

ORDINANCE 2021-12-16-1004

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 the south 80.3 feet of Lot 1, Block 13, NCB 716 from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor.

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 from 8 am to 10 pm Sunday through Saturday.

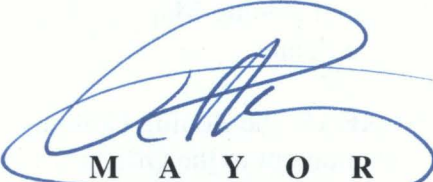
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 26, 2021.


PASSED AND APPROVED this 16th day of December, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 16, 2021

54.

2021-12-16-1004

ZONING CASE Z-2021-10700283 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on the south 80.3 feet of Lot 1, Block 13, NCB 716, located at 724 South Alamo Street. Staff and Zoning Commission recommend Approval with Conditions.

Councilmember Bravo moved to Approve with Conditions. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

Absent: Perry

I, Tom V Hollander, 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.

724-734 S Alamo, San Antonio TX 78205

From: "C-2 H HS AHOD"
Commercial District

To: "C-2 H HS CD AHOD"
Commercial District with a
Conditional Use for a Tattoo
Parlor

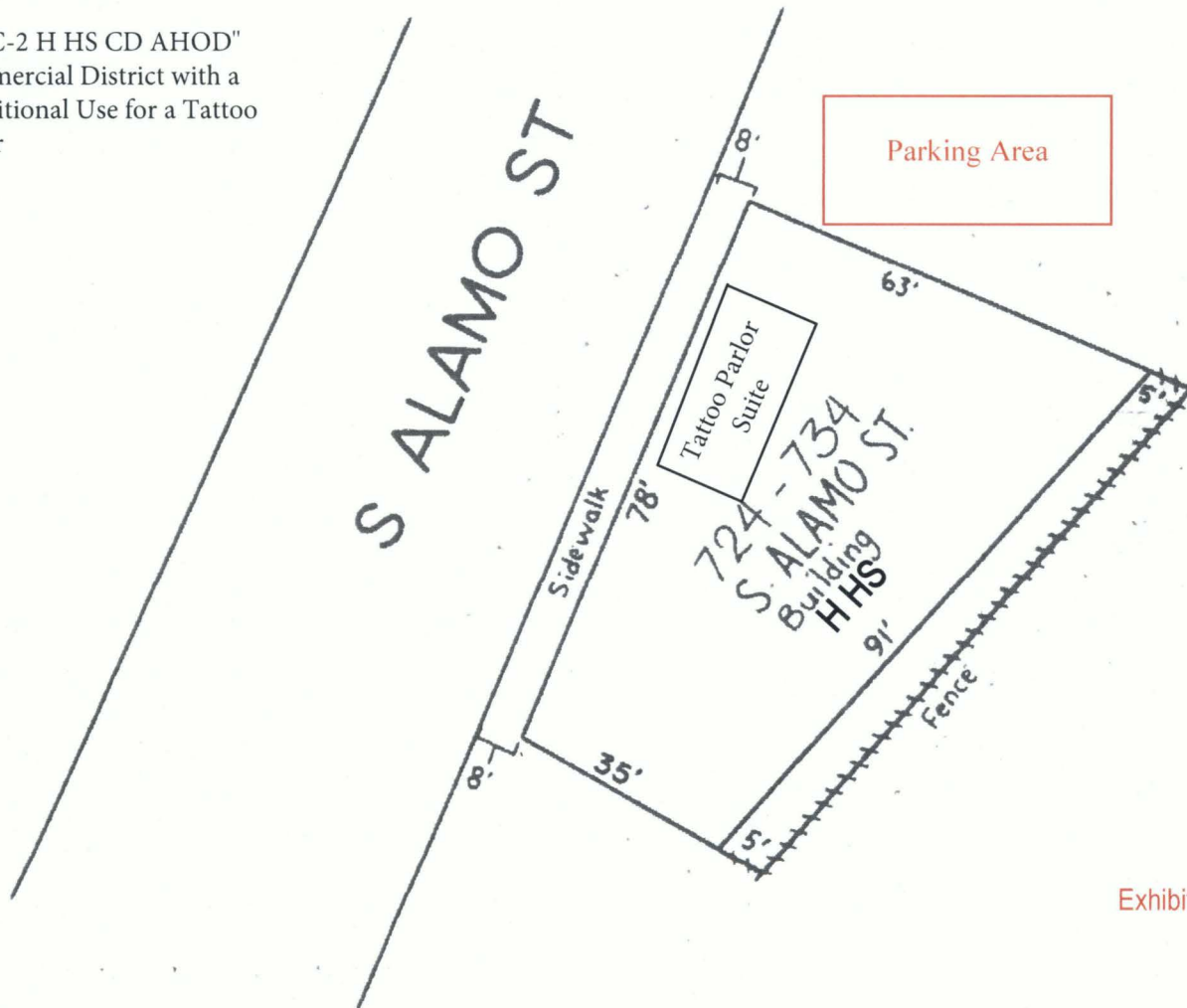


Exhibit "A"