

ORDINANCE

2022-12-15-1023

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 42, Block 1, NCB 14952, located at 5915 Randolph Boulevard, from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

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. No Temporary Signage, wind-wavers, pennants, bandit and/or snipe signs.
- B. Only one (1) freestanding sign and one (1) attached sign per building is permitted; such signs will comply with any/all applicable City codes and ordinances.
- C. No signage may be located/placed/adhered to or on any fencing.
- D. There will be guardrail fencing on the portion of the property facing Randolph Boulevard.
- E. Landscaping will line the property along Randolph Boulevard as shown on the site plan.


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 December 25, 2022.

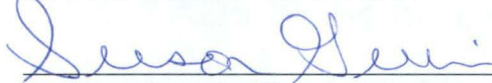
PASSED AND APPROVED this 15th day of December, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 15, 2022

29.

2022-12-15-1023

ZONING CASE Z-2022-10700288 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 42, Block 1, NCB 14952, located at 5915 Randolph Boulevard. Staff and Zoning Commission recommend Approval. (Continued from December 1, 2022)

Councilmember Gallagher moved to approve with conditions. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

EXHIBIT “A”

SITE PLAN - Z-2022-10700288 CD

Address: Generally Located at 5915 Randolph Blvd

Legal Description: NCB 14952 BLK 1 LOT 41

Acres: 1.65

Current Zoning: C-2 CD AHOD with Conditional Use for Motor Vehicle Sales (Full Service)

Proposed Zoning: C-2 CD AHOD with Conditional Use for Auto & Light Truck Repair

Required Setbacks: N/A (35-310 Note 2: Property does not abut residential use or residential zoning district)

Building Area: +/- 12,000 SF

"I, William Zulaica, as Manager of Z4 Real Estate, Inc., 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."

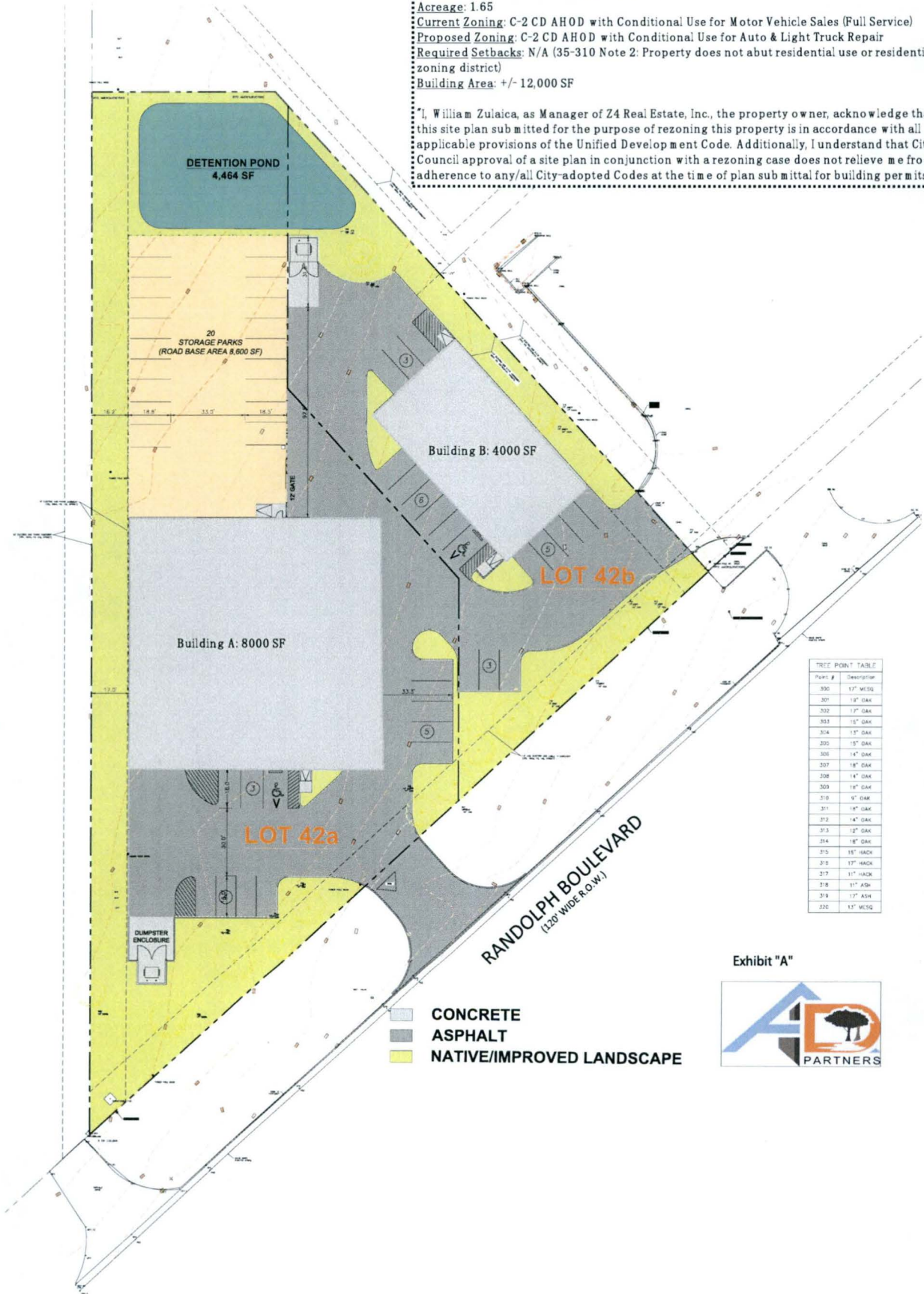


Exhibit "A"

