

ORDINANCE 2020-04-02-0243

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 14, Block 4, NCB 16151 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outdoor Storage.

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

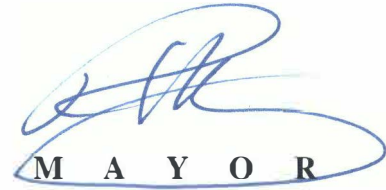
SG/lj
04/02/2020
Z-13

CASE NO. Z-2020-10700016 CD

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 April 12, 2020.

PASSED AND APPROVED this 2nd day of April, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney
For



City of San Antonio

City Council

April 02, 2020

Item: Z-13

File Number: 20-2618

Enactment Number:

2020-04-02-0243

ZONING CASE Z-2020-10700016 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outdoor Storage on Lot 14, Block 4, NCB 16151, located at 11852 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

Councilmember Ana E. Sandoval made a motion to adopt. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

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

Absent: 1 Andrews-Sullivan

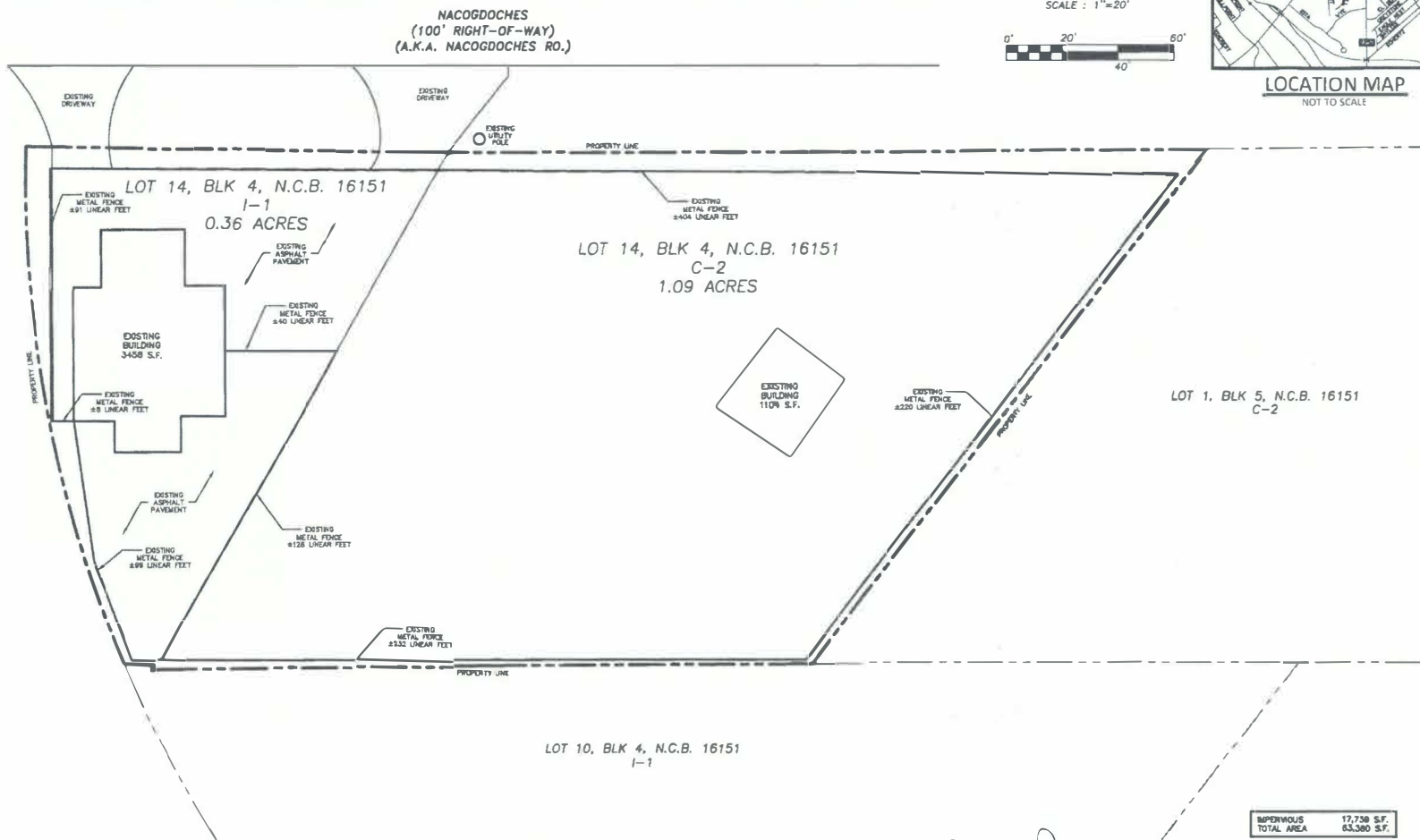
SG/lj
04/02/2020
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EXHIBIT “A”

Z-2020-10700016 CD

I-1 and C2 to C3 CD for a Construction Contractor Facility with Outdoor Storage

100' DRAINAGE ESMT.
(VOL. 11468, PG. 2290 O.P.R.)



SCALE : 1"=20'



LOCATION MAP
NOT TO SCALE

PHONE: 210.462.8334
WWW.CDRMFG.COM

CDRMFG

ENGINEERS | ASSOCIATES

7042 ALAMO DOWNS PKWY., STE. 550 | SAN ANTONIO | TEXAS | 78238

12/19/19



REZONING SITE PLAN

MOREHEAD PROPERTIES
11852 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217

RSP-1

Exhibit "A"

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.

IMPERVIOUS 17,738 S.F.
TOTAL AREA 63,380 S.F.

ADDRESS
11852 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217

LEGAL DESCRIPTION
LOT 14
BLOCK 4
N.C.B. 16151
PLAT 102:180308
PLAT NAME: MOREHEAD SUBDIVISION
VOLUME 9708, PAGE 129

DESIGN BY
DRAWN BY
CHECKED BY
DATE 12/28/20
JOB NO. 18334