

**AN ORDINANCE 2016-05-05-0327**

**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 0.113 acres of land out of NCB 1852 from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Duplex.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** 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.

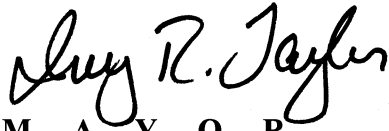
**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**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 May 15, 2016.

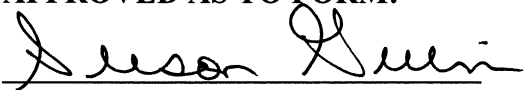
**PASSED AND APPROVED** this 5<sup>th</sup> day of May, 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
fa Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	<b>Z-3</b>						
<b>Date:</b>	05/05/2016						
<b>Time:</b>	02:23:40 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016109 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District to "R-4 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Duplex on 0.113 acres of land out of NCB 1852 located at 939 West Craig Place. 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				

**C&W**  
**Surveying**

P.O. Box 692202  
San Antonio, Texas 78269  
210-613-2097 210-690-8241 FAX

Z2016109

**METES AND BOUNDS DESCRIPTION OF**

A 0.113 acre tract, being all of Lot 32, and the east 13 feet of Lot 31, Block 44, N.C.B. 1852, Beacon Hill Addition, as shown on plat recorded in volume 105, page 172, Deed and Plat Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a ½" iron rod found at the southeast corner of Lot 32;
- THENCE** West a distance of 38.00 feet along the north right-of-way line of W. Craig Pl. (a 55.6' wide R.O.W.), to the southwest corner of the herein described tract;
- THENCE** North a distance of 130.00 feet across Lot 31 to north line of Lot and the south line of a 20' wide alley for the northwest corner of the herein described tract;
- THENCE** East a distance of 38.00 feet to a chain link fence post found at the northeast corner of Lot 32;
- THENCE** South a distance of 130.00 feet along the common line of Lot 32 and Lot 33 to the Point of Beginning, containing in all 0.113 acres or 4940 square feet of land.

I, Kevin Ray Wilson, hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision on March 22, 2016.

*Kevin Ray Wilson*

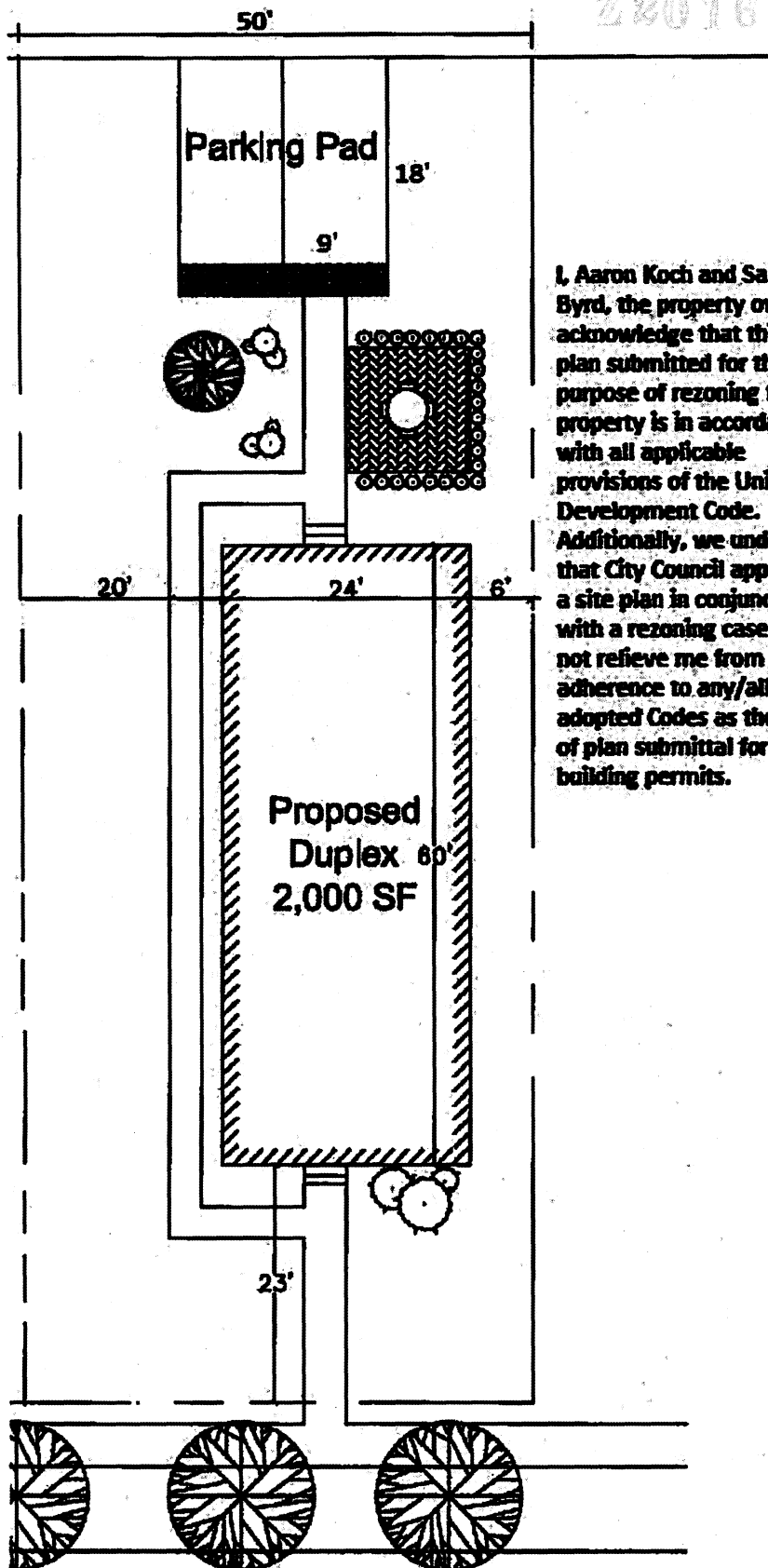
Kevin Ray Wilson,  
Registered Professional Land Surveyor  
No. 5787



ATTACHMENT "A"

# Alley

22016109



I, Aaron Koch and Sam Byrd, the property owners, 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, we 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 as the time of plan submittal for building permits.

Craig Place

ATTACHMENT "B"