

AN ORDINANCE 2019-01-17-0042

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 Lot 1, Block 3, NCB 10024 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional 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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Construct a six foot (6') solid screen fence adjacent to single-family residences.
- B. No outdoor speakers or amplified sound.
- C. All signage restricted to 1'x1'.
- D. Hours of Operation restricted to 8am-6pm Monday-Friday.
- E. Only 10 persons in the building at any given time.
- F. Parking located on the west side of the building, adjacent to West Ave, no closer than 20-feet from single-family residences.

G. Additional curb cuts and egress points permitted along West Avenue only.

H. Any new construction on the property shall conform with the base zoning district standards.

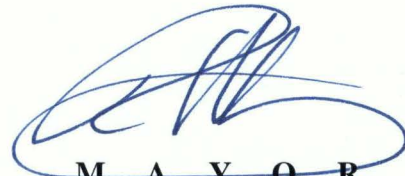
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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 6. 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 7. 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:



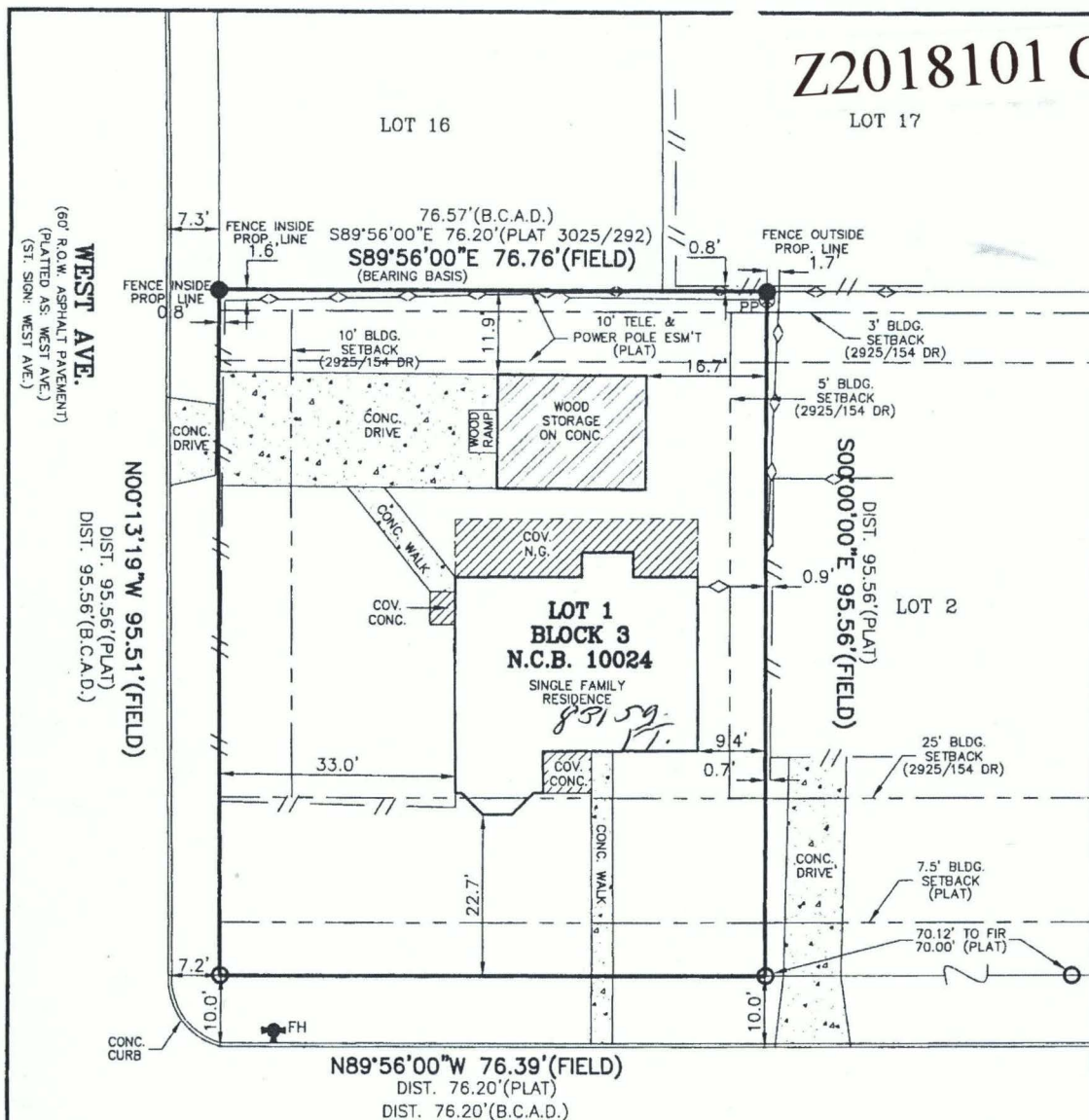
for Andrew Segovia, City Attorney

Agenda Item:	Z-1						
Date:	01/17/2019						
Time:	02:24:17 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018101 CD (Council District 1): 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 a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from December 6, 2018)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	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
01/17/2019
Item No. Z-1

EXHIBIT “A”

Z2018101 CD

**REDROCK DR**

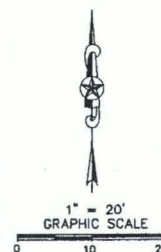
(50' R.O.W. ASPHALT PAVEMENT)
(PLATTED AS: REDROCK DRIVE)
(ST. SIGN: REDROCK)

NOTE: THE BEARINGS ARE AS PROTRACTED
PER BEXAR COUNTY APPRAISAL DISTRICT.
FIELD CONDITIONS ARE AS SHOWN.


I, Maria Aguirre, 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.

LEGEND:

- = WOOD FENCE
- = CHAIN LINK FENCE
- = BARBED WIRE FENCE
- = WROUGHT IRON FENCE
- = SMOOTH WIRE FENCE
- ⊗ = POWER POLE
- ⊙ = FIRE HYDRANT
- ⊙ = FND 1/2" IRON ROD
- ⊙ = SET 1/2" IRON ROD
- ⊙ = FND FENCE POST



BUYER: ROLAND H. MARTINEZ		ADDRESS: 273 REDROCK DR.	
TITLE COMPANY: SERVICE TITLE COMPANY		GF NO.: 1107004	
LOT: 1	BLOCK: 3	N.C.B: 10024	
SUBDIVISION: WEST AVE PLACE, UNIT NO. 2			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS	
PLAT RECORDED IN: VOLUME 2805 PAGE 204 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)			
VOLUME 2925 PAGE 154 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	
VOLUME ~ PAGE ~	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	
VOLUME ~ PAGE ~	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	
VOLUME ~ PAGE ~	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	




P.O. BOX 100442
SAN ANTONIO, TEXAS 78201
PHONE: 210-534-6700
FAX: 210-534-9673

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

4) SET PINS TO BE COMPLETED UPON RECEIPT OF FINAL PAYMENT.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS,

THIS 25th DAY OF JULY 2011, A.D.

Peter A. Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464

DRAWN BY: M. AGUIRRE

JOB NO: 11-0105-001

FIELD WORK COMP.: JULY 21, 2011

Exhibit "A"