

AN ORDINANCE 2019-01-17-0070

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 21 and Lot 22, Block 12, NCB 2950 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Chiropractor Office.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City council approves this Specific Use Authorization 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

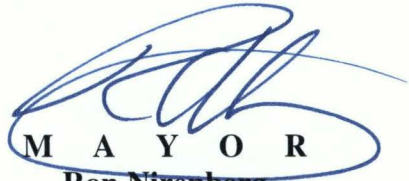
SG/lj
01/17/2019
Z-23

CASE NO. Z2018326 S

in accordance with this ordinance and the same shall be available and open to the public for inspection.

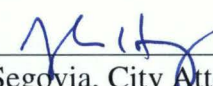
SECTION 6. This ordinance shall become effective January 27, 2019.

PASSED AND APPROVED this 17th day of January 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
for

Agenda Item:	Z-23 (in consent vote: P-8, Z-23)						
Date:	01/17/2019						
Time:	02:36:05 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018326 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Chiropractor Office on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 18092)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				x
Rebecca Viagran	District 3		x			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				

EXHIBIT “A”

UDC: UNIFIED DEVELOPMENT CODE
ARTICLE: 3 ZONING
CITY OF SAN ANTONIO
1/1/2006

× BARBED WIRE △ SMOOTH WIRE --- WOOD FENCE
○ IRON FENCE ◇ CHAIN LINK FENCE → WATER FLOW

[SITE PLAN]

LOT 4
BLOCK 12
N.C.B. 2950

LOT 5
BLOCK 12
N.C.B. 2950

LOT 6
BLOCK 12
N.C.B. 2950

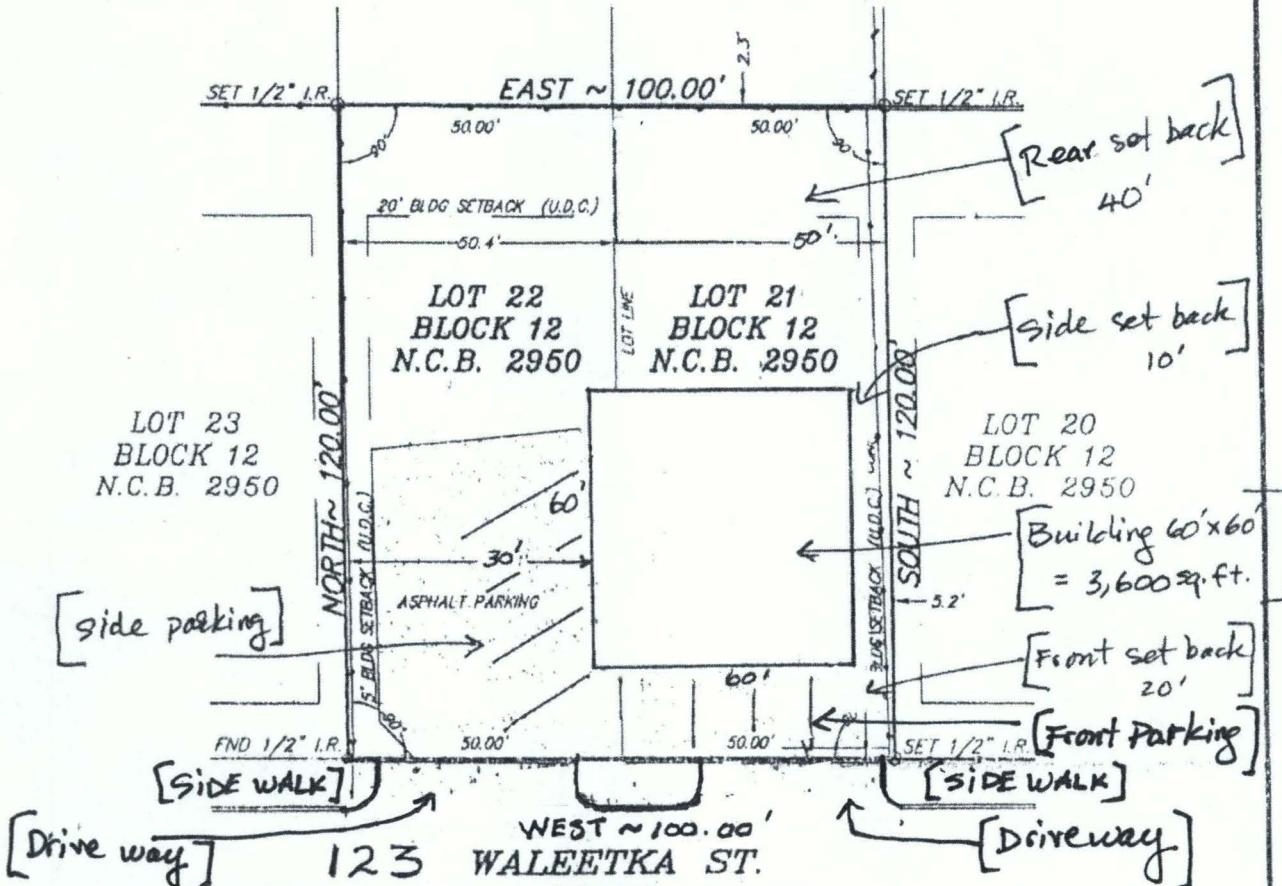
LOT 7
BLOCK 12
N.C.B. 2950

LOT 23
BLOCK 12
N.C.B. 2950

LOT 22
BLOCK 12
N.C.B. 2950

LOT 21
BLOCK 12
N.C.B. 2950

LOT 20
BLOCK 12
N.C.B. 2950



I, DR. ANH T. PHAM, 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"

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=30' DATE OF SURVEY: 03/13/07 COMPUTED BY: KCK DRAWN BY: MAC CHECKED BY: KCK

Lot(s) 21.22 Block 12 N.C.B. 2950
Addition or Subdivision WHITE'S SUBDIVISION
Volume 1625 Page 5 of the DEED & PLAT records of BEXAR County, Texas.
Address: 123 WALEETKA Of No. 07-20008831
Reference name: LEAPING WIZARDS, INC

To: The Lender and/or Landowner and to ALAMO TITLE INSURANCE,
I, Gaylord E. Reeves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground.

