

AN ORDINANCE 2018-04-19-0307

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 13, Block 2, NCB 8417 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 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 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.

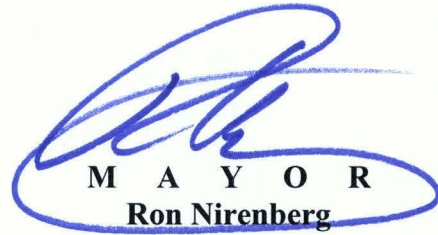
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
04/19/2018
Z-3

CASE NO. Z2018123 CD

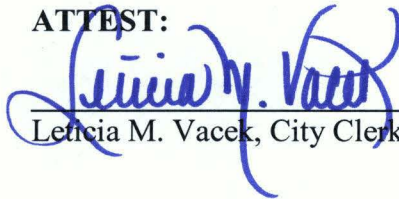
SECTION 6. This ordinance shall become effective April 29, 2018.

PASSED AND APPROVED this 19th day of April 2018.




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-3 (in consent vote: 29, P-1, Z-2, Z-3, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, Z-13, P-3, Z-14, Z-15, Z-16, Z-17)						
Date:	04/19/2018						
Time:	02:19:50 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018123 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 a Professional Office on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. 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	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6	x					
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

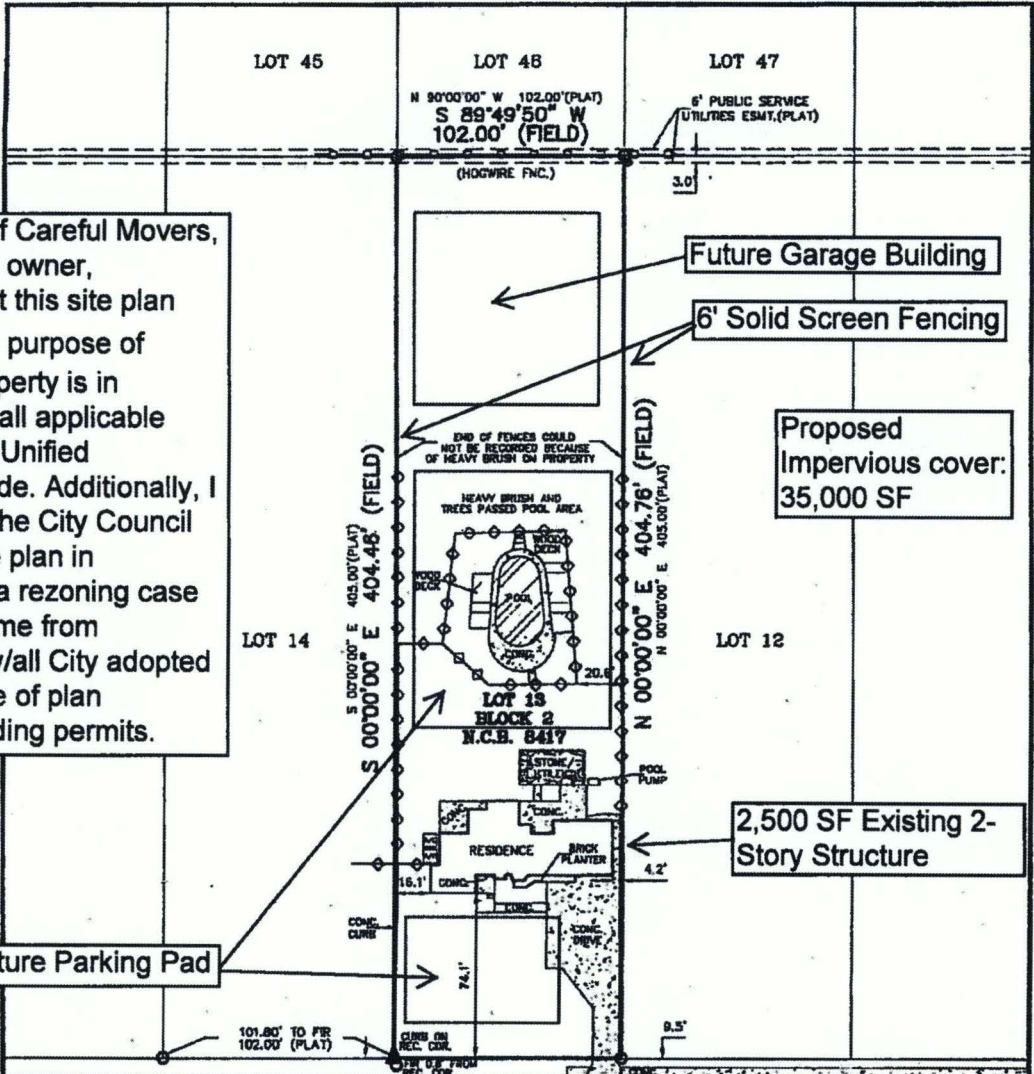
SG/lj
04/19/2018
Item No. Z-3

EXHIBIT "A"

22018123cd

Zoning Change from R-5 AHOD to R-5 CD AHOD with a Conditional District for Professional Office Uses

I, Dave Gomez of Careful Movers, Inc., 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 the 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.



Future Parking Pad

Future Garage Building

6' Solid Screen Fencing

Proposed Impervious cover: 35,000 SF

2,500 SF Existing 2-Story Structure



1" = 60' GRAPHIC SCALE

SHERWOOD

(50' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: SHERWOOD DRIVE)

AMENDED TO ADD TITLE COMMITMENT INFO ONLY
DRAWING AMENDED: NOVEMBER 20, 2017

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

NOTE: THE BEARINGS ARE AS PROTRACTED PER RECORDED PLAT NORTH ARROW REFERENCE.

BUYER: MONICA A. GOMEZ AND DAVID GOMEZ	ADDRESS: 232 SHERWOOD
TITLE COMPANY: CAPITAL TITLE	R.P. NO.: 17-327533-CV
LOT: 13	BLOCK: 2
SUBDIVISION: GREEN LAWN ESTATES	N.G.B.: B417
CITY: SAN ANTONIO	COUNTY: BEXAR
STATE: TEXAS	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 30th DAY OF OCTOBER 2017, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: G.F. JOB NO: 17-0157-001 FIELD WORK COMP.: OCTOBER 24, 2017

Exhibit "A"