

AN ORDINANCE 2018-02-15-0137

**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 Lots 23 and 24, Block 5, NCB 11370 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Conditional Use for an Office/Warehouse.

**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

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inspection.

**SECTION 6.** This ordinance shall become effective February 25, 2018.

**PASSED AND APPROVED** this 15<sup>th</sup> day of February 2018.

*For* M A Y O R  
Ron Nirenberg

**ATTEST:**

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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

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*For* Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-20 ( in consent vote: 25, 26, P-1, Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-7, Z-8, P-3, Z-9, Z-10, P-4, Z-11, Z-16, Z-18, P-7, Z-20, Z-21, Z-22, Z-23, Z-24, Z-26, Z-28, P-9, Z-31, Z-32 )						
<b>Date:</b>	02/15/2018						
<b>Time:</b>	02:22:10 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018064 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18017)						
<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>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		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			x	
Clayton H. Perry	District 10		x				

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# **Exhibit “A”**

Z2018064 CD

(VOL. 2805, PG. 16)  
BLOCK 3, N.C.B. 11364  
LOT 25  
ZONED C-3R

S84°25'48.00"E 290.68'



LOT 1  
ZONED R6

LOT 24  
BLOCK 5  
ZONED R6

NORTH KELLY GARDENS  
(VOL. 2805, PG. 16)  
BLOCK 3, N.C.B. 11364

SW 34TH ST.  
(40' R.O.W.)

N5°51'47.00"E 300.00'

25 B.S.L.  
(VOL. 3115, PG. 324)

N.C.B. 11370

S5°51'47.00"W 300.00'

LOT 7  
ZONED R6



LOT 23  
BLOCK 5  
ZONED R6

BEECH ST.  
(50' R.O.W.)

N84°25'48.00"W 290.68'

GROWDON RD.  
(PUBLIC R.O.W.)

"I, Ramiro Reyes 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/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

**LEGAL DESCRIPTION OF THE LAND:**

LOTS 23 AND 24, IN BLOCK 5, NEW CITY BLOCK 11370, WEST GARDENDALE SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME PAGES 198-199, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



**SITE PLAN  
FOR  
LOTS 23 AND 24, BLOCK 5**  
2634 S.W. 34TH STREET

Exhibit "A"

SHEET NO. 1 OF 1