

AN ORDINANCE 2013-12-19-0932

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 Lot 14, NCB 15628 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.


SECTION 3. The City Council approves this Specific Use Authorization 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 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.

SECTION 6. This ordinance shall become effective December 29, 2013.

PASSED AND APPROVED this 19th day of December 2013.

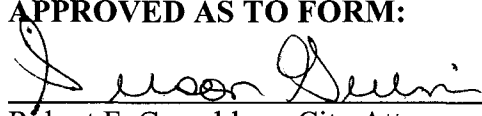

M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

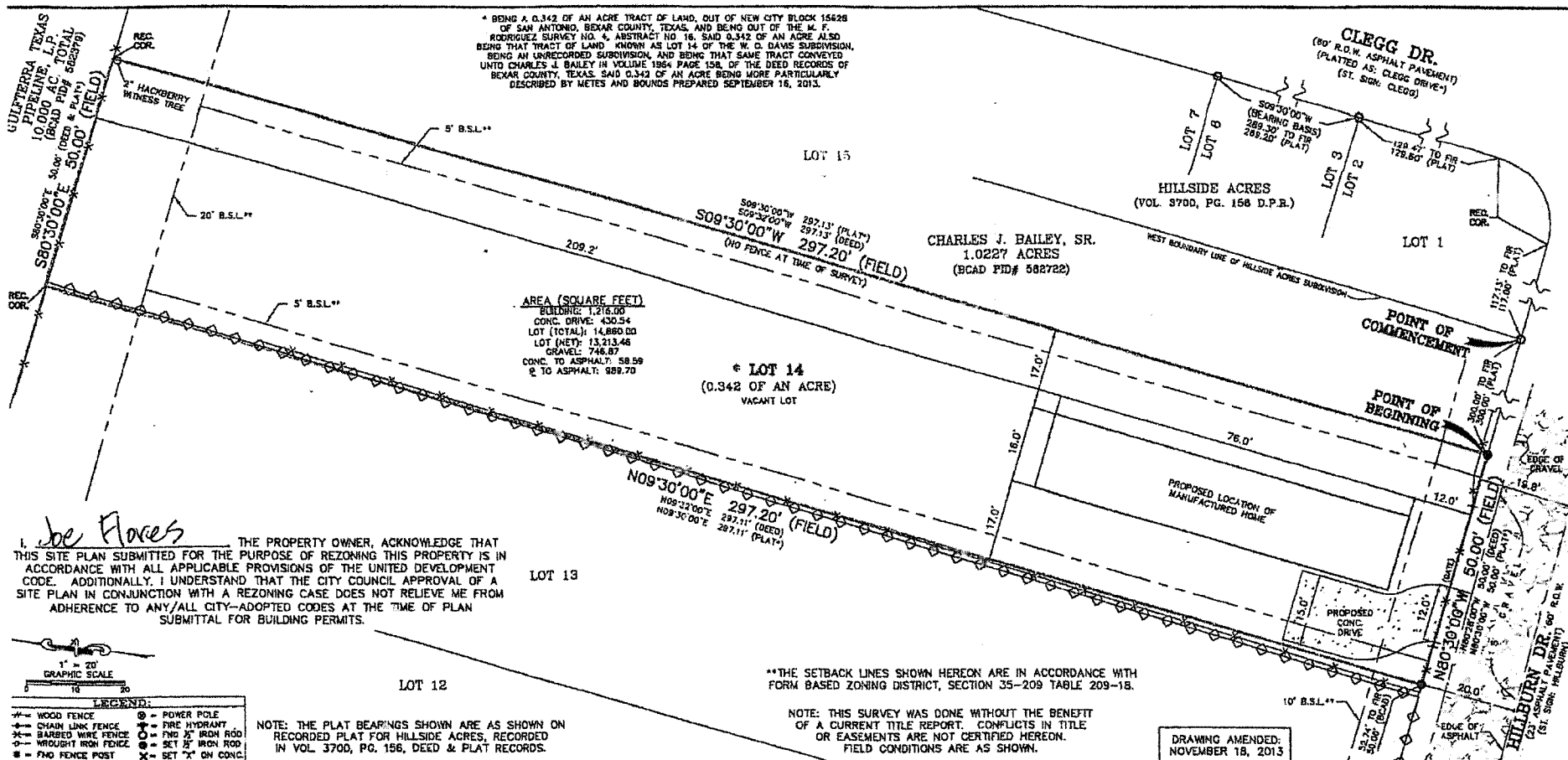


Robert F. Greenblum, City Attorney
For

Agenda Item:	Z-6 (in consent vote: Z-2, Z-3, Z-4, Z-6, Z-8, Z-9, Z-11, Z-12, Z-13, P-3, Z-16)
Date:	12/19/2013
Time:	02:11:26 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014005 S (District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 14, NCB 15628 located at 5323 Hillburn Drive. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x			x	
Ivy R. Taylor	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				
Carlton Soules	District 10		x				

* BEING A 0.342 OF AN ACRE TRACT OF LAND, OUT OF NEW CITY BLOCK 15628 OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE M. F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, SAID 0.342 OF AN ACRE ALSO BEING THAT TRACT OF LAND KNOWN AS LOT 14 OF THE W. O. DAVIS SUBDIVISION, BEING AN UNRECORDED SUBDIVISION, AND BEING THAT SAME TRACT CONVEYED UNTO CHARLES J. BAILEY IN VOLUME 1984 PAGE 158, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.342 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS PREPARED SEPTEMBER 18, 2013.



Joe Flores 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 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.

**THE SETBACK LINES SHOWN HEREON ARE IN ACCORDANCE WITH FORM BASED ZONING DISTRICT, SECTION 35-209 TABLE 209-18.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

DRAWING AMENDED: NOVEMBER 18, 2013

LEGEND

--- WOOD FENCE	⊙ POWER POLE
--- CHAIN LINK FENCE	⊙ FIRE HYDRANT
--- BARBED WIRE FENCE	⊙ 1" IRON ROD
--- WROUGHT IRON FENCE	⊙ SET 1/2" IRON ROD
--- FND FENCE POST	⊙ SET "X" ON CONC.

NOTE: THE PLAT BEARINGS SHOWN ARE AS SHOWN ON RECORDED PLAT FOR HILLSIDE ACRES, RECORDED IN VOL. 3700, PG. 156, DEED & PLAT RECORDS.

BUYER: JOE FLORES
 ADDRESS: 5323 HILLBURN DR.
 TITLE COMPANY: ~ G.F. NO.: ~
 LOT: * 14 (0.342 OF AN ACRE) BLOCK: ~ N.C.B.: 15628
 SUBDIVISION: W.O. DAVIS SUBDIVISION (AN UNRECORDED SUBDIVISION)
 CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS
 DEED RECORDED IN: VOLUME 1984 PAGE 158 DEED RECORDS OF BEXAR COUNTY, TEXAS
 THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)
 VOLUME 323 PAGE 528 DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME 3318 PAGE 323 DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME 3418 PAGE 324 DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME 3418 PAGE 318 DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
 VOLUME -- PAGE -- DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

SOUTH CENTRAL SURVEYORS
 OF TEXAS
 P.O. BOX 100442
 SAN ANTONIO, TEXAS 78201
 PHONE: 210-534-6700
 FAX: 210-534-9673
 DRAWN BY: A.M.S.

SITE PLAN EXHIBIT
 1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
 2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
 3. THIS PROPERTY IS CURRENTLY ZONED AS R-4 ACCORDING TO THE CITY OF SAN ANTONIO.

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 OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 2nd DAY OF OCTOBER 2013, A.D.
 PETER A. AGUIRRE, R.P.L.S. 5464
 DRAWN BY: A.M.S. JOB NO: 13-0179-002 FIELD WORK COMP: ~

2013 NOV 19 AM 9:21

RECEIVED DEVELOPMENT SERVICES