

**AN ORDINANCE 2017-05-18-0364**

**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 31, NCB 2585, located at 307 Lone Star Boulevard from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex.

**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 inspection.

**SECTION 6.** This ordinance shall become effective the 28<sup>th</sup> day of May 2017.

**PASSED AND APPROVED** this 18<sup>th</sup> day of May 2017.

M A Y O R  
Ivy R. Taylor

ATTEST:

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

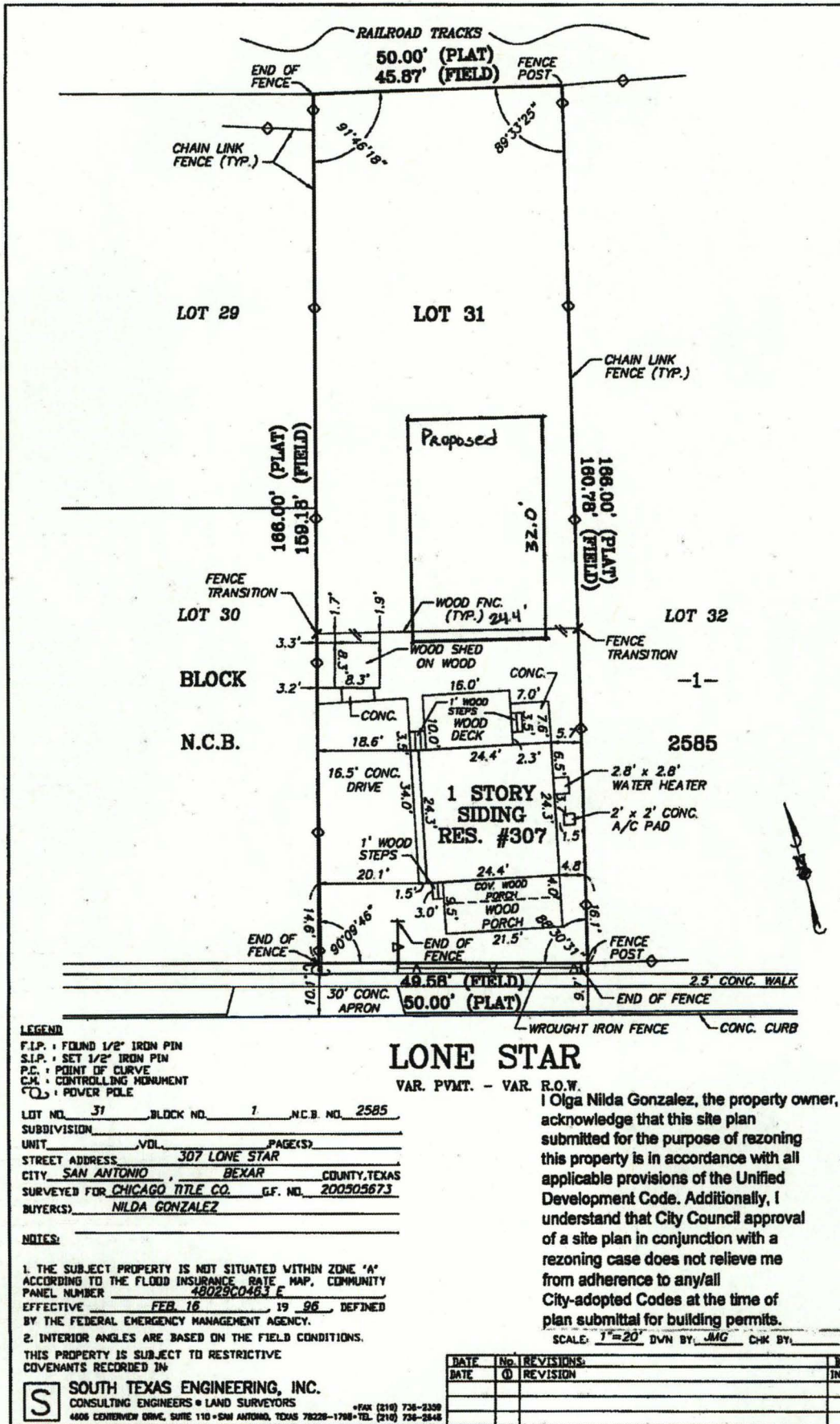
APPROVED AS TO FORM:

  
\_\_\_\_\_  
For Andrew Segovia, City Attorney



<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-2, Z-8, Z-9, Z-11, P-3, Z-12, P-4, Z-13, P-5, Z-14, Z-15, Z-16, Z-18, P-6 )</b>						
<b>Date:</b>	05/18/2017						
<b>Time:</b>	02:06:04 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017094 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 31, NCB 2585, located at 307 Lone Star Boulevard. Staff and Zoning Commission recommend Approval.						
<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>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2017084



LEGEND

F.I.P. = FOUND 1/2" IRON PIN  
S.I.P. = SET 1/2" IRON PIN  
P.C. = POINT OF CURVE  
C.M. = CONTROLLING MONUMENT  
C.P. = POWER POLE

LOT NO. 31 BLOCK NO. 7 N.C.B. NO. 2585  
SUBDIVISION \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE(S) \_\_\_\_\_  
UNIT \_\_\_\_\_  
STREET ADDRESS 307 LONE STAR  
CITY SAN ANTONIO BEXAR COUNTY, TEXAS  
SURVEYED FOR CHICAGO TITLE CO. G.F. NO. 200505673  
BUYER(S) NILDA GONZALEZ

NOTES:

1. THE SUBJECT PROPERTY IS NOT SITUATED WITHIN ZONE 'A' ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48029C0463 F EFFECTIVE FEB. 16, 1996 DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. INTERIOR ANGLES ARE BASED ON THE FIELD CONDITIONS. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

**S** SOUTH TEXAS ENGINEERING, INC.  
CONSULTING ENGINEERS • LAND SURVEYORS  
4606 CENTERVIEW DRIVE, SUITE 110 • SAN ANTONIO, TEXAS 78228-1788 • TEL. (210) 736-2546

LONE STAR

VAR. PVMT. - VAR. R.O.W.

I Olga Nilda Gonzalez, 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.

SCALE: 1"=20' DWN BY: JMG CHK BY:

DATE	NO.	REVISIONS	BY
	1	REVISION	INIT

Exhibit "A"