

ORDINANCE 2020-03-19-0204

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 12 and Lot 13, Block 2, NCB 10671 from "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay District Military Lighting Region 1 to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay District Military Lighting Region 1 with Conditional Use for Auto and Light Truck Repair (all overlays remain the same).

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. No temporary signage, flags, wind-wavers, snipe or pennant signs.
- B. Hours of operation Monday-Saturday, 7:30a.m-5:30p.m., and Sunday 9:00a.m.-3:00p.m.
- C. A 30-foot Type B landscape buffer is required abutting residential zoning and land uses.

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 March 29, 2020 .

PASSED AND APPROVED this 19th day of March, 2020.

M A Y O R
Ron Nirenberg

ATTEST:

Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

March 19, 2020

Item: Z-5

Enactment Number:

File Number: 20-2465

2020-03-19-0204

ZONING CASE Z-2019-10700350 CD (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Auto and Light Truck Repair on Lot 12 and Lot 13, Block 2, NCB 10671, located at 255 South WW White Road and 259 South WW White Road. Staff and Zoning Commission recommend Approval with Conditions.

Councilmember Jada Andrews-Sullivan made a motion to Approve with Conditions. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage and Perry

Absent: 1 Pelaez

EXHIBIT “A”

REZONE
REQUEST:
PR: I-1
TO: C-2CD
FOR AUTO
AND LIGHT
TRUCK
REPAIR



NORTH
 SITE PLAN
C:\S\15. 10-20-19

I, HEAR FERRIS, 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.

22019-10700350 CD

2.13.2020

Exhibit "A"