

ORDINANCE 2021-03-18-0192

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 11 and Lot 12, Block 31, NCB 8654 from R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family 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.

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. Hours of operation Monday through Saturday 10am -7pm
- B. Downward facing lighting
- C. Solid screen fence abutting residential
- D. San Augustine for emergency access only
- E. No display of vehicles for sale on the property

- 3010-81-80-1505
- F. No temporary signs or pennants
 - G. Maintain 20-foot front setback on San Augustine

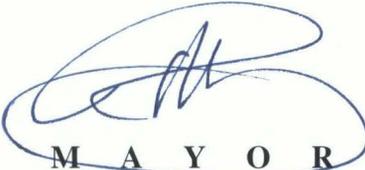
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 28, 2021.

PASSED AND APPROVED this 18th day of March, 2021.

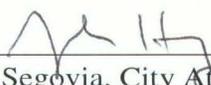

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney
for



City of San Antonio

City Council

March 18, 2021

Item: Z-10

File Number: 21-2102

Enactment Number:

2021-03-18-0192

ZONING CASE Z-2020-10700274 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family 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) on Lot 11 and Lot 12, Block 31, NCB 8654, located at 420 South San Augustine Avenue. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

Councilmember Rebecca Viagran made a motion to approve. Councilmember Shirley Gonzales seconded the motion. The motion passed by the following vote:

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

Nay: 1 Courage

SG
03/18/2021
Item No. Z-10

Exhibit “A”

Z-2020-10700274 CD

I, Hernan Salinas, the property owner, acknowledge that this site plat 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.

MOTOR VEHICLE SALES



SITE PLAN
SCALE 1:150
TRUE NORTH

PROJECT INFORMATION	
EXISTING ZONING	R-4
PROPOSED ZONING	C-1 CD
BUILDING SIZE	600 SQFT
IMPERVIOUS COVER	2,400 SQFT
PARKING AREA	400 SQFT
SETBACKS	
FRONT	0'-0"
SIDE-LANDSCAPE BUFFER	15'-0"
REAR	5'-0"
PARKING SPACES	2

LEGEND	
	PROPERTY LINE
	SET BACK LINE
	WOOD FENCE LINE
	CHAIN LINK FENCE LINE

LEGAL DISCRPTION
NCB: 8654
BLK: 31
LOT: 11 & 12

Exhibit "A"

DESIGNER :



AUTO SALES OFFICE
420 S. SAN AUGUSTINE AVE.
SAN ANTONIO, TEXAS 78237

DRAWN BY:	C.A.G.
CHECKED BY:	F.D.L.
DATE:	2/02/21
COMMENTS:	
REVISIONS:	
SHEET:	C-1