

AN ORDINANCE 2017-08-03-0537

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 5, NCB 1997, located at 1511 West Ashby Place from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Fourplex.

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
08/03/2017
Z-5

CASE NO. Z2017157 CD

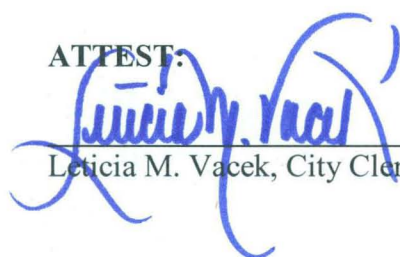
inspection.

SECTION 6. This ordinance shall become effective the 13th day of August 2017.

PASSED AND APPROVED this 3rd day of August 2017.


M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-5						
Date:	08/03/2017						
Time:	02:12:26 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017157 CD (Council District 1): An 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 Conditional Use for a Fourplex on Lot 19, Block 5, NCB 1997, located at 1511 West Ashby Place. Staff recommends Denial. Zoning Commission recommends Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			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				
Clayton H. Perry	District 10		x				

SG/lj
08/03/2017
Item No. Z-5

Exhibit “A”

Z2017157



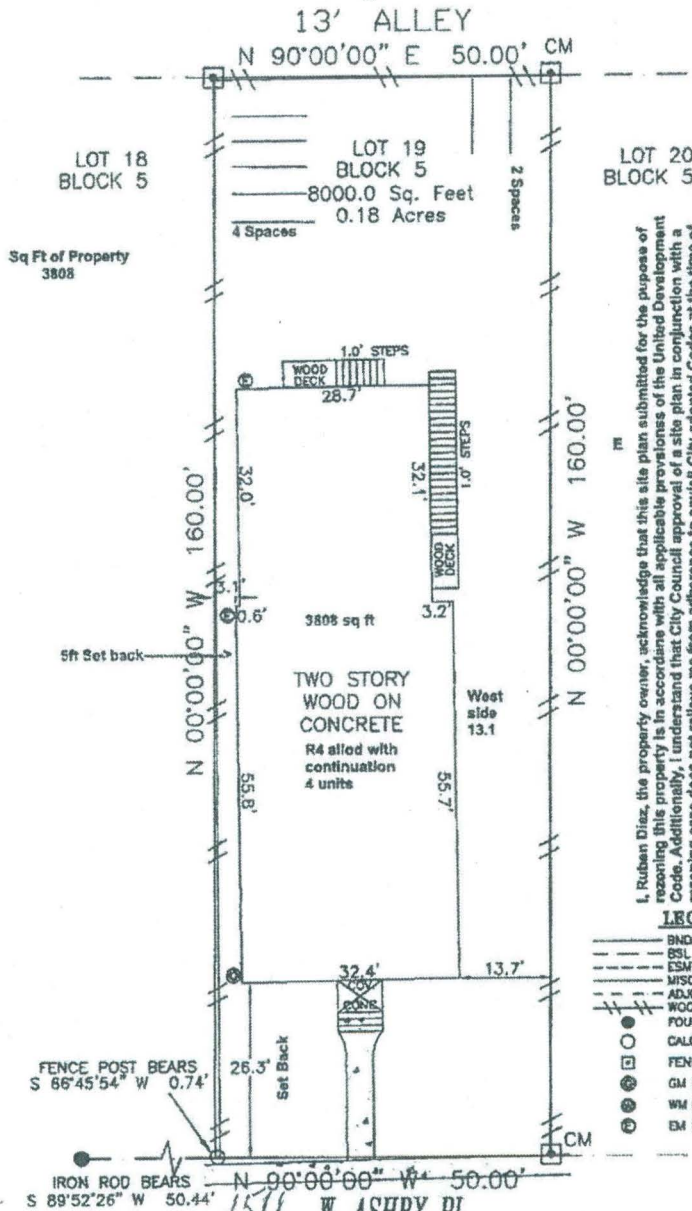
13300 Old Blanco Rd #202
San Antonio, TX 78215
(210)389-9509

Surveyor/Owner: Ruben Diaz and Rosanna C. Cardenas
Address: 1511 W. ASHBY PL. CF No. 115002384
SAN ANTONIO, TX 78201



LEGAL DESCRIPTION

Lot 19, Block 5, New City Block 1997, in the City of San Antonio, Bexar County, Texas.



SCALE
1"=20'

I, Ruben Diaz, 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.

LEGEND

- BNDRY.
- BSL
- ESMTS
- MISC-CONC
- ADJONER
- WOOD FENCE
- FOUND IRON ROD
- CALCULATED POINT
- FENCE POST
- GM (GAS METER)
- WM (WATER METER)
- EM (ELECTRIC METER)

NOTES

- 1.) BEARINGS AND DISTANCES ARE BASED ON RECORD NCB MAP 1997, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- 2.) NO RESTRICTIONS LISTED

SURVEY I.F.	DATE	10/28/16
DRAWN	EPT	
CHECKED	AR	
APP'D	JBC	
SCALE	1:20	PAGE 1 OF 1
JOB NO.	161000748	
TEXAS FIRM #10194241		

ACCORDING TO FEMA MAP NO.48025C0385G WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1998 AND A REVISION DATE OF SEPTEMBER 28, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5586

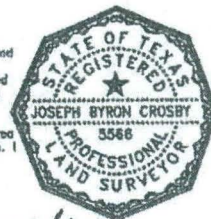


Exhibit "A"