

AN ORDINANCE 2018-09-20-0774

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 7 and Lot 9, NCB 11926 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-50 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office.

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. There shall be a height restriction of three (3) stories for the Office use.

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.

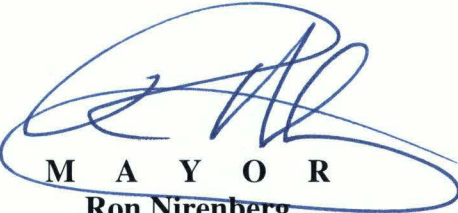
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this

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 September 30, 2018.

PASSED AND APPROVED this 20th day of September 2018.




M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

Agenda Item:	Z-21 (in consent vote: P-6, Z-21)						
Date:	09/20/2018						
Time:	02:40:18 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018220 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-50 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18067)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10		x			x	



Z2018268 S

Hayden



Property: 0.2169 acres

Legal Description: NCB 15624, BLK 008, LOT 191

- Current Zoning: R-6
- Requested Zoning: R-6S (conditional use for manufactured home)
- Impervious cover: 1,736 S.F. (19.84%)

I, Jennifer Hurtado, 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 does not relieve me from adherence

Site Plan For 5418 Gavilan

Scale, 1" = 20"

Exhibit "A"

Z2018220

Address: 7538 & 7600 Broadway
Current Zoning: "C-2"
Requested Zoning: "MF-50 CD AHOD" with a Conditional Use for Office Professional
Plan: Northeast Inner Loop Neighborhood Plan Update
Current Land Use: Neighborhood Commercial
Proposed Land Use: High Density Residential
Acreage: 4.14
Proposed Uses: Multi-family office uses

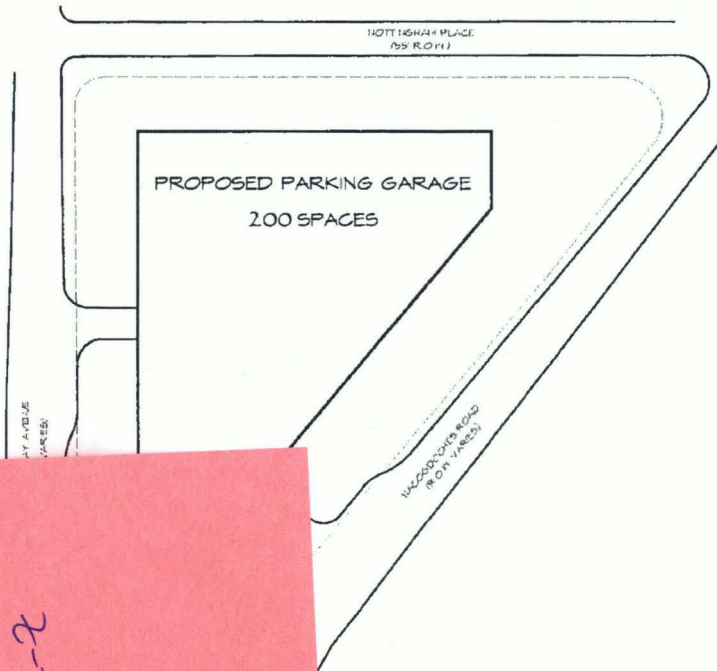


Exhibit "A"

Handwritten notes on a red rectangular area: "9/20" and "2-2".

"We, Edward Koplow, Director of Koplow-McGrath Properties, LLC, General Partner of One Triangle, Ltd. and owners of 7600 Broadway Condominiums, the property owners, 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, we understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City adopted Codes at the time of plan submittal for building permits."

SCALE : 1" = 100'