

ORDINANCE

2022-10-20-0817

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 47, Block 8, NCB 8084, Lot 11B, Block 8, NCB 8084, the northern 50 feet of Lot 11E, Block 8, NCB 8084, and the southern 50 feet of Lot 11E, Block 8, NCB 8084, located at 2318, 2314, and 2322 El Jardin, and 2320 Southwest 36th Street, from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors.

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

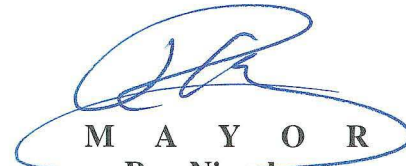
for all purposes.

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 October 30, 2022.

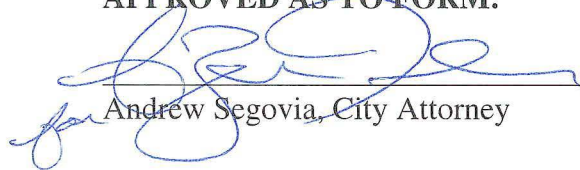
PASSED AND APPROVED this 20th day of October, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

20.

2022-10-20-0817

ZONING CASE Z-2022-10700228 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 47, Block 8, NCB 8084, Lot 11B, Block 8, NCB 8084, the northern 50 feet of Lot 11E, Block 8, NCB 8084, and the southern 50 feet of Lot 11E, Block 8, NCB 8084, located at 2318, 2314, and 2322 El Jardin, and 2320 Southwest 36th Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600088)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
Absent:	McKee-Rodriguez, Rocha Garcia, Perry

EXHIBIT “A”

NEW LOI
G. L. 9 199
ANNUAL REPORT

Exhibit "A"



General Notes											
<div style="border: 1px solid black; height: 380px; margin-bottom: 10px;"></div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; height: 20px;"></td> <td style="width: 65%; height: 20px;"></td> <td style="width: 20%; height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <td style="text-align: center;">No.</td> <td style="text-align: center;">Revision/Issue</td> <td style="text-align: center;">Date</td> </tr> </table> <div style="padding: 5px;"> <p>Form Name and Address:</p> <p>CENTRAL ELECTRIC ENTERPRISES & CO.</p> <p>2320 SW 36th St.</p> <p>SAN ANTONIO, TX 78237</p> </div>									No.	Revision/Issue	Date
No.	Revision/Issue	Date									
<p>Project Name: 301-132640</p> <p>EL JARDIN NEW LOT EXPANSION</p> <p>2314-2318-2322 EL JARDIN RD</p> <p>SAN ANTONIO, TX 78237</p>											
<p>Project:</p> <p>NEW & EXISTING LOT</p> <p>Date:</p> <p style="font-size: 1.2em;">9/1/22</p> <p>Scale:</p> <p style="font-size: 1.2em;">0.75"=1'</p>	<p>Sheet:</p>										