

AN ORDINANCE 2017-09-07-0646

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 Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for four (4) dwelling units.


SECTION 2. 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 3. 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 4. 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 5. This ordinance shall become effective the 17th day of September, 2017.

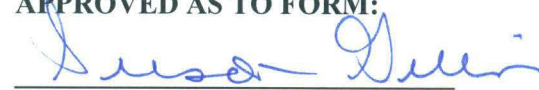
PASSED AND APPROVED this 7th day of September 2017.


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-4						
Date:	09/07/2017						
Time:	02:43:50 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017111 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval. Zoning Commission recommendation forwarded as a Denial due to lack of a motion. (Continued from August 3, 2017)						
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				

Z2017111

Zoning Case: Z2017111

Address: 1115 Nolan Street

Current Zoning: "R-6" Residential Single-Family District

Proposed Zoning: "R-6 CD" Residential Single-Family District with a Conditional Use for Four (4) Family Dwelling Units

Acreage: 0.3719 Acres (16,200 sqft.)

Dimensions: 75 ft. width by 216 ft. depth

Legal Description: NCB 1665, Block 1, Lots 17 & West 25 ft. of 16

Existing Structure: 2,156 sqft. footprint

- Existing 2-story Structure approx. 38' x 67'
- Parking available within two existing driveways

Proposed Structure: 1,005 sqft. footprint (total footprint 1,336 sqft. conditioned space)

- Proposed 2-story Structure 40.3' x 25'
- 2 Car Garage Proposed with 5 vehicular spots at rear of property

Front Setback: 10ft required - 30'3" provided

Side Setback: 5ft required - 5' and 29'9" provided

Rear Setback: 20ft required - 29'3" provided

Other Infrastructure: A wooden or metal framed porch with staircase will be attached to the North side of the proposed structure for access to 2nd story units.

I, Christopher Mongeon, 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

Scale: 1-inch = 21 feet

