

ORDINANCE

2022-12-01-0940

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 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue, from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Noncommercial Parking Lot to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- 1. Hours of Operation from 9:00 a.m. – 6:00 p.m, Monday - Saturday, closed Sundays.
- 2. No temporary signage, wind-wavers, pennants, snipe or bandit signs.
- 3. No outdoor amplification.
- 4. Downward facing lighting.

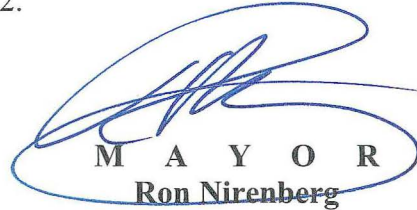
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 11, 2022.

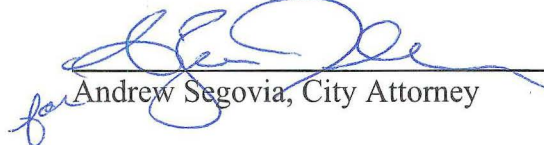
PASSED AND APPROVED this 1st day of December, 2022.


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 1, 2022

34.

2022-12-01-0940

ZONING CASE Z-2022-10700201 CD (Council District 5): A request for a change in zoning from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Denial. The Zoning Commission recommends Approval, with Conditions.

Councilmember Castillo moved to approve with conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

Exhibit “A”

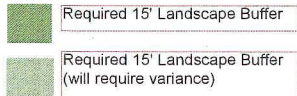
Z-2022-10700201 CD

346 Cottonwood Avenue
Lot 1, Block 10, NCB 2840

From: "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot

To: "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

"I, JT Casas LLC, 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.

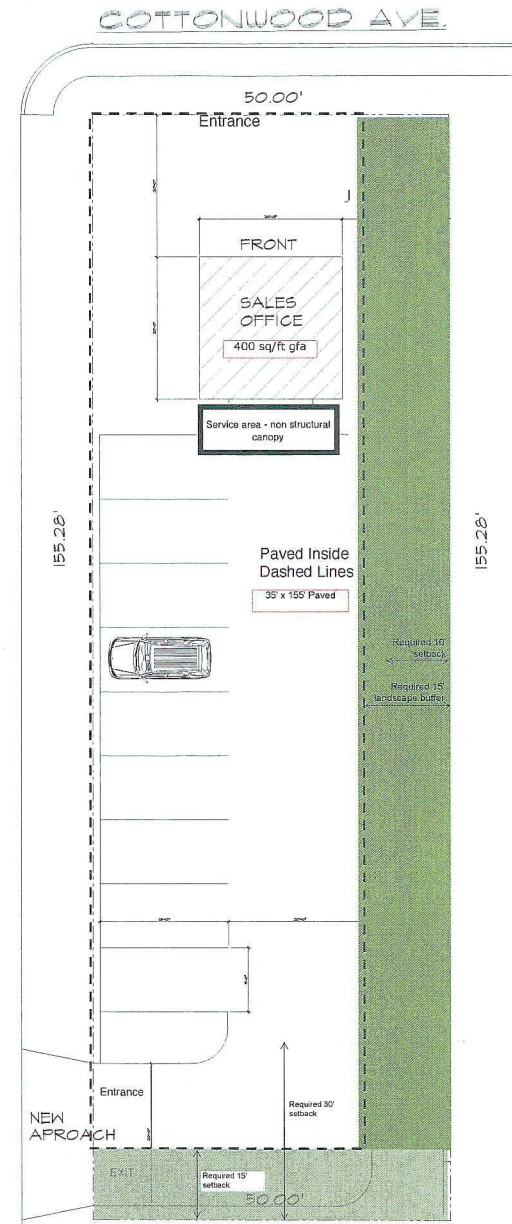


SITE PLAN
SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION

LOT 1
BLK 10
NCB 2840
ACRES 0.18

Exhibit "A"



SPECIAL NOTE:
THIS IS A PRELIMINARY SITE PLAN.
IT IS THE RESPONSIBILITY OF THE
OWNER TO OBTAIN ALL NECESSARY
PERMITS AND APPROVALS FROM
THE APPROPRIATE AGENCIES.
THE CITY OF SAN ANTONIO
DOES NOT GUARANTEE THE
ACCURACY OF THIS PLAN.
ALL INFORMATION IS FOR
GENERAL INFORMATION ONLY.
BY SUBMITTING THIS PLAN,
THE OWNER AGREES TO HOLD
THE CITY OF SAN ANTONIO
HARMLESS.

A RESIDENCE FOR
JT CUSTOMS HOMES
COTTONWOOD AVE., SAN ANTONIO, TX.

MH
DESIGN
PLANNING
PH. (210)-725-8456

REVISIONS	

PROJECT # 1022
DATE: 08/16/22
DRAWN: MH
CHECKED BY: MH

SHEET #
A1
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