

AN ORDINANCE 2018-05-17-0379

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 58, Block 4, NCB 11614 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 Medical 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

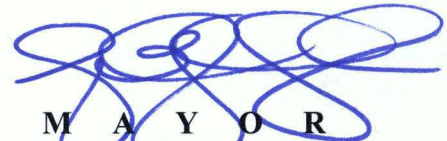
SG/lj
05/17/2018
Z-19

CASE NO. Z2018152 CD

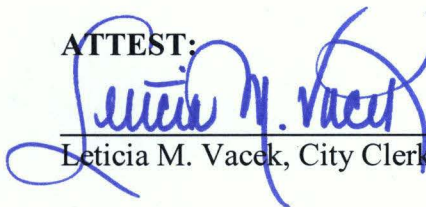
inspection.

SECTION 6. This ordinance shall become effective May 27, 2018.

PASSED AND APPROVED this 17th day of May 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-19 (in consent vote: 25, Z-1, Z-2, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, P-3, Z-12, Z-14, Z-15, Z-16, Z-18, Z-19, P-4, Z-20)						
Date:	05/17/2018						
Time:	02:12:54 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018152 CD (Council District 8): 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 Conditional Use for a Medical Office on Lot 58, Block 4, NCB 11614, located at 7215 West Beverly Mae Drive. 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				
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				

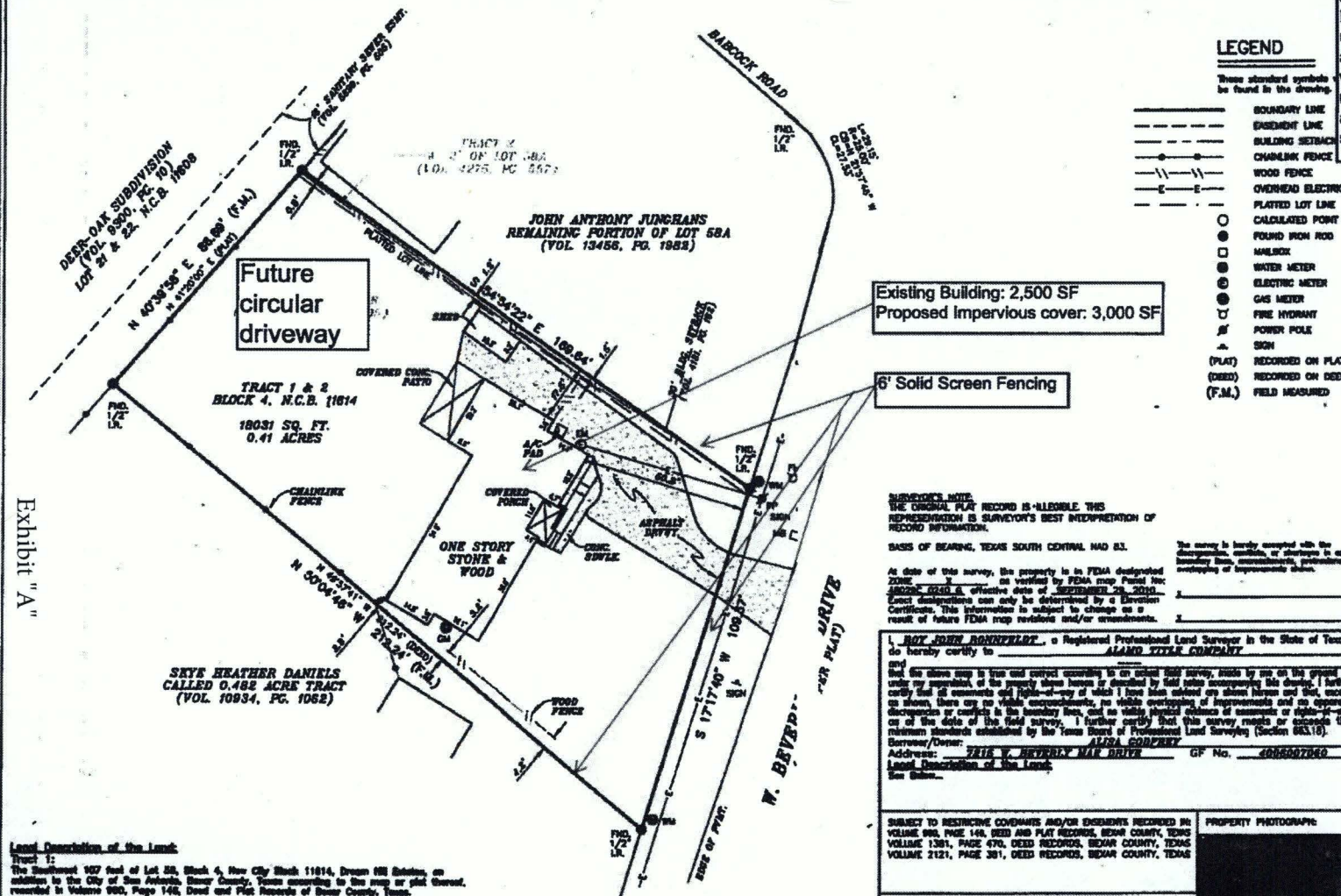
SG/lj
05/17/2018
Item No. Z-19

EXHIBIT “A”

Z2018152CD

Proposed zoning Change from R-5 AHOD to R-5 CD AHOD with a Conditional District for Medical Clinic

I, Alisa V. Godfrey, 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 the 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

- These standard symbols
be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK
 - CHAINLINK FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - PLATTED LOT LINE
 - CALCULATED POINT
 - FOUND IRON ROD
 - NAILBOX
 - WATER METER
 - ELECTRIC METER
 - GAS METER
 - FIRE HYDRANT
 - POWER POLE
 - SIGN
 - (PLAT) RECORDED ON PLAT
 - (DEED) RECORDED ON DEED
 - (F.M.) FIELD MEASURED

Existing Building: 2,500 SF
Proposed Impervious cover: 3,000 SF

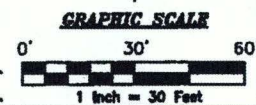
6' Solid Screen Fencing

SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS
REPRODUCTION IS SURVEYOR'S BEST INTERPRETATION OF
RECORD INFORMATION.

BASIS OF BEARING, TEXAS SOUTH CENTRAL MAG. 83.

At date of this survey, the property is in FEMA designated
ZONE 2 as verified by FEMA map dated for
JANUARY 2000 & effective date of SEPTEMBER 28, 2000.
Local floodplains can only be determined by a Floodplain
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the
disclaimer, condition, or otherwise in case of
boundary line, easement, dedication, or
overlapping of improvements shown.



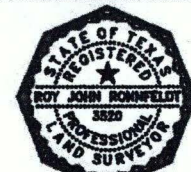
I, **ROY JOHN RENNELDT**, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to:
ALAN TITLE COMPANY
and that the above map is true and correct according to an actual field survey, made by me on the ground or
under my supervision at the property shown herein as described by field notes accompanying this drawing. I further
certify that all comments and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancy or conflict in the boundary lines, and no visible physical evidence of easements or rights-of-way
on or the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveyors (Section 663.16).
Surveyor/Owner: **ALISA GODFREY**
Address: **2115 V. RIVERSIDE WAY DRIVE** GP No. **4086007260**
Local Description of the Land:
See Below.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 988, PAGE 148, DEED AND PLAT RECORDS, BROWN COUNTY, TEXAS
VOLUME 1301, PAGE 470, DEED RECORDS, BROWN COUNTY, TEXAS
VOLUME 2121, PAGE 301, DEED RECORDS, BROWN COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

JOB NO.:	1612041408	NO.	REVISION	DATE
DATE:	12/06/16			
DRAWN BY:	AR/BN			
APPROVED BY:	AR			



ROY JOHN RENNELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

Land Description of the Land:

Tract 1:
The Southeast 167 feet of Lot 28, Block 4, New City Block 11614, Brown Hill Addition, as
shown in the City of San Antonio, Bexar County, Texas according to the map or plat thereof,
recorded in Volume 988, Page 148, Deed and Plat Records of Bexar County, Texas.

Tract 2:
Westerly 2 feet of Lot Fifty-Eight "A" (88A), Block Four (4), New City Block 11614, BROWN HILL
ADDITION, City of San Antonio, Bexar County, Texas, according to re-subdivision plat thereof
recorded in Volume 4161, Page 162, Deed and Plat Records of Bexar County, Texas.

Exhibit "A"