

AN ORDINANCE 2017-10-05-0775

**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 the South 89.8 feet of Lot 12A and Lot 12B, NCB 2220, 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 Two Dwelling Units.

**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 15<sup>th</sup> day of October 2017.

**PASSED AND APPROVED** this 5<sup>th</sup> day of October 2017.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

<b>Agenda Item:</b>	<b>Z-10 ( in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-15, Z-16, Z-17, P-4, Z-19 )</b>						
<b>Date:</b>	10/05/2017						
<b>Time:</b>	02:19:39 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017221 CD (Council District 5): 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 Two Dwelling Units on South 89.8 feet of Lot 12A and Lot 12B, NCB 2220, located at 2601 Morales Street. 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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		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				x
Clayton H. Perry	District 10	x					

SG/lj  
10/05/2017  
Item No. Z-10

# **Exhibit “A”**



# SITE PLAN

Z2017221 CD

## Property Information:

Address: 2601 Morales St,  
San Antonio, TX 78207

Legal Description: NCB 2220 BLK  
LOT S 89.8 FT OF 12A AND 12B

Acreage: 0.1054

Proposed House One: 640 sqft  
Proposed House Two: 640 sqft

Current Zoning: R-4  
Proposed Zoning: R-4 CD

Intended Use: Residential

I, Charles Barton O'Brien, Managing  
Member of SiriusOrion, 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.

