

ORDINANCE 2019-06-06-0476

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 22 and Lot 23, Block 1, NCB 16837 from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility to "C-3 CD S AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility and Specific Use Authorization for Storage Shipping Container.

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:

- 1. Business operations hours permitted from 8:00 a.m. to 6:00 p.m. during week days, and from 9:00 a.m. to 1:00 p.m. on weekend and holidays.
- 2. A buffer yard of 15-feet at the rear property line between the subject property and the multi-family residential.
- 3. An eight foot (8') solid screen fence abutting residential uses.
- 4. No temporary signage, banners, snipe signs, pennants, wind-wavers or flag signs.


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.

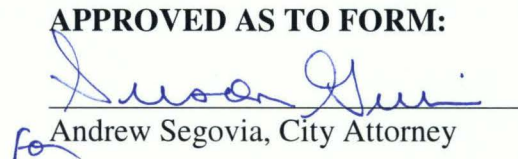
SECTION 7. This ordinance shall become effective June 16, 2019.

PASSED AND APPROVED this 6th day of June, 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-16
Date:	06/06/2019
Time:	02:32:23 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE Z-2019-10700067 CD S (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility to "C-3 CD S AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility and Specific Use Authorization for Storage Shipping Container on the southwest 123 feet of Lot 22 and Lot 23, Block 1, NCB 16837, located at 10698 Hillpoint Drive. 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				
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				x
Clayton H. Perry	District 10		x			x	

EXHIBIT “A”

Drawing Scale: 1"= 50', Paper Size: 8.5"x 14"

BEARINGS ARE BASED ON PLAT RECORDED
IN VOLUME 9200, PAGE 232 OF THE DEED
AND PLAT RECORDS OF BEXAR COUNTY,
TEXAS

I, James S. Lutz, 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."

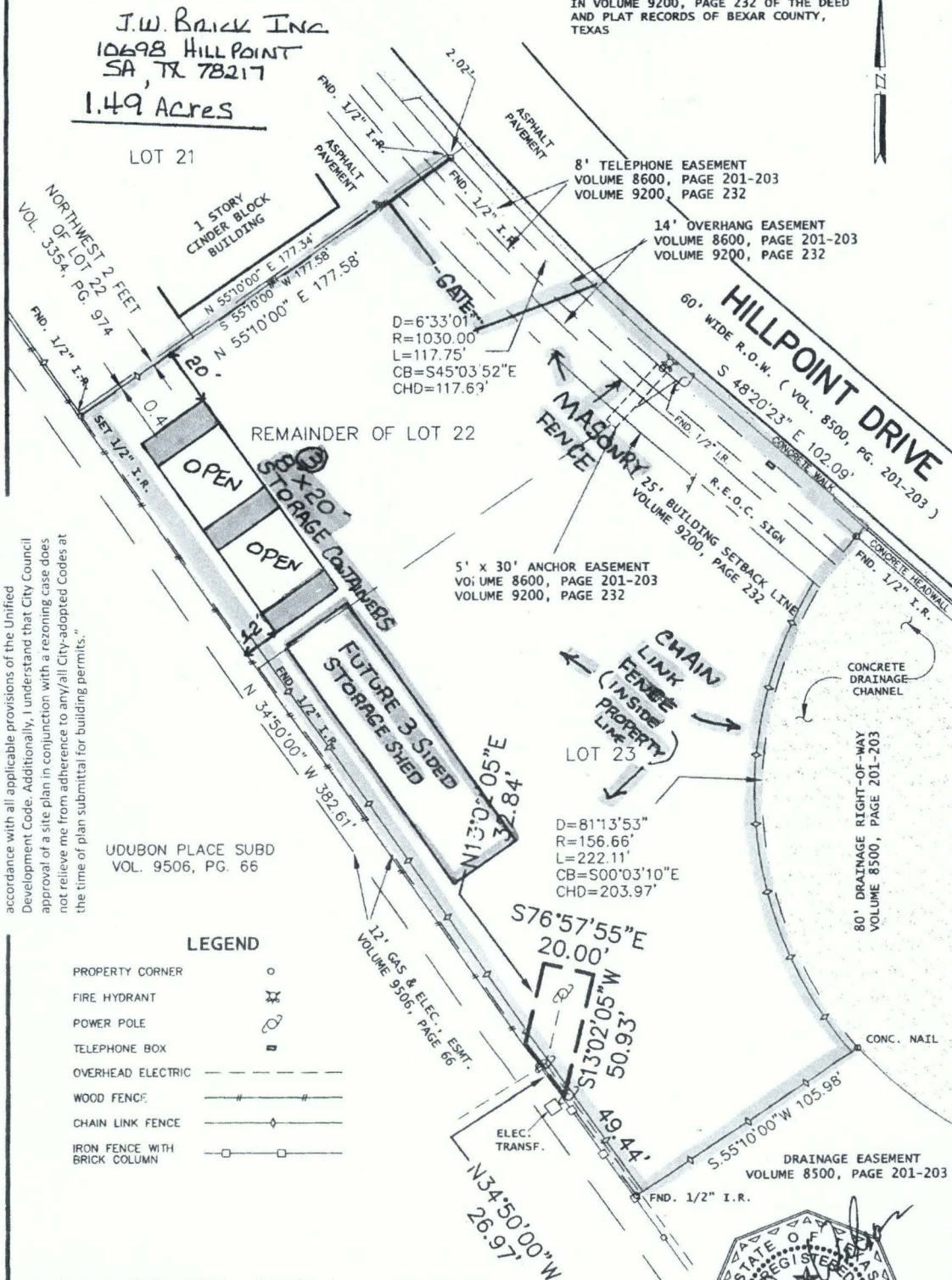


EXHIBIT TO SHOW

A 20 Foot Wide Electric Easement out
of Lot 23, Block 1, N.C.B. 16837,
Nacogdoches Business Park
Subdivision, Unit 3, in the City of San
Antonio, Bexar County, Texas,
according to Plat thereof recorded in
Volume 9200, Page 232, Deed and
Plat Records of Bexar County, Texas

ADDRESS: 10698 HILLPOINT DRIVE
SAN ANTONIO, TEXAS 78217

C&W
Surveying

P.O. Box 692202
San Antonio, TX 78269
5503 Grissom Rd #101, SA, TX 78238
210-613-2097, 210-558-0396
210-690-8241 Fax, Firm #10052900



I, Kevin Ray Wilson, Registered Professional Land
Surveyor number 5787, do hereby certify that a survey
was made on the ground, under my supervision, on
date of January 21, 2019, of the property hereon
described, and I do declare there are no conflicts
known to me except as shown.

Exhibit "A"