

AN ORDINANCE 2018-04-05-0234

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 82, Block 7, NCB 16612 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Beauty Salon.

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
04/05/2018
Z-10

CASE NO. Z2018085 CD

inspection.


SECTION 6. This ordinance shall become effective April 15, 2018.

PASSED AND APPROVED this 5th day of April 2018.




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-10 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-7, Z-8, P-1, Z-9, Z-10, P-2, Z-11, Z-12, P-3, Z-13, Z-14, P-4, Z-15, Z-16, Z-19, Z-21, Z-25, Z-28, P-7, Z-29, P-8, Z-30)						
Date:	04/05/2018						
Time:	02:09:44 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018085 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Beauty Salon on Lot 82, Block 7, NCB 16612, located at 6203 Binz-Engleman Road. 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				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
04/05/2018
Item No. Z-10

Exhibit “A”

N19°29'30"W-99.77'

WOOD FENCE

N19°29'30"W-99.77'

14' E.G.T.C.E.

—25' B.S.L.

EXISTING TWO STORY
FRAME RESIDENCE
NO. 6203

25' B.S.L.

-1' V.N.A.E.

LOT 82
BLOCK 7
N.C.B. 16612

813.40 SQ.FT

WOOD FENCE

40.67'

PROPOSED DETACH
STRUCTURE

S34°53'09"E-88.10

WOOD FENCE

AP #2242645
PENDING FINAL
INSPECTIONS

Exhibit "A"

5

Maria Gonzalez
 Property owner, acknowledged
 that this site plan submitted for
 purpose of rezoning the
 development which all provisions of the
 site plan in City Ordinance, and
 rezoning the site, additional, and
 adhering case to any does not with a
 codes for building time of plan
 for building time of plan

WOOD FENCE

AP #2242645
 PENDING FINAL