

ORDINANCE 2021-06-03-0420

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 9, Block 4, NCB 14688 from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts.

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


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0542020-00-1505
inspection.

SECTION 6. This ordinance shall become effective June 13, 2021.

PASSED AND APPROVED this 3rd day of June, 2021.



M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney



City of San Antonio

City Council

June 03, 2021

Item: Z-18

Enactment Number:

File Number: 21-3922

2021-06-03-0420

ZONING CASE Z-2021-10700068 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts on Lot 9, Block 4, NCB 14688, located at 8803 Oakland Road. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Sandoval, Pelaez, Courage and Perry

Absent: 2 Gonzales and Cabello Havrda

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Exhibit “A”

Current Zoning

C-3NA- General Commercial Nonalcoholic Sales District

Proposed Zoning

C-2 S Commercial District with Specific Use Authorization for Auto Paint and Body-Repair

Address: 8803 Oakland Road

Legal Description: NCB 14688 BLK 4 LOT 9 (BABCOCK ACRES SUBD)

ACREAGE: .7469 (32,534.96 SQFT)

Site Parking 43 spaces

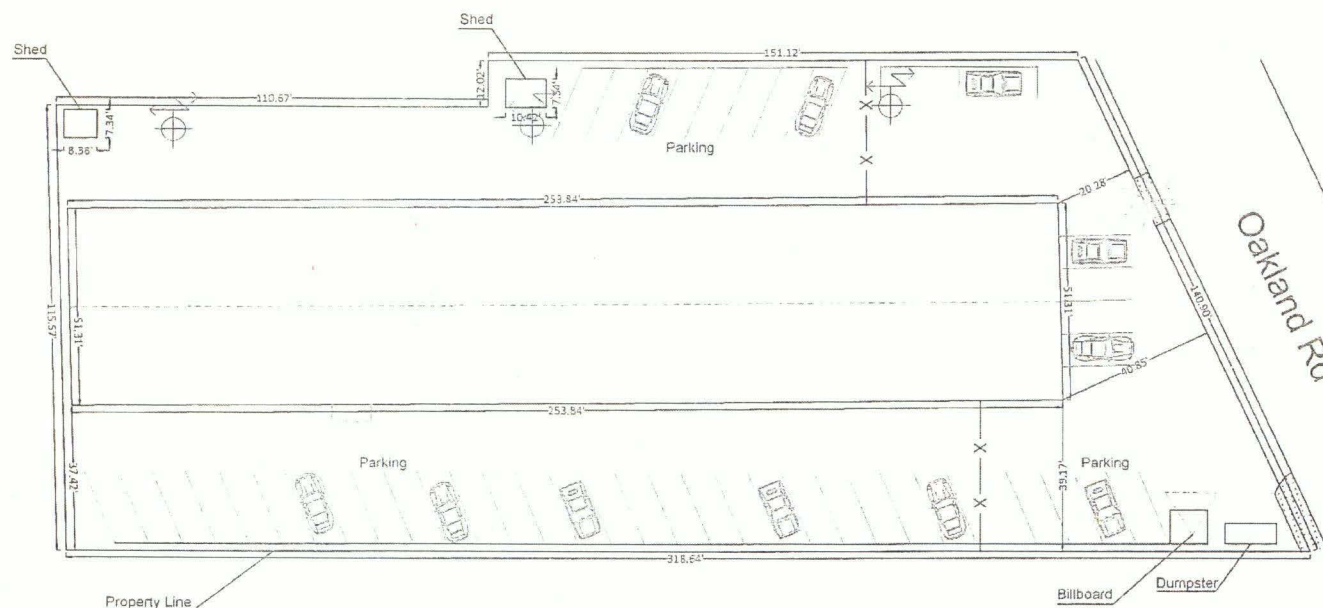
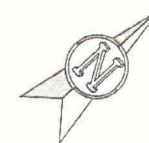
Notes:

ASPHALT 9000 SQFT

CANOPY 1250 SQFT

OFFICE 1000 SQFT

AUTOMOTIVE BLDG 10500 SQFT



I, Kelly Rabedeau, the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the United 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.

Exhibit "A"



8803 Oakland Rd
San Antonio, TX 78240
Scale: 1"=30'

RECORD ID ZONING-Z-2021-10700068