

ORDINANCE 2020-10-01-0713

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 7 and Lot 9, Block E, NCB 646 from "NC HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District to "NC S HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District with a Specific Use Authorization for a Medical Clinic.

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 **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

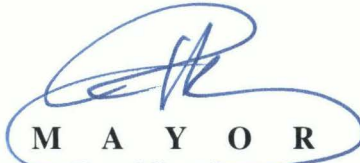
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10/01/2020
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in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective October 11, 2020.

PASSED AND APPROVED this 1st day of October, 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
October 1, 2020

Item: Z-2

Enactment Number:
2020-10-01-0713

| NAME | MOTION | SECOND | ABSTAIN | AYE | NAY | ABSENT |
|--|--------|--------|---------|-----|-----|--------|
| Roberto Treviño Council District 1 | | | | √ | | |
| Jada Andrews-Sullivan Council District 2 | | | | √ | | |
| Rebecca Viagran Council District 3 | | | | √ | | |
| Adriana Rocha Garcia Council District 4 | | | | √ | | |
| Shirley Gonzales Council District 5 | | | | √ | | |
| Melissa Cabello Havrda Council District 6 | | | | √ | | |
| Ana Sandoval Council District 7 | | | | √ | | |
| Manny Pelaez Council District 8 | | | | √ | | |
| John Courage Council District 9 | √ | | | √ | | |
| Clayton Perry Council District 10 | | √ | | √ | | |
| Ron Nirenberg Mayor | | | | √ | | |

Comments:

SG
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Exhibit “A”

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812 S Hackberry Property Description:

Built: 1940

Medical Office Space 1,700 sqft

Building FAR: 0.33

Land Acres: 0.22 AC

Conditional Use for Medical Office

Property Subtype: Loft/Creative Space

Building Size: 3,156 Sqft, 2 stories, existing building

Building Class: C

Parking: 17 Spaces (5.39 Spaces per 1,000 SF Leased)

Street Parking: None

Current Zoning: "NC" Requested Zoning: "NC S"

I, Melissa A. Walker, D.O., 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.

Melissa A. Walker

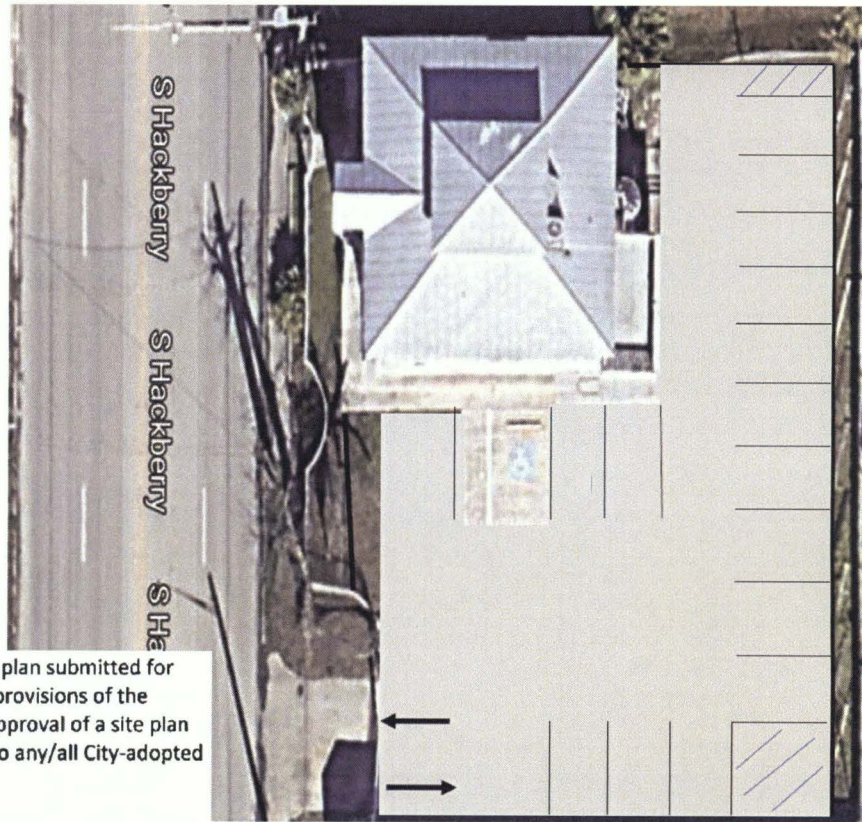


Exhibit "A"