

ORDINANCE 2020-06-04-0373

**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 15, Block 5, NCB 6176 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Barber / Beauty Shop.

**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. Parking on Viendo Street only.
- B. Hours of operation from 8:00 a.m. to 7:00 p.m.

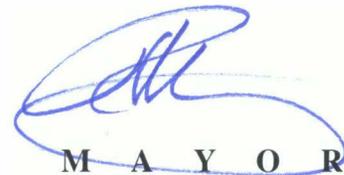
**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 June 14, 2020.

**PASSED AND APPROVED** this 4<sup>th</sup> day of June, 2020.



**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**



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Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**



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Andrew Segovia, City Attorney



# City of San Antonio

## City Council

June 04, 2020

**Item: Z-1**

**File Number: 20-3361**

**Enactment Number:**

**2020-06-04-0373**

ZONING CASE Z-2019-10700345 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Barber / Beauty Shop on Lot 15, Block 5, NCB 6176, located at 827 Viendo Street. Staff and Zoning Commission recommend Approval, with a Condition.

Councilmember Roberto C. Treviño made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

**Aye:** 9 Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello  
Havrda, Sandoval, Pelaez, Courage and Perry

**Absent:** 2 Nirenberg and Gonzales

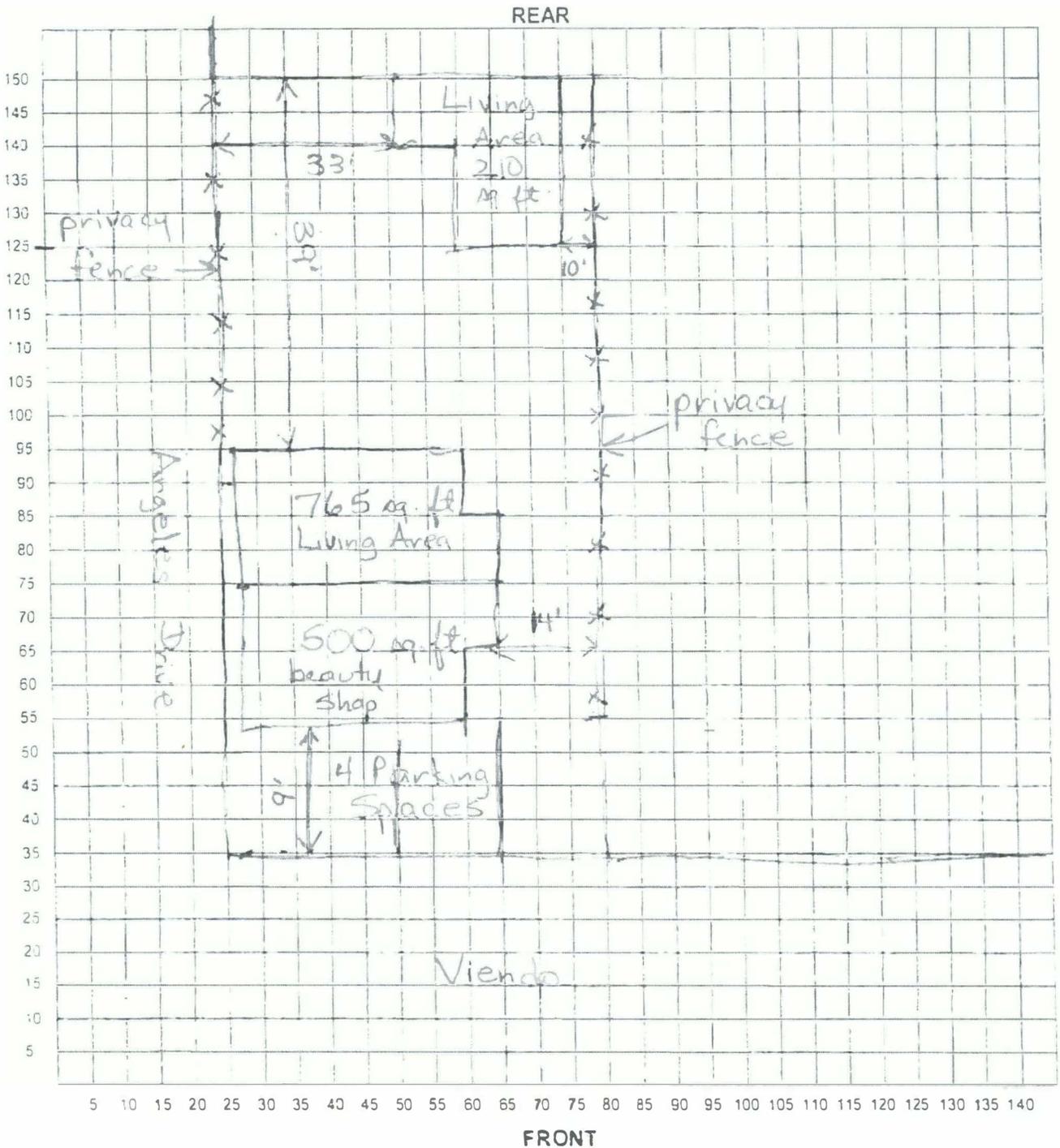
2019-00700349 CD

R-4 to R-4 CD  
For Beauty Shop

### PLOT PLAN FOR BUILDING PERMITS

827 Viendo

Address \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ NCB \_\_\_\_\_



6. El uso destino de la propiedad a que se refieren las mejoras actuales y propuestas.
7. La siguiente declaración: "Yo, Walter, dueño de la propiedad, reconozco que el plan de sitio enviado con el propósito de cambio de zonificación de esta propiedad es conforme a todas las disposiciones aplicables del Código de Desarrollo Unificado (Unified Development Code). Además, entiendo que la aprobación del Ayuntamiento de un plan de sitio junto con un caso de rezonificación no me exime de adherirme a cualquier/todos los Códigos adoptados por la Ciudad al momento de presentación del plan para permisos de construcción".

Exhibit "A"

1/11/20