

AN ORDINANCE 2017-08-17-0587

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 on the West 45 feet of Lot 33, Block 1, NCB 3855 from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Two 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

SG/lj
08/17/2017
Z-9

CASE NO. Z2017187 CD


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 the 27th day of August 2017.

PASSED AND APPROVED this 17th day of August 2017.


M A Y O R
for Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

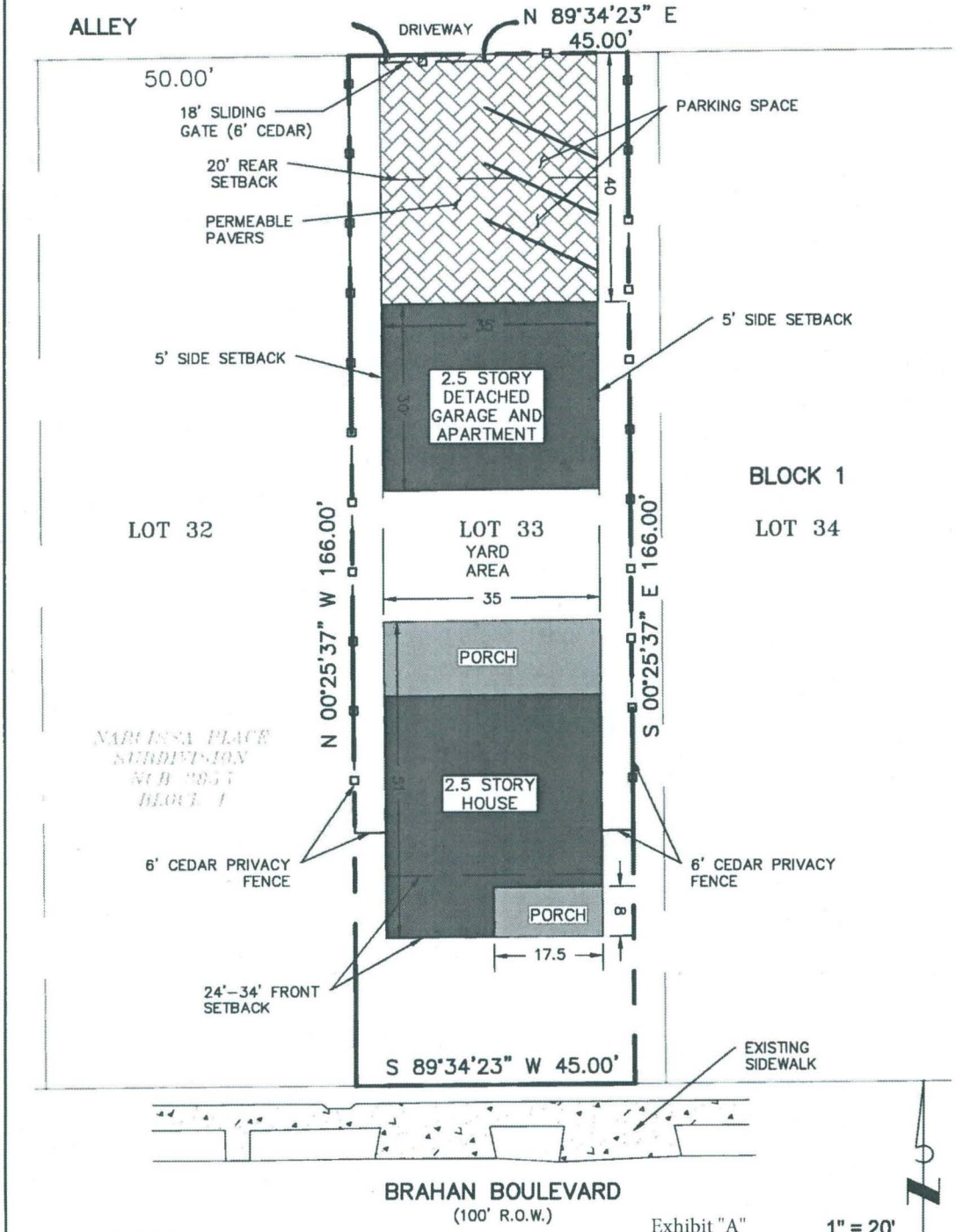
Agenda Item:	Z-9 (in consent vote: Z-2, P-1, Z-4, Z-5, Z-6, Z-7, Z-9, Z-11, Z-12, Z-14, Z-15, Z-19, Z-21, Z-22)						
Date:	08/17/2017						
Time:	02:13:31 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017187 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Two Dwelling Units on the West 45 feet of Lot 33, Block 1, NCB 3855, located at 359 Brahan Boulevard. 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				
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			x	
Clayton H. Perry	District 10		x				

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Exhibit "A"

SITE PLAN EXHIBIT Z2017187

OF
A 7,470 SF TRACT OF LAND, BEING THE WEST 45 FEET OF LOT 33, BLOCK 1, NEW CITY BLOCK 3855, NARCISSA PLACE, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



LEGEND

- BOUNDARY LINE
- - - SETBACK LINE
- LOT LINE
- - □ PROPOSED FENCE

- REFERENCES:**
- DEED: VOL. 10607, PG. 1387, OPR
 - VOL. 5375, PG. 877, OPR
 - PLAT: VOL. 105, PG. 273, PR

Exhibit "A"

1" = 20'

Prepared for:
Dustin Titzman

BEARINGS ON THIS PLAN ARE DETERMINED FROM GNSS OBSERVATION, TEXAS COORDINATE SYSTEM, NAD 83, TAKEN AT TIME OF SURVEY

"THIS DOCUMENT IS RELEASED FOR EXHIBIT PURPOSES" UNDER THE AUTHORIZATION OF BRADLEY A. KOETHER, P.E. #105048.

I, Dustin Titzman, 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.



Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FROM 101012-00

830.281.4060

PO BOX 172 PLEASANTON, TX 78064

Date Revised : AUG 2, 2017
Job No. 17-1397A