

AN ORDINANCE 2017-09-07-0642

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 North 83.33 Feet of Lots 8 and 9, Block 11, NCB 1836 from "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with Conditional Use for a Professional Office.

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.

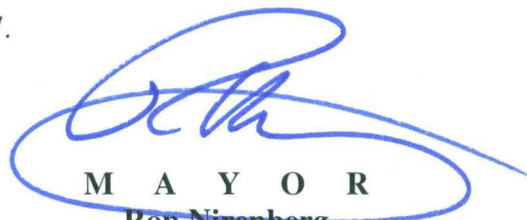
SECTION 3. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 September 7, 2017.

PASSED AND APPROVED this 7th day of September 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-1 (in consent vote: 21, Z-1, Z-2, P-3, Z-8, Z-11)						
Date:	09/07/2017						
Time:	02:10:10 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017200 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with Conditional Use for a Professional Office on the North 83.33 Feet of Lot 8 and Lot 9, Block 11, NCB 1836, located at 2621 North Main Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				

Exhibit “A”

Z2017200 CD



TOBIN SMITH
ARCHITECT

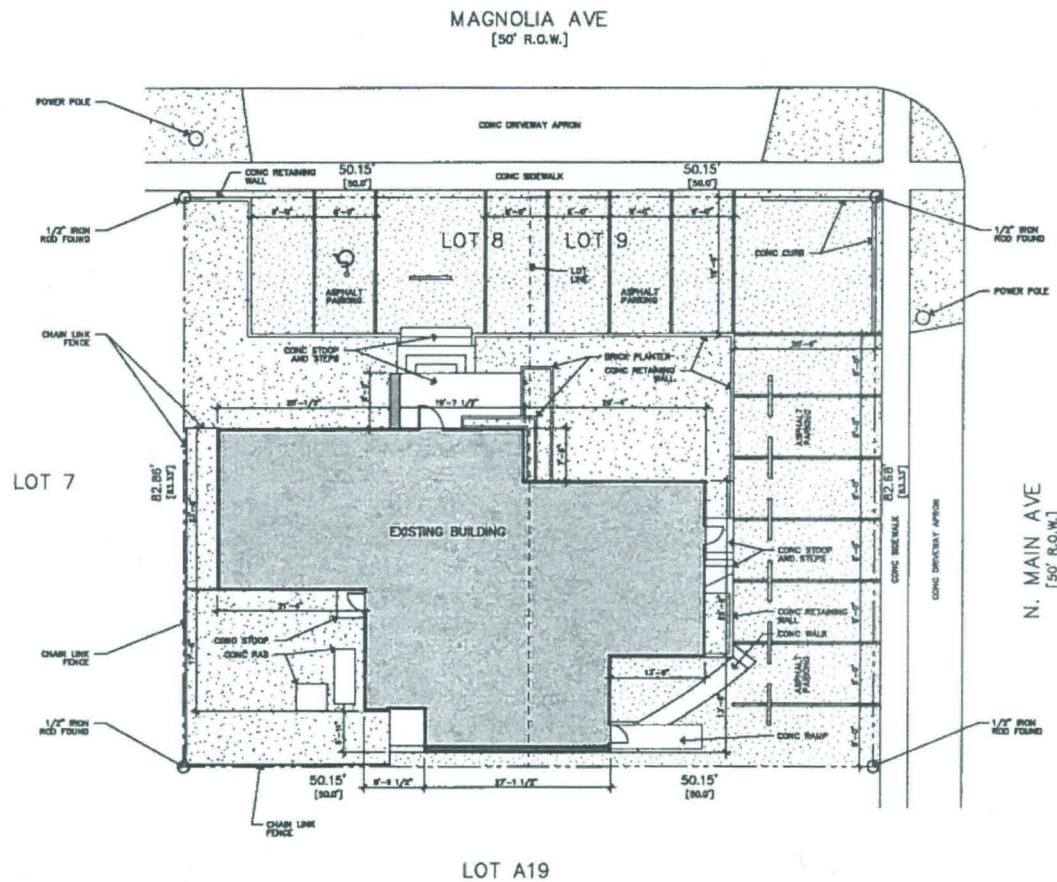
NOTE
ALL DRAWINGS & WRITTEN
MATERIAL APPEARING HEREIN
CONSTITUTE ORIGINAL
UNPUBLISHED WORK OF THE
ARCHITECT & MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE
ARCHITECT



2621 N MAIN AVE
SAN ANTONIO, TX 78212

ARCHITECT
Tobin Smith Architect, LLC
2621 N Main Ave
San Antonio, TX 78212

Exhibit "A"



LEGEND + SQ FOOTAGES	
	EXISTING BUILDING [2,315 SQ FT] *
	EXISTING CONCRETE [704 SQ FT] *
	EXISTING ASPHALT [3,274 SQ FT] *
	EXISTING GRASS / PLANTS [2,040 SQ FT] **
PROPERTY SIZE = 8,333 SQ FT (0.1913 ACRES)	
* IMPERVIOUS TOTAL = 6,293 SQ FT	
** PERVIOUS TOTAL = 2,040 SQ FT	

PROPERTY INFO:	
ADDRESS: 2621 N. MAIN AVE	
LEGAL DESCRIPTION: N. 83.33 FT OF LOTS 8 & 9, BLOCK 11, NCS 1836	
PREVIOUS USE: DENTAL CLINIC	
CURRENT ZONING: MF-33	
INTENDED USE: OFFICE	
REQUESTED ZONING: CONDITIONAL USE: PROF. OFFICE	
EXISTING BUILDING SIZE: 2,315 SQ FT	
EXISTING PARKING SPACES: 13	

OWNER STATEMENT:	
I, TOBIN SMITH-MANAGER/MEMBER OF 2621 MAIN, LLC- 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.	

NOTES:	
-SITE PLAN DEPICTS EXISTING CONDITIONS	
-NO CHANGES TO BUILDING FOOTPRINT, IMPERVIOUS OR PERVIOUS COVER PROPOSED AT THIS TIME	



① SITE PLAN
SCALE 1/8" = 1'-0"

0 12 4 8 16

SITE PLAN

A100