

ORDINANCE 2021-03-04-0159

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 the east 32 feet of Lot 3, Block 4, NCB 2866 from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home.

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.

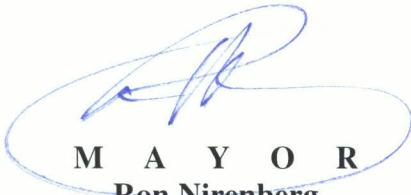
SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 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 March 14, 2021.

PASSED AND APPROVED this 4th day of March, 2021.



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

March 04, 2021

Item: Z-13

File Number: 21-1818

Enactment Number:

2021-03-04-0159

ZONING CASE Z-2020-10700275 S (Council District 5) Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on the east 32 feet of Lot 3, Block 4, NCB 2866, located at 206 East Lubbock Street. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
03/04/2021
Item No. Z-13

Exhibit “A”

SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY NORT INSURANCE COMPANY ISSUED DECEMBER 14, 2018, G.F. NO. NTX-1300627. NONE NOTED

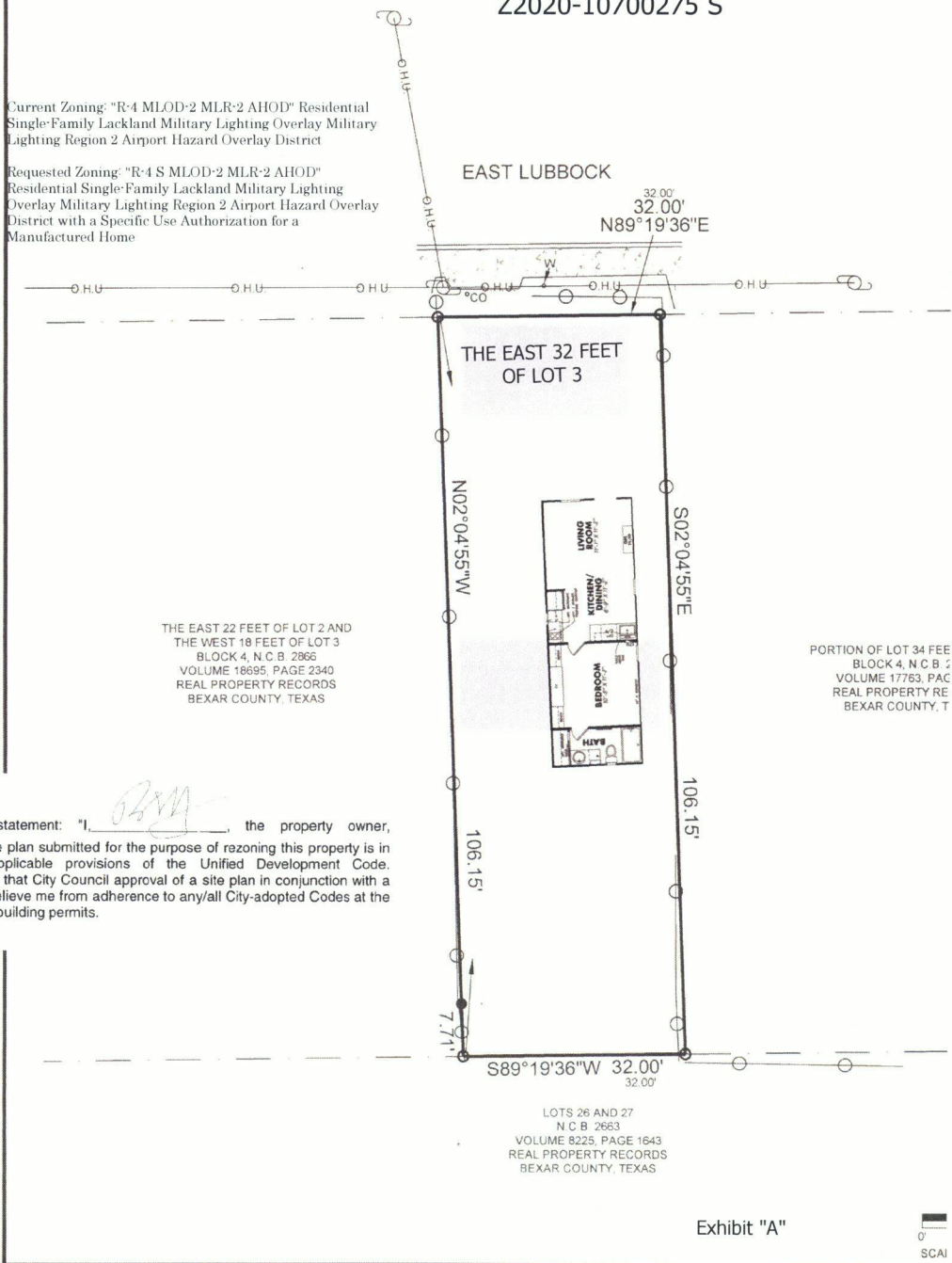
NOTES:

1. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION
2. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)
3. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION

Z2020-10700275 S

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home



7. The following statement: "I, Blayne Scott Tucker, 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.

Exhibit "A"



SURVEY OF: THE EAST THIRTY-TWO (E. 32) FEET OF LOT THREE (3), BLOCK FOUR (4), NEW CITY BLOCK TWENTY-EIGHT HUNDRED SIXTY-SIX (2866), IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS 206 EAST LUBBOCK, SAN ANTONIO, TEXAS
 JOB NO. 701-290
 CERTIFIED TO: BLAYNE SCOTT TUCKER
 NORTH AMERICAN TITLE INSURANCE COMPANY

| RECORD INFORMATION | |
|------------------------|---|
| N89°27'41"E 65.00' | —○— CHAIN LINK FENCE |
| AS MEASURED IN FIELD | ○ 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS" |
| S33°29'20"W 161.24' | □ CONCRETE |
| | ○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) |
| | ○ UTILITY POLE |
| | O.H.U. OVERHEAD UTILITY (VOLUME/PAGE) W - WATER METER |

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE REPRESENTATION OF THE PROPERTY HEREON DESCRIBED, AND THAT THIS SURVEY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CE THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION.



MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
 (210) 646-1199 Fax (210) 646-0107 www.mbcengineers.com

[Signature]
 JOEL CHRISTIAN JOHNSON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR