

**AN ORDINANCE 2016-01-28-0045**

**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, the Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 38, Block 2, NCB 10022 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 Professional Office.

**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. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 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 **Attachment "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.

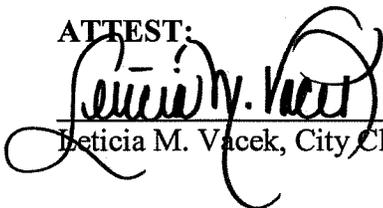
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective February 7, 2016.

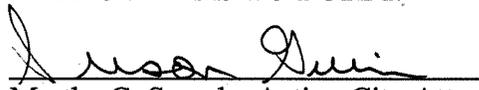
**PASSED AND APPROVED** this 28<sup>th</sup> day of January, 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Beticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
For Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-2 ( in consent vote: P-1, Z-1, Z-2, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, Z-21, Z-22 )</b>
<b>Date:</b>	01/28/2016
<b>Time:</b>	02:04:47 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE # Z2015153 CD (Council District 1): An 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 a Conditional Use for a Professional Office on Lot 38, Block 2, NCB 10022 located at 275 Cliffwood Drive. Staff and Zoning Commission recommend Approval.
<b>Result:</b>	Passed

<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

BACK	(MINIMUM)	REQUIRED WHERE ABUTTING
JNT	20	RESIDENTIAL ZONING OR USES
E	10	
NR	30	

**LANDSCAPE BUFFER**  
 TYPE "B" REQUIRED WHERE ABUTTING  
 RESIDENTIAL ZONING

**SCREEN**  
 SOLID SCREEN REQUIRED WHERE ABUTTING  
 SINGLE-FAMILY RESIDENTIAL USES (REDUCE TO 3'  
 IN ABUTTING THE FRONT YARD OF ANOTHER PROPERTY)

**SCREEN**  
 PRIVACY FENCE  
 (SEE DETAIL A1)

**R4 ZONING  
 CONDITIONAL USE**

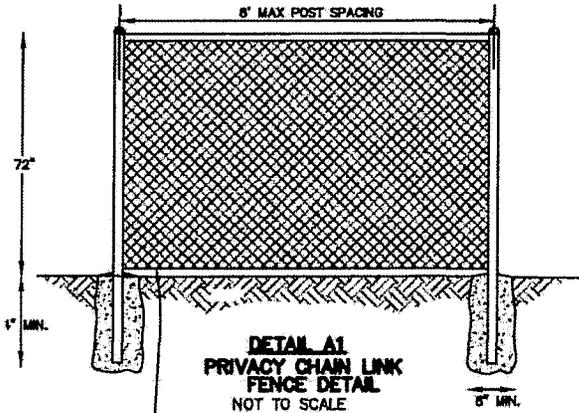
L. ANITA GOMEZ, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

0.171 ACRES OUT OF LOT 36  
 BLOCK 2, NCS 1022

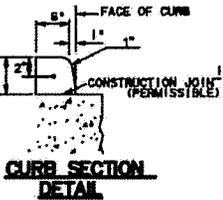
TOTAL PAVED AREA= 2,702.05 SQ.FT.

PARKING VEHICLE MIN 2

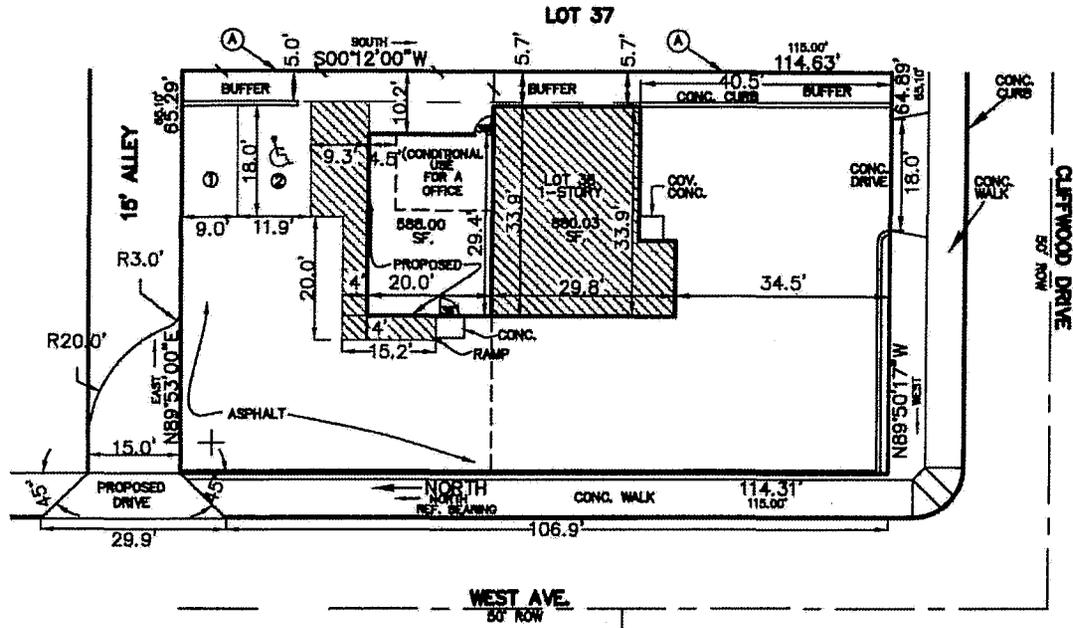
**PANEL DRAWING**



**DETAIL A1  
 PRIVACY CHAIN LINK  
 FENCE DETAIL  
 NOT TO SCALE**



**CURB SECTION  
 DETAIL**



**WEST AVE.  
 50' ROW**

**MONKEY DRIVE  
 50' ROW**

**SITE PLAN**



21000 STARCREST, SUITE 107  
 STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117  
 REGISTERED LAND SURVEYORS 210/481-2533 \* FAX: 210/481-2150  
 TYPE FIRM # F-184 WWW.SGCE.NET  
 TBPLS # 10005400

DATE: 11/17/2015

