

ORDINANCE 2019-08-22-0668

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 65, NCB 11890 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) units.

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 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 4. 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 5. 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


SG/lj
08/22/2019
Z-4

CASE NO. Z-2019-10700110

inspection.

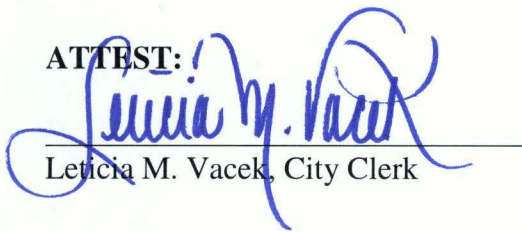
SECTION 6. This ordinance shall become effective September 1, 2019.

PASSED AND APPROVED this 22nd day of August, 2019.



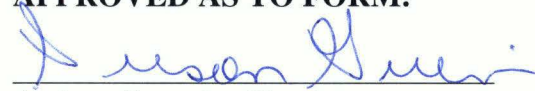
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

| | |
|---------------------|---|
| Agenda Item: | Z-4 (in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23) |
| Date: | 08/22/2019 |
| Time: | 03:57:11 PM |
| Vote Type: | Motion to Approve |
| Description: | ZONING CASE Z-2019-10700110 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) residential units on Lot 65, NCB 11890, located at 367 Everest Avenue. Staff and Zoning Commission recommend Approval. |
| Result: | Passed |

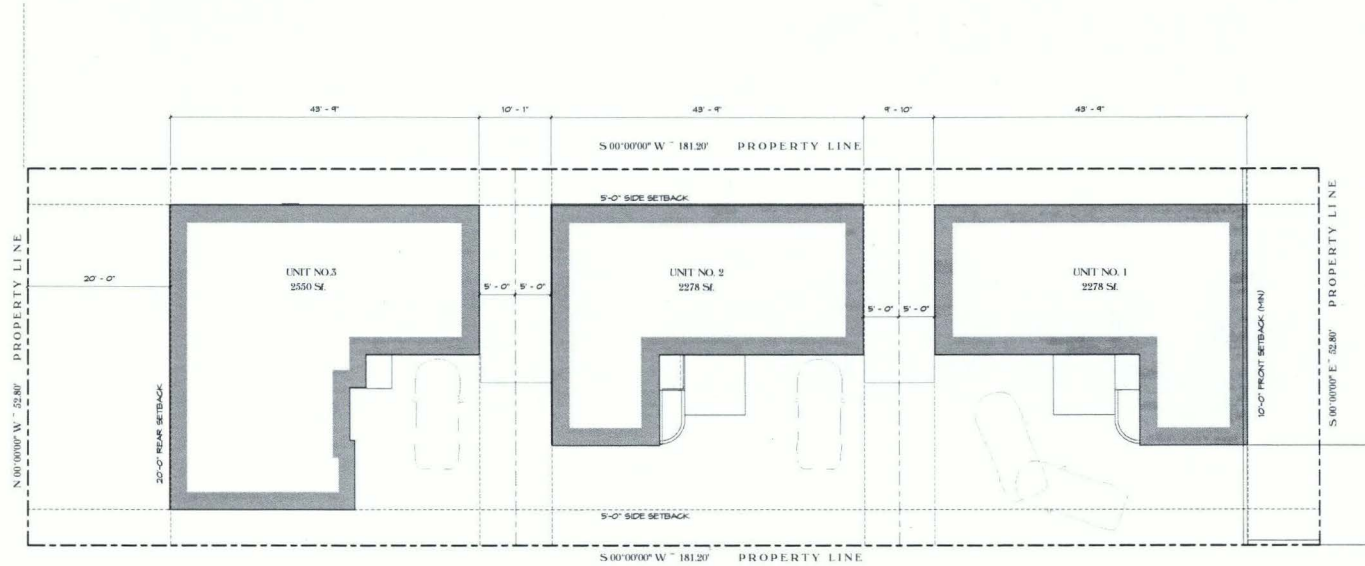
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
|--------------------------|-------------|-------------|-----|-----|---------|--------|--------|
| Ron Nirenberg | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | x | |
| Jada Andrews-Sullivan | District 2 | x | | | | | |
| Rebecca Viagran | District 3 | | x | | | | |
| Dr. Adriana Rocha Garcia | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Melissa Cabello Havrda | 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 | | | | |

SG/lj
08/22/2019
Z-4

EXHIBIT "A"

Z-2019-10700110

FROM: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District
 TO: "R-5 CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) units



EVEREST ST.
 ASPHALT PAVEMENT
 (8' @ 1' @ 1' @ 1')



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VALDEZDESIGNS, Inc.
 San Antonio, Texas
 Voice (210) 818-1284

EVEREST TOWNHOMES
 367 EVEREST ST.
 SAN ANTONIO TX
 LOT: 65
 N.C.B. : 11890

Area Tabulations

| | First Floor | Second Floor | Total |
|--------------------|---------------------|---------------------|---------------------|
| Unit 1 | 874 Sq. Ft. | 1194 Sq. Ft. | 2010 Sq. Ft. |
| Garage 1 | 260 Sq. Ft. | 260 Sq. Ft. | 520 Sq. Ft. |
| Total Frame | 1134 Sq. Ft. | 1194 Sq. Ft. | 2278 Sq. Ft. |
| Total Slab | 1134 Sq. Ft. | | 1134 Sq. Ft. |
| Unit 2 | 874 Sq. Ft. | 1194 Sq. Ft. | 2010 Sq. Ft. |
| Garage 2 | 260 Sq. Ft. | 260 Sq. Ft. | 520 Sq. Ft. |
| Total Frame | 1134 Sq. Ft. | 1194 Sq. Ft. | 2278 Sq. Ft. |
| Total Slab | 1134 Sq. Ft. | | 1134 Sq. Ft. |
| Unit 3 | 1275 Sq. Ft. | 1275 Sq. Ft. | 2550 Sq. Ft. |
| Garage 3 | 260 Sq. Ft. | 260 Sq. Ft. | 520 Sq. Ft. |
| Total Frame | 1275 Sq. Ft. | 1275 Sq. Ft. | 2550 Sq. Ft. |
| Total Slab | 1275 Sq. Ft. | | 1275 Sq. Ft. |

Overall Site Area Tabulations

Lot area: 4567 sf.
 Total Slab: 3553 sf.
 Total Driveway: 2271 sf.
 Total Impervious: 6405 sf.

Front Yard Area Tabulations

Lot area: 4567 sf.
 Front yard area: 520 sf.
 Vehicle use area: 140 sf = 26%

Site Legend



1 Architectural Site Plan

1/8" = 1'-0"



Legal Description
 367 EVEREST
 LOT 65, N.C.B. 11890
 SAN ANTONIO, TEXAS 78204
 LOT AREA: 0.22 ACRES

I, Juan Cruz, 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.

Plan Information:
 Drawn By: JV RB
 Project #: 1110
 Copyright: 2019

Revisions:

| | |
|---|--|
| 1 | |
| 2 | |

Issue Date:
 07-16-2019

Sheet Title & No.
 SITE PLAN

A1

Exhibit "A"