# ORDINANCE 2020-11-05-0803

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 13A and Lot 13B, Block 3, NCB 11257 from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

### **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 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 November 15, 2020.

PASSED AND APPROVED this 5<sup>th</sup> day of November, 2020.

Ron Nirenberg

ATTEST:

Tina J. Flores, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney



## City of San Antonio

# **City Council** November 05, 2020

Item: Z-10

File Number: 20-6278

**Enactment Number:** 

2020-11-05-0803

ZONING CASE Z-2020-10700184 CD (Council District 4): Ordinance amending the Zoning "C-2 MLOD-2 MLR-1 AHOD" Commercial Boundary Lackland District from Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 13A and Lot 13B, Block 3, NCB 11257, located at 3926 Southwest Military Drive. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember Adriana Rocha Garcia 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"

#### Z-2020 10700184 CD

C-2 to C-1 CD for Motor Vehicle Sales (full service)

#### SITE PLAN REQUIREMENTS CHECKLIST

b) For nonresidential uses, multi-family dwellings, and any portion of a site located within the ERZD, the approximate location and area of impervious cover.

PS.5. All existing and proposed driveways, sidewalks and or below grade, showing the existing and proposed phy other relevant characteristics of the subject property.

#### SITE PLAN KEY NOTES

Parking Resultment (CC Otine)

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Aut Suited Sales 1 (#950 in the USS in the)

Theil Square Frotage (L460 in)

3926 SW Military Re-zoning

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MILITARY HIGHWAY S W Exhibit "A"

1 PROPOSED SITE PLAN