

AN ORDINANCE 2018-10-04-0800

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 87-C, Block H, NCB 8361 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 four (4) Residential Dwellings.

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


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inspection.


SECTION 6. This ordinance shall become effective October 14, 2018.

PASSED AND APPROVED this 4th day of October 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

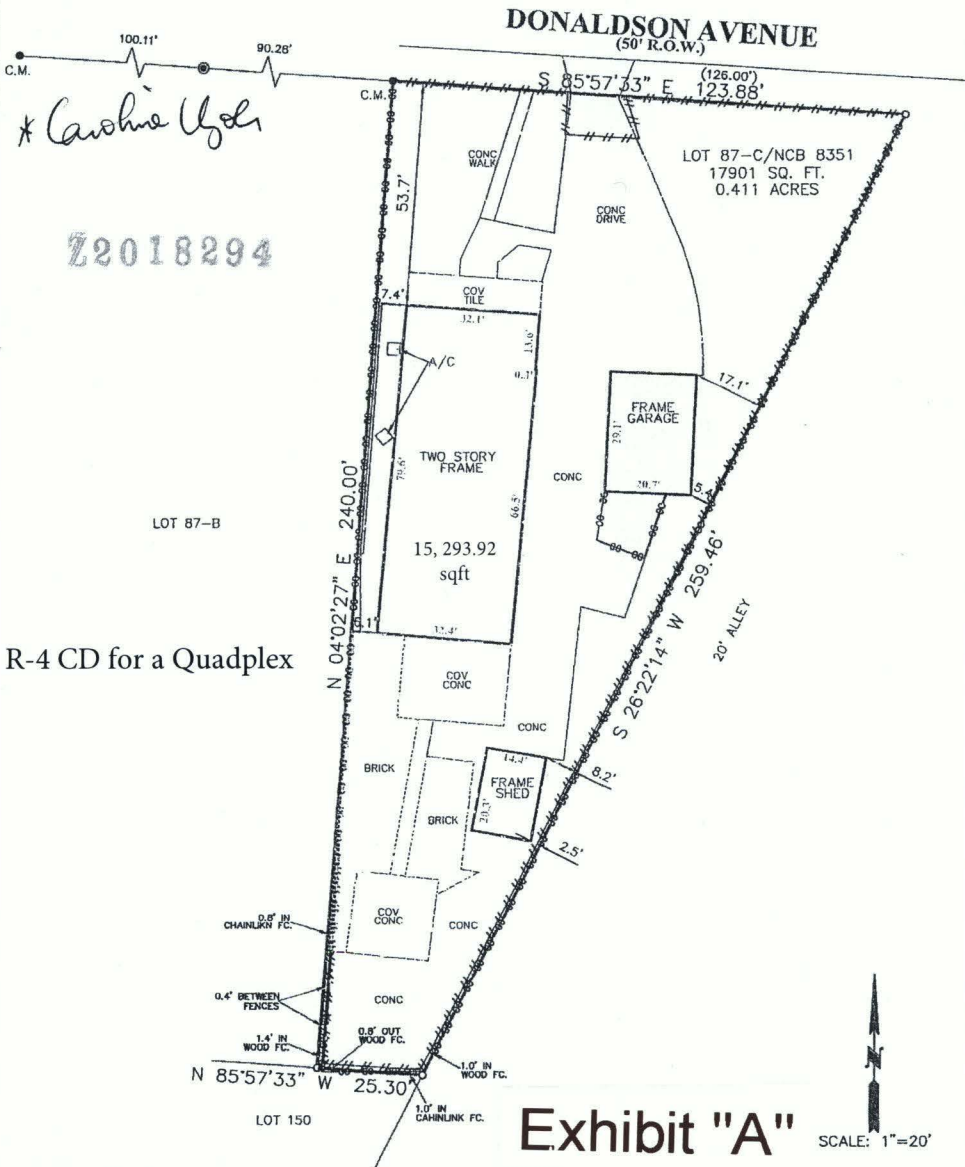
Agenda Item:	Z-14 (in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-11, Z-14, Z-15, Z-17)						
Date:	10/04/2018						
Time:	02:12:09 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018294 CD (Council District 7): Ordinance amending the Zoning District Boundary from "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 four (4) Residential Dwelling Units on Lot 87-C, NCB 8361, located at 1710 Donaldson Avenue. 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				

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EXHIBIT “A”

NOTE:
TITLE REPORT INDICATES THERE ARE NO RESTRICTION C.
COVENANTS OF RECORD.
NOTE:
BEARINGS SHOWN HEREON ARE
ASSUMED.

TE:
ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS IS REPRESENTATION OF THIS SURVEYOR'S BEST
INTERPRETATION OF RECORD INFORMATION.



PROPERTY ADDRESS 1710 DONALDSON AVENUE		As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480220, Panel No. 0435 F, Panel Dated 8-18-07, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRMA. This surveyor is not responsible for misinterpreting the flood status designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.	
BORROWER JESUS G. & PATRICIA C. RODRIGUEZ			
PROPERTY DESCRIPTION LOT 87-C, NEW CITY BLOCK 8361, BEING A RESUBDIVISION OF BLOCK H OF WOODLAWN HILLS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 980, PAGE 268, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.			
<p>Westar Alamo LAND SURVEYORS, LLC. P.O. BOX 1038 HELOTES, TEXAS 78023-1038 PHONE (210) 372-9500 FAX (210) 372-9999</p>		LEGEND O = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR ● = FND 1/2" IRON ROD B.S. = BUILDING SETBACK C.M. = CONTROLLING MONUMENT () = RECORD INFORMATION ⊙ = FND 1" PIPE --- = WOOD FENCE --- = CHAIN LINK FENCE	
DRAWN BY: AL			
G.F. NO. 1041281		DATE: JULY 18, 2008	
JOB NO. 37101		TITLE COMPANY: COMMERCE TITLE	
		I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.	
		WILL PERRIN Registered Professional Land Surveyor Texas Registration No. 5443	

"I, Uzoh Caroline & Francis, 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."