

AN ORDINANCE 2018-04-05-0253

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 66B, Block B, NCB 11507 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) Residential 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

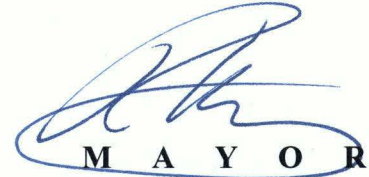
SG/lj  
04/05/2018  
# Z-27

CASE NO. Z2018088 CD

inspection.

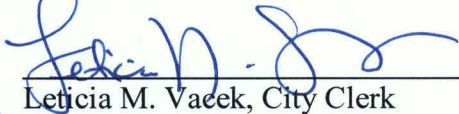
**SECTION 6.** This ordinance shall become effective April 15, 2018.

**PASSED AND APPROVED** this 5<sup>th</sup> day of April 2018.

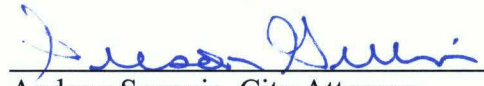


**M A Y O R**  
Ron Nirenberg

**ATTEST:**

*for*   
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

*for*   
\_\_\_\_\_  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-27</b>						
<b>Date:</b>	04/05/2018						
<b>Time:</b>	02:57:28 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018088 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on Lot 66B, Block B, NCB 11507, located at 211 West Cheryl Drive. Staff and Zoning Commission recommend Denial with an Alternate Recommendation.						
<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				
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			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

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# **Exhibit “A”**

Z2018088 CD

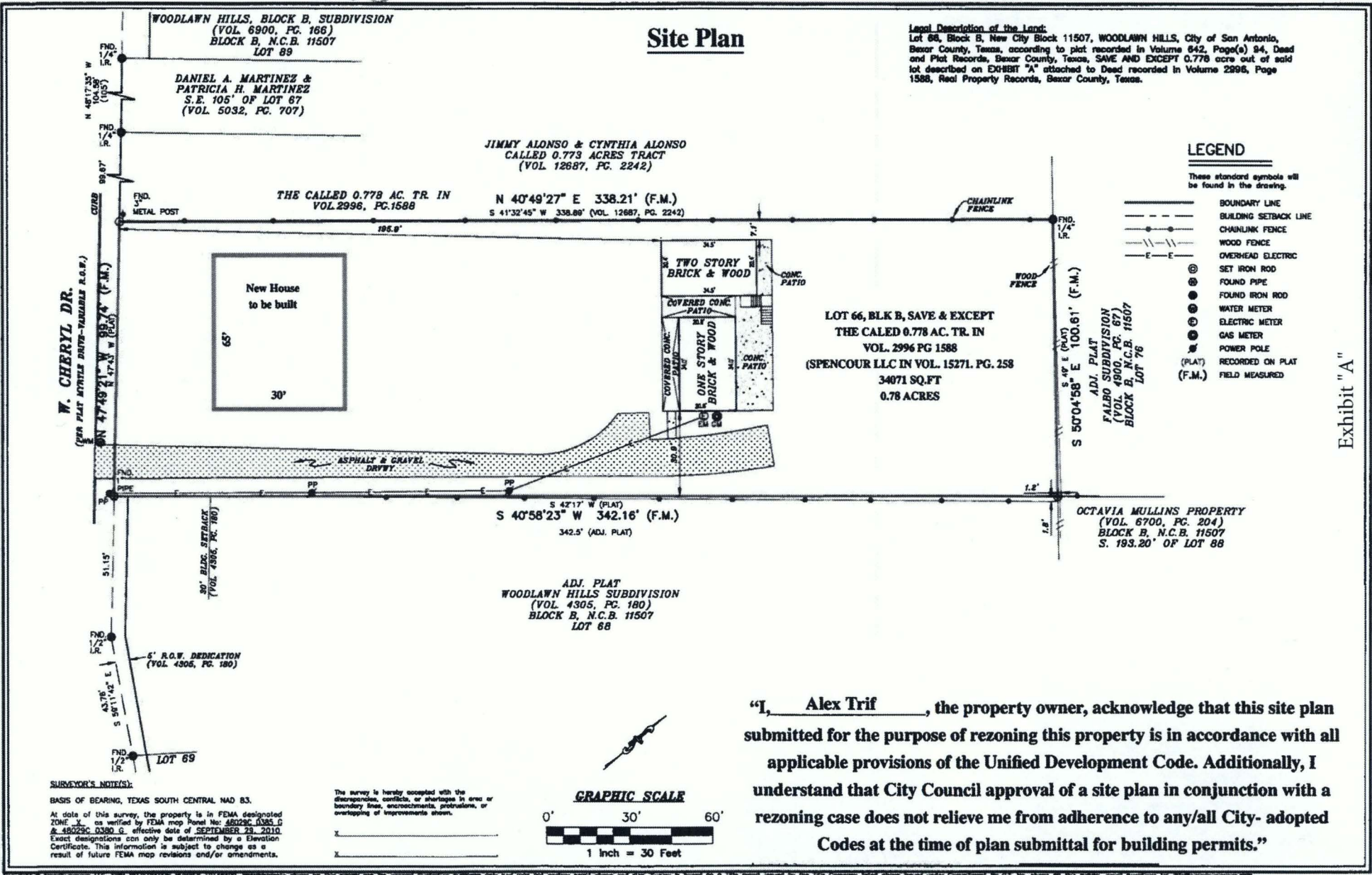
# Site Plan

**Legal Description of the Land:**  
 Lot 66, Block B, New City Block 11507, WOODLAWN HILLS, City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 642, Page(s) 84, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT 0.778 acre out of said lot described on EXHIBIT "A" attached to Deed recorded in Volume 2996, Page 1588, Real Property Records, Bexar County, Texas.

## LEGEND

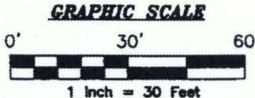
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - - - BUILDING SETBACK LINE
  - - - CHAINLINK FENCE
  - WOOD FENCE
  - - - OVERHEAD ELECTRIC
  - ⊙ SET IRON ROD
  - ⊙ FOUND PIPE
  - ⊙ FOUND IRON ROD
  - ⊙ WATER METER
  - ⊙ ELECTRIC METER
  - ⊙ GAS METER
  - ⊙ POWER POLE
  - (PLAT) RECORDED ON PLAT
  - (F.M.) FIELD MEASURED

Exhibit "A"



**SURVEYOR'S NOTE(S):**  
 BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.  
 At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No. 48029C, 4305 D & 48029C, 0380 G, effective date of SEPTEMBER 23, 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.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



"I, Alex Trif, 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."

Copyright © 2010 Surveyors LLC. 1984 REC-15970004 NUMBER 101749000. Representations shown on this survey are for general information purposes only and may not portray exact shapes and sizes. Survey is based on a 1984 report issued by the Title Company listed above based under Commitment No./of No. shown on this survey. Email: Questions to: WIGGINS@SURVEYORS.COM