

ORDINANCE 2019-12-05-1016

**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 19, Block 2, NCB 3067 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family 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

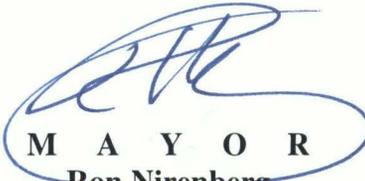
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12/05/2019  
# Z-16

CASE NO. Z-2019-10700234 CD

inspection.

**SECTION 6.** This ordinance shall become effective December 15, 2019.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December, 2019.



**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**



Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



For Andrew Segovia, City Attorney

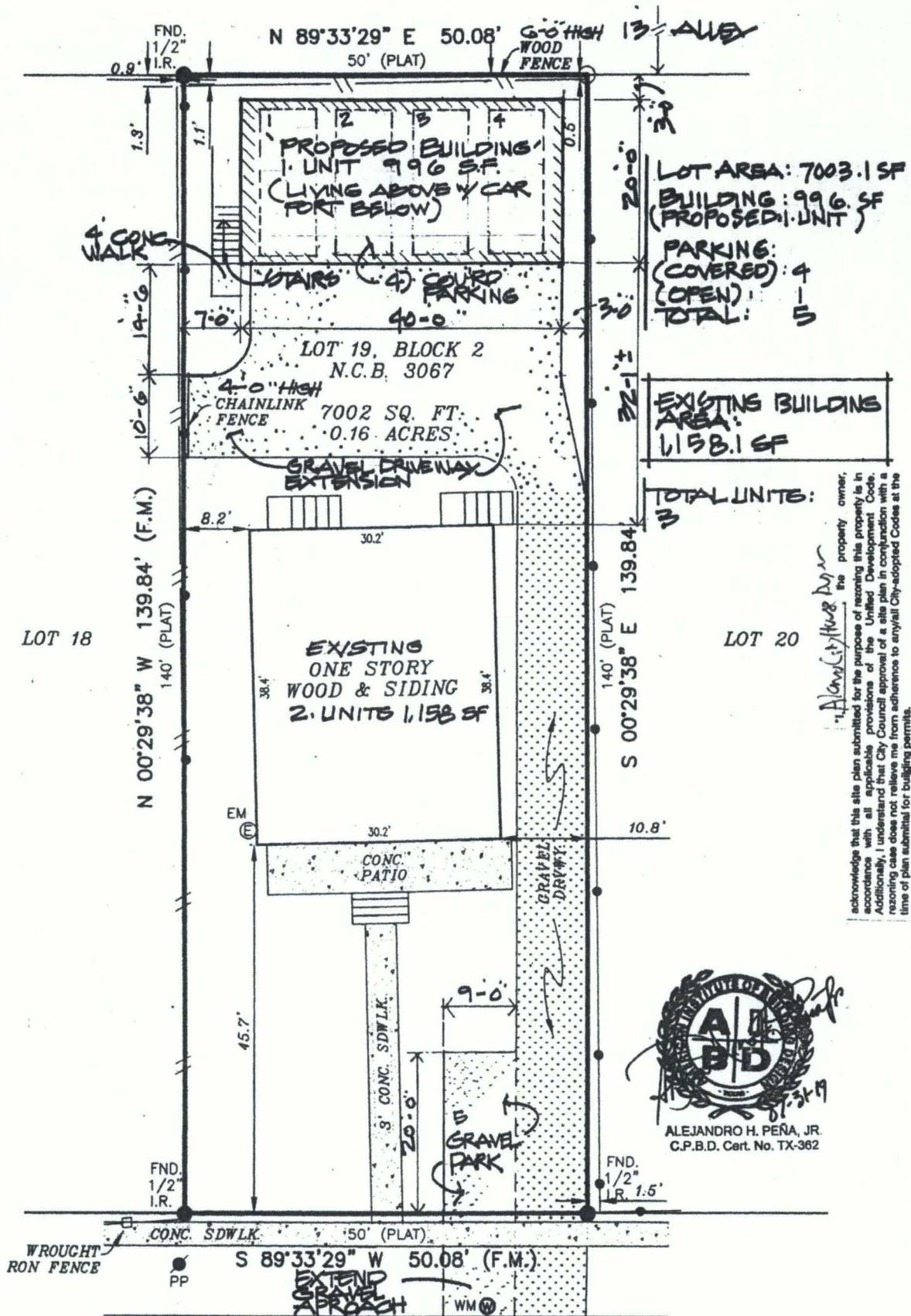
<b>Agenda Item:</b>	Z-16 ( in consent vote: Z-3, Z-4, Z-5, Z-8, P-2, Z-9, Z-10, P-3, Z-11, Z-13, P-4, Z-14, Z-15, Z-16, P-5, Z-17, Z-20, Z-21, P-7, Z-22, Z-24 )
<b>Date:</b>	12/05/2019
<b>Time:</b>	02:16:27 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700234 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three (3) Dwelling Units on Lot 19, Block 2, NCB 3067, located at 231 Chicago Boulevard. Staff and Zoning Commission recommend Approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

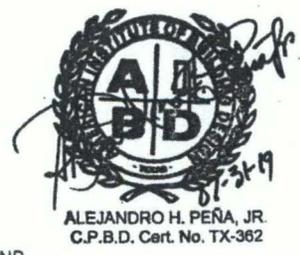
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# EXHIBIT "A"

Z2019-10700234 CD



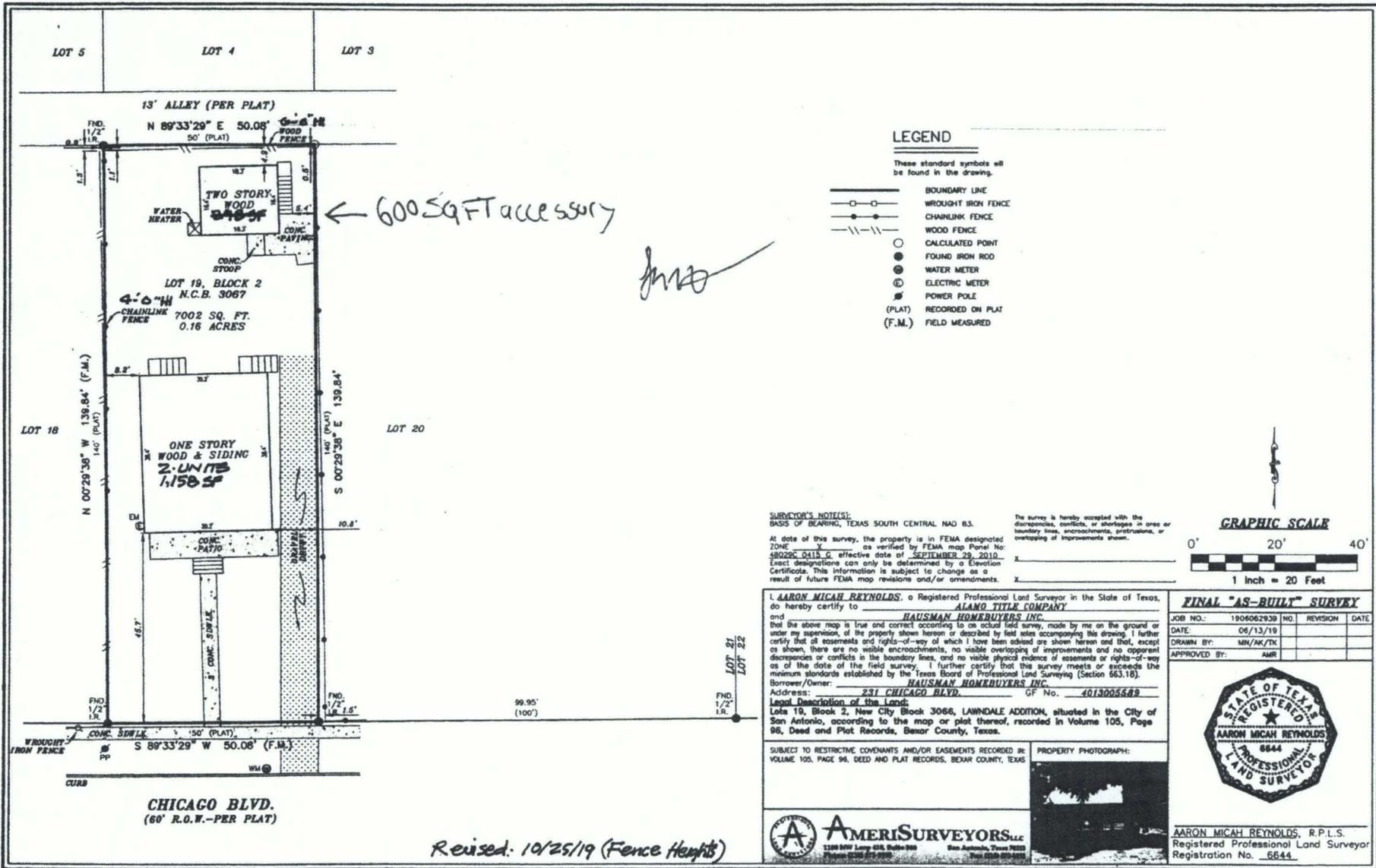
I, *Alejandro H. Peña, Jr.* the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submitted for building permits.



*Info*  
 Lazar Hausman, President Alamo City Homebuyers, Inc.  
 Formerly Hausman Homebuyers, Inc.

CURB **SITE PLAN / SC: 3/32" = 1'-0"**  
**23/CHICAGO BLVD.**  
 (60' R.O.W. - PER PLAT)  
**HAUSMAN HOMEBUYERS INC.** REVISED: 10/25/19  
 (PARKING)

Current Zoning: "R-4"  
 Requested Zoning: "R-4 CD" w/ a Conditional Use for three (3) dwelling units



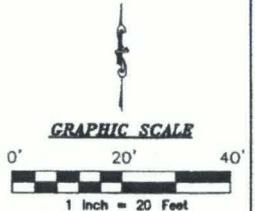
**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - WROUGHT IRON FENCE
  - CHAINLINK FENCE
  - ||—||— WOOD FENCE
  - CALCULATED POINT
  - FOUND IRON ROD
  - ⊙ WATER METER
  - ⊙ ELECTRIC METER
  - ⊙ POWER POLE
  - ⊙ (PLAT) RECORDED ON PLAT
  - (F.M.) FIELD MEASURED

**SURVEYOR'S NOTE(S):**

BASES OF BEARING, TEXAS SOUTH CENTRAL NAD 83. The survey is hereby accepted with the discrepancies, omissions, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Parcel No. 480226 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.



I, **AARON MICAH REYNOLDS**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **HAUSMAN HOMEBUYERS INC.** that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 563.16).

Borrower/Owner: **HAUSMAN HOMEBUYERS INC.**  
 Address: **231 CHICAGO BLVD.** CF No. **4013005549**  
 Legal Description of the Land:  
 Lots 19, Block 2, New City Block 3066, LAWDALE ADDITION, situated in the City of San Antonio, according to the map or plat thereof, recorded in Volume 105, Page 96, Deed and Plat Records, Bexar County, Texas.

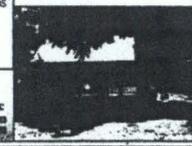
**FINAL "AS-BUILT" SURVEY**

JOB NO.:	NO.	REVISION	DATE
1906062939			
DATE:	06/13/19		
DRAWN BY:	MN/AK/TK		
APPROVED BY:	AMR		



SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 96, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**AMERISURVEYORS LLC**  
 1330 NEW Loop 455, Suite 900 San Antonio, Texas 78203  
 Phone: (210) 475-9700 Fax: (210) 475-9700

**AARON MICAH REYNOLDS, R.P.L.S.**  
 Registered Professional Land Surveyor  
 Registration No. 6644

Revised: 10/25/19 (Fence Heights)