

ORDINANCE 2020-01-16-0030

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 2, Block 11, NCB 10876 from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for a Construction Contractor Facility.

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. Solid screen fencing facing southwest of the property.
- B. No free-standing pole signage.
- C. No LED or flashing signage.
- D. No temporary signage, banners, pennants, promotional flags/flyers.
- E. Downward facing lighting.
- F. No amplified outside sound or speakers.
- G. Hours of operation are limited to 7:00 a.m. – 10 p.m. weekdays and weekends. No twenty-four (24) hour operations permitted.

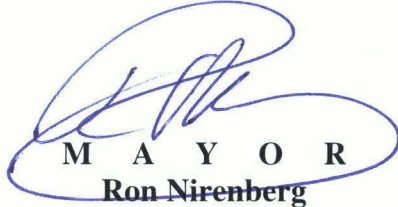
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

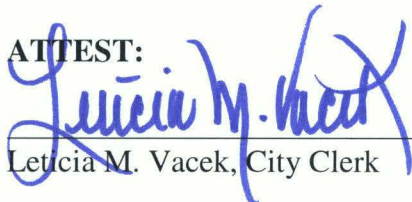
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective January 26, 2020.

PASSED AND APPROVED this 16th day of January, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

Z2019-10700272 - SE Military

Request for C-2 CD
with conditional use
for a construction
contractor facility

I, Aamil Sarfani, 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 Cityadopted Codes at the time of plan submittal for building permits

Total Impervious
Cover: 220,000.0 SF

98 Total Parking Spaces



PRELIMINARY
NOT FOR DESIGN,
PERMITTING, OR
CONSTRUCTION.

SE MILITARY FLEX SPACE
SAN ANTONIO, TX
PRELIMINARY SITE PLAN

DRAWN: 19-08
CHECKED:
SHEET NUMBER:
EXH

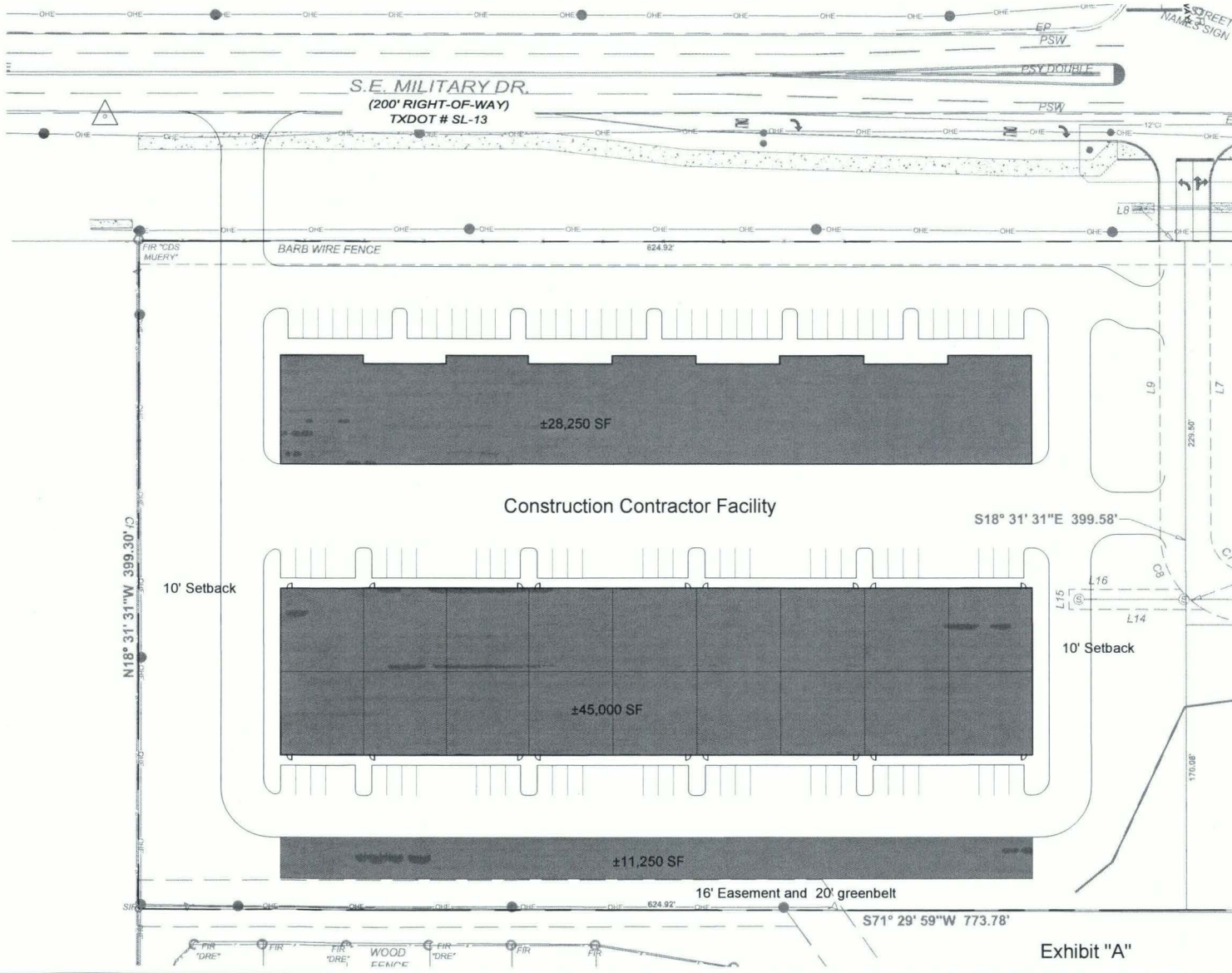


Exhibit "A"