

ORDINANCE 2020-12-17-0947

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 1, Block G, NCB 1659 from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for three (3) Dwelling Units.

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 December 27, 2020.

PASSED AND APPROVED this 17th day of December, 2020.


M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



For **Andrew Segovia, City Attorney**



City of San Antonio

City Council

December 17, 2020

Item: Z-7

Enactment Number:

File Number: 20-7248

2020-12-17-0947

ZONING CASE Z-2020-10700201 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for three (3) Dwelling Units on Lot 1, Block G, NCB 1659, located at 732 North Pine Street. Staff and Zoning Commission recommend Approval.

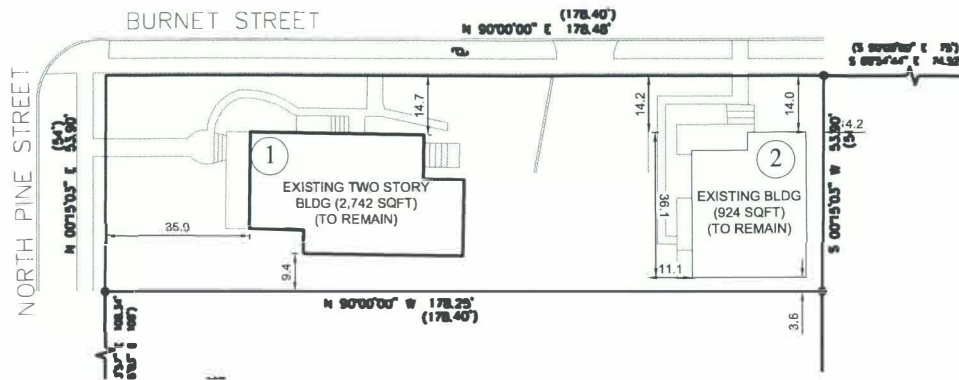
Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

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Exhibit “A”

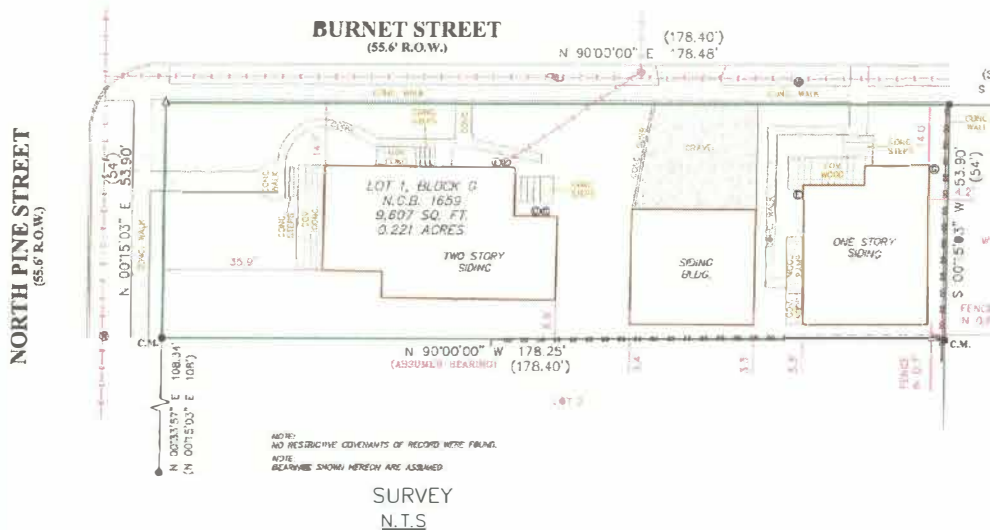
Proposed



CASE#: Z2020-10700201
CURRENT ZONING: RM-6
PROPOSED ZONING: R-4 CD WITH CONDITION 3 DWELLING UNITS

BLDG-1	2 UNITS (TWO STORY)
UNT-1	1371 SQFT
UNT-2	1371 SQFT
BLDG-2	1 UNIT (ONE STORY)
UNT-1	973 SQFT

Existing



☐ The following statement: "I, ADEEL RIAZ, 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."

Exhibit "A"

DATE	REVISIONS	RAO'S CONSULTING ENGINEERS	PRELIMINARY SITE PLAN	Sheet
		RCE	732 NORTH PINE ST	EX-1
		P.O. BOX. 592991 SAN ANTONIO TX 78258	SAN ANTONIO	of 1
		TXPE FIRM#17655 PHONE: 210.549.7557, www.raoengineering.com		