

ORDINANCE 2020-06-04-0377

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 1, Block 1, NCB 12878 from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District 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


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Z-5

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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 June 14, 2020.

PASSED AND APPROVED this 4th day of June, 2020.




M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney



City of San Antonio

City Council

June 04, 2020

Item: Z-5

Enactment Number:

File Number: 20-3320

2020-06-04-0377

ZONING CASE Z-2020-10700030 CD (Council District 2):Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for two (2) dwelling units on Lot 1, Block 1, NCB 12878, located at 110 Sapphire Drive. Staff and Zoning Commission recommend Approval.

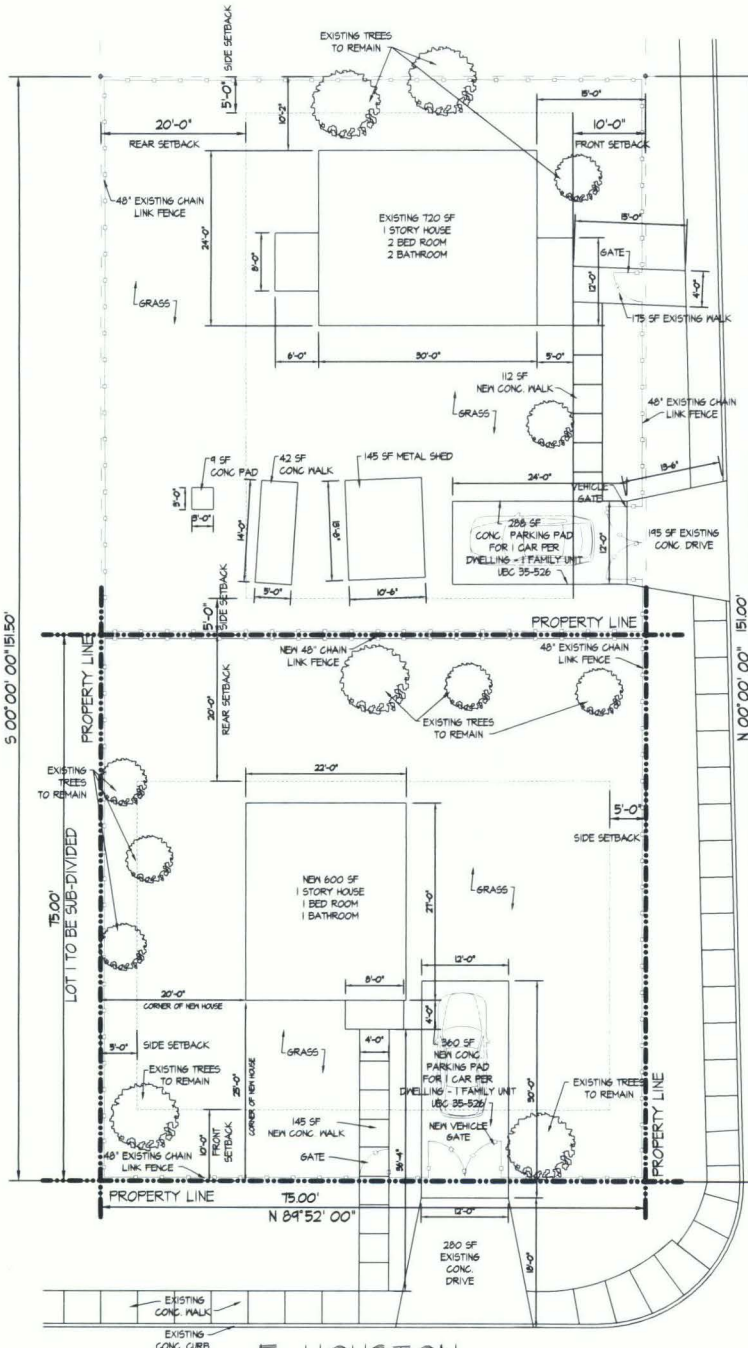
Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

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

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EXHIBIT “A”

Z-2020-10700030 CD



110 SAPPHIRE DRIVE
 SAN ANTONIO TX 78220
 0.2617 AC.
 NCB 12878
 BLK 1 LOT 1

ZONING CASE NUMBER: Z-2020-10700030

EXISTING ZONING: EXISTING R5

PROPOSED ZONING: R5 WITH CONDITIONAL USE FOR 2 RESIDENTIAL UNITS IN MEDIUM DENSITY.

THE INTENDED USE IF THE PROPERTY TO WHICH THE CURRENT PROPOSED IMPROVEMENTS RELATE THE OWNER INTENDS TO BUILD (2) SMALL ONE STORY 2 BEDROOM 1 BATH SINGLE FAMILY HOMES.

I RODNEY TAYLOR 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.


SAPPHIRE DRIVE
 50' ROW

E. HOUSTON



1 PLAN: SITE PLAN
 Scale: 1/16" = 1'-0"

Exhibit "A"

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| <p>SITE PLAN</p> <p>A-1.10</p> | <p>TAYLOR PROPERTY</p> <p>110 SAPPHIRE DRIVE SAN ANTONIO, TEXAS. 78220</p> |  <p>Dillard Architect Group 718 Rigby Avenue San Antonio, Texas (210) 531-0850 office (210) 531-0074 fax dillardarch@att.net</p> |
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