

ORDINANCE 2020-02-20-0141

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 48 and Lot 49, Block 4, NCB 7490 from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use to allow 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.

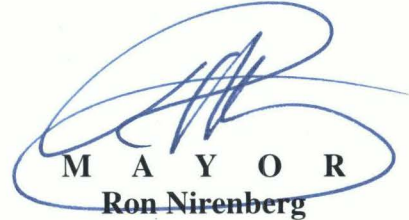
SG/lj
02/20/2020
Z-19

CASE NO. Z-2019-10700316 CD

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.

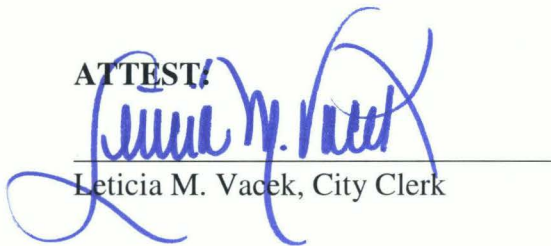
SECTION 6. This ordinance shall become effective March 1, 2020.

PASSED AND APPROVED this 20th day of February, 2020.




M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

For



City of San Antonio

City Council

February 20, 2020

Item: Z-19

Enactment Number:

File Number: 20-1598

2020-02-20-0141

ZONING CASE Z-2019-10700316 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 48 and Lot 49, Block 4, NCB 7490, located at 129 Dolores Avenue. Staff and Zoning Commission recommend Approval.

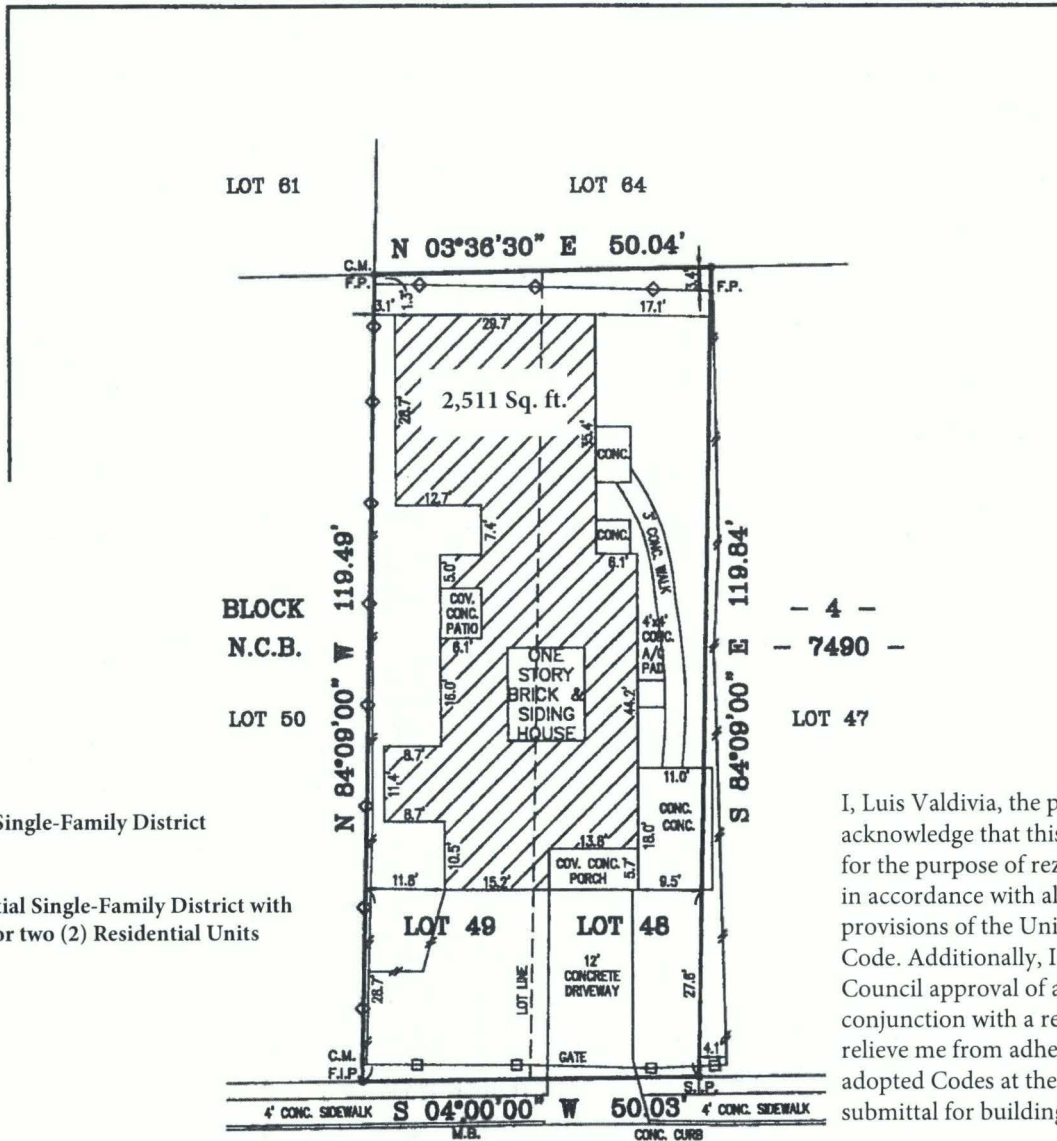
Councilmember Roberto C. Treviño made a motion to adopt. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales,
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Rocha Garcia

SG/lj
02/20/2020
Item No. Z-19

EXHIBIT “A”



From:
"R-5" Residential Single-Family District

To:
"R-5 CD" Residential Single-Family District with
Conditional Use for two (2) Residential Units

I, Luis Valdivia, 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.

DOLORES AVENUE

50' R.O.W.



SCALE : 1" = 20'

LEGEND

- F.I.P. : FOUND IRON PIN
- S.I.P. : SET 1/2" IRON PIN
- C.M. : CONTROLLING MONUMENT
- F.P. : EXISTING FENCE POST
- W.M. : WATER METER
- M.B. : BRICK MAIL BOX
- P.P. : POWER POLE
- : OVERHEAD POWER LINE
- : WOODEN FENCE
- : CHAIN LINK FENCE
- : WROUGHT IRON FENCE

STREET ADDRESS: 129 DOLORES AVENUE
 LOTS: 48 & 49 BLOCK: 4 N.C.B.: 7490
 SUBDIVISION: VILLA PRINCESA ADDITION
 PLAT RECORDS, VOLUME: 1625 PAGE(S): 295
 CITY: SAN ANTONIO, BEXAR COUNTY, TEXAS
 SURVEYED FOR: INDEPENDENCE TITLE
 G.F. NO.: 1943367-SHSA
 BUYER(S): LUIS VALDIVIA

NOTE:
BEARINGS ARE BASED ON THE RECORDED PLAT.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

THIS 25-TH DAY OF OCTOBER, 2019 A.D.

A. B. Shrestha

TEXAS ENGINEERING & SURVEYING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 www.TexasEngineeringSurveying.com
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 114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
 SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
 VOL 4457 PG 429 VOL _____ PG _____ VOL _____ PG _____
 VOL _____ PG _____ VOL _____ PG _____ VOL _____ PG _____