

ORDINANCE 2021-03-04 0145

**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 11, Lot 12 and Lot 13, Block 2, NCB 6481 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD" Residential Single-Family with Conditional Use for two (2) dwelling 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.

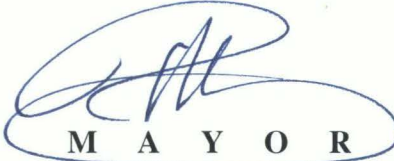
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**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

inspection. 2020-03-1505

**SECTION 4.** This ordinance shall become effective March 14, 2021.

**PASSED AND APPROVED** this 4<sup>th</sup> day of March 2021.



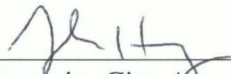
**M A Y O R**  
Ron Nirenberg

**ATTEST:**



\_\_\_\_\_  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Andrew Segovia, City Attorney  
*for*



# City of San Antonio

## City Council

March 04, 2021

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**Item: Z-1**

**File Number: 21-1802**

**Enactment Number:**

**2021-03-04-0145**

ZONING CASE Z-2020-10700122 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Denial. (Continued from February 18, 2021)

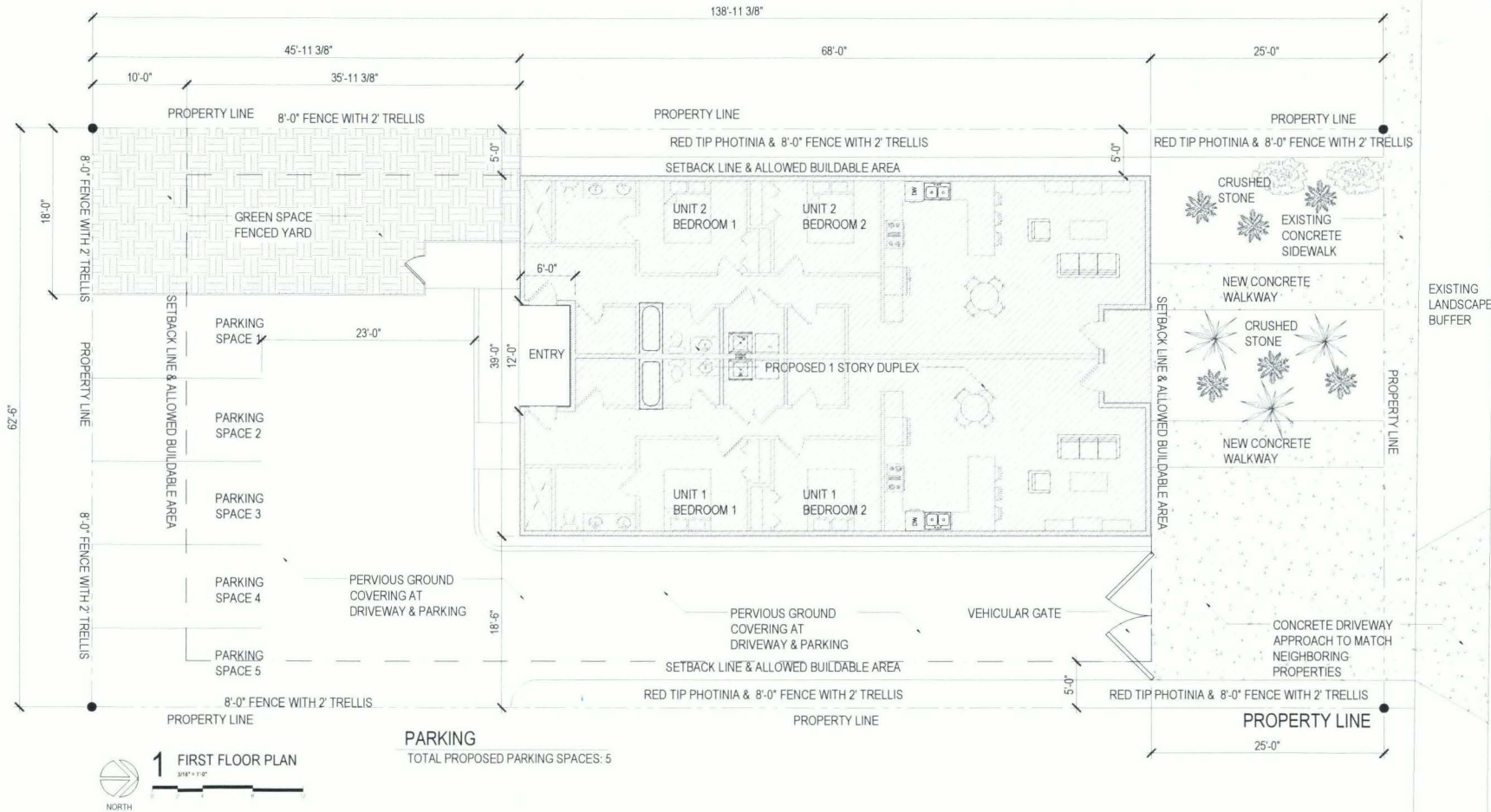
Councilmember Roberto C. Treviño made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Z2020-10700122 CD

Current zoning: "R-6"

Requested zoning: "R-6 CD" with a Conditional Use for two (2) dwelling units



PARKING  
TOTAL PROPOSED PARKING SPACES: 5

Exhibit "A"



DATE: 11/25/20  
 EXQUISITE DESIGN  
 1720 W LOOP 1584 S #1204  
 SAN ANTONIO, TEXAS 78202  
 TEL: 214-343-1118 FAX: 214-343-1119  
 WWW.EXQUISITEDESIGN.COM

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Mistletoe Duplex

1526 W Mistletoe  
San Antonio, TX 78201

Charles Riley

1526 W Mistletoe  
San Antonio, TX 78201

20-Mistletoe  
SCHEMATIC DESIGN

NO. 0445 04 NOVEMBER 2020

Site Plan

DATE: 25 November 2020

A1.01