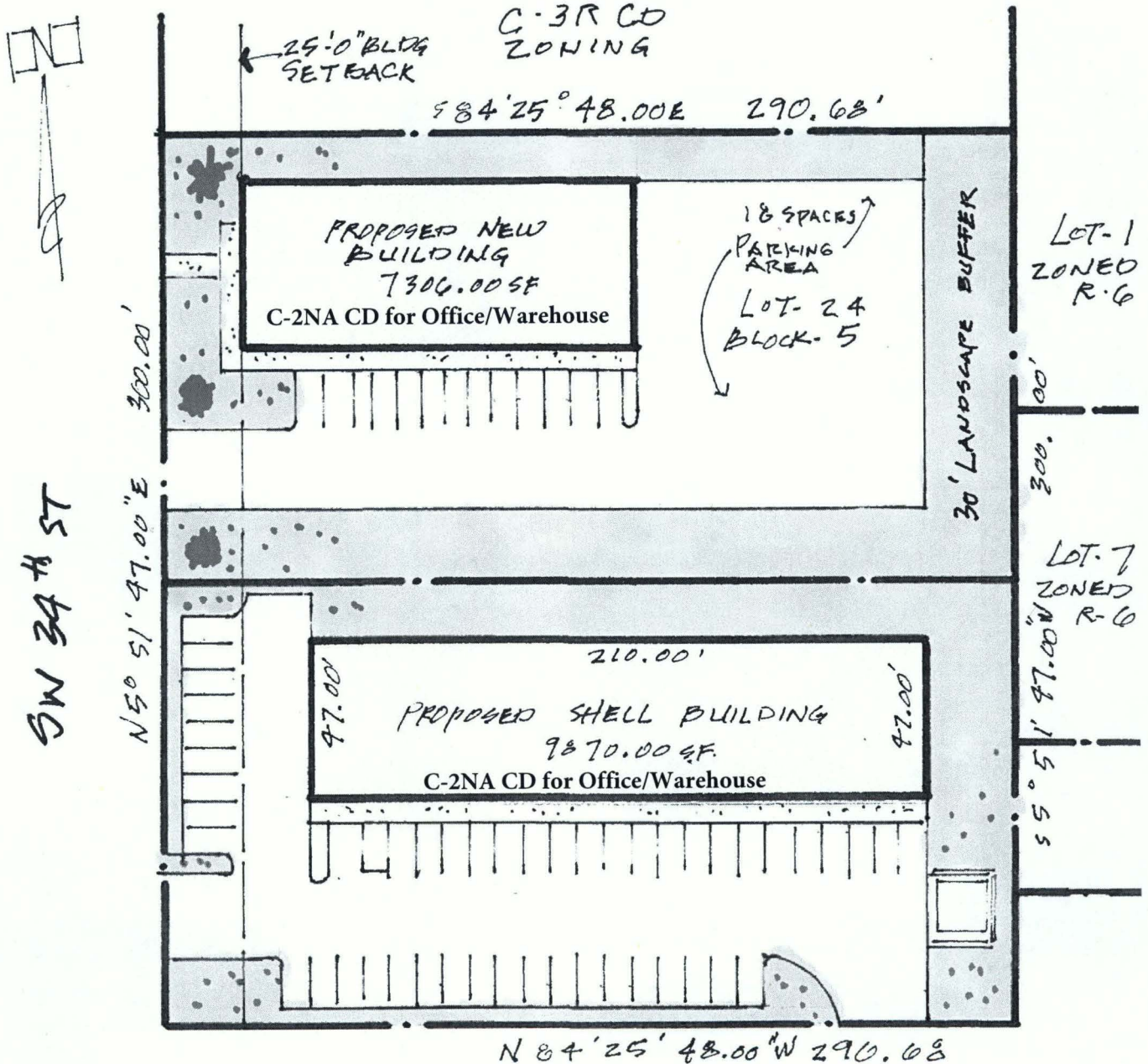

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-10						
Date:	04/04/2019						
Time:	02:11:12 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z-2019-10700024 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Office/Warehouse on Lot 23 and Lot 24, Block 5, NCB 11370, located at 2634 S.W. 34th Street. Staff and Zoning Commission recommend Approval, with Conditions.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1	x					
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x			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				



From: "C-2NA CD MLOD-2 MLR-1 AHOD"
 Commercial Nonalcoholic Sales Lackland Military
 Lighting Overlay Military Lighting Region 1 Airport
 Hazard Overlay District with Conditional Use for Office/
 Warehouse
 To: "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial
 Nonalcoholic Sales Lackland Military Lighting Overlay
 Military Lighting Region 1 Airport Hazard Overlay
 District with Conditional Use for Office/Warehouse

GROWDON RD.

Ramiro Reyes, 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.

LEGAL DESCRIPTION OF THE LAND: 2034 S.W. 34th ST.
 LOTS 23 AND 24, IN BLOCK 5, NEW CITY BLOCK 11370, WEST GARDENDALE SUBDIVISION, AN
 ADDITION TO THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR
 PLAT RECORDED IN VOLUME PAGES 198-199, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY,
 TEXAS.

**DESIGN
PLUS**

SITE PLAN

Exhibit "A"

SHEET NO. 1 OF 1

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