

AN ORDINANCE 2018-04-19-0308

**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 5, Block 1, NCB 13758 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Noncommercial Parking Lot.

**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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Maintain a solid screen fence along the side property lines.
- B. Provide a 10-foot landscape buffer along the frontage of Roundtree Lane.
- C. Downward-facing lighting.

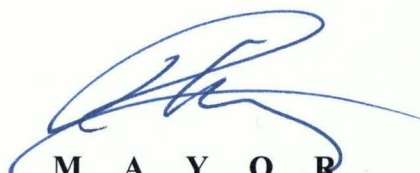
**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

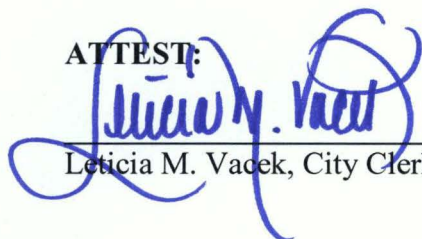
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

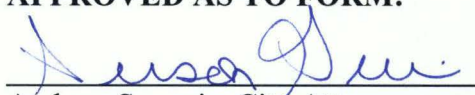
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective April 29, 2018.

**PASSED AND APPROVED** this 19<sup>th</sup> day of April 2018.

  
**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>	<b>Z-4</b>						
<b>Date:</b>	04/19/2018						
<b>Time:</b>	02:20:54 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2018116 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 5, Block 1, NCB 13758, located at 114 Roundtree Lane. Staff and Zoning Commission recommend Denial.						
<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				
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				

ROUNDTREE LANE

Z2018116 CD

14' EXISTING DRIVEWAY APPROACH  
55' PROPERTY LANE

25' BUILDING SETBACK

114 ROUNDTREE LANE  
LOT 5  
(0.176 ACRES)

ALL SURFACE AREA IS  
#2 ROAD BASE ATGCRBATE

I, Rogelio Ibarra, the property owner, acknowledge that this site plan submitted for the purpose of recording 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 recording case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submitted for building permits.

10' UTILITY EASEMENT

55' PROPERTY LINE  
(NO FENCE LINE)

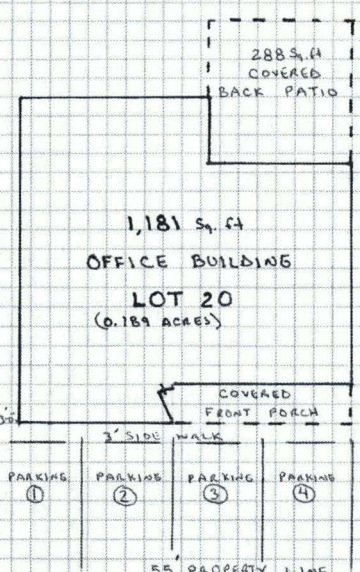
10' UTILITY EASEMENT

140' PRIVACY METAL FENCE

140' PRIVACY WOOD FENCE

150' PRIVACY METAL FENCE

150' PRIVACY WOOD FENCE



PRIVATE DRIVEWAY

RANDOLPH BLVD

Exhibit "A"