

AN ORDINANCE 2019-02-21-0160

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 6, Lot 11, Block 13, NCB 10171 from "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot.

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.

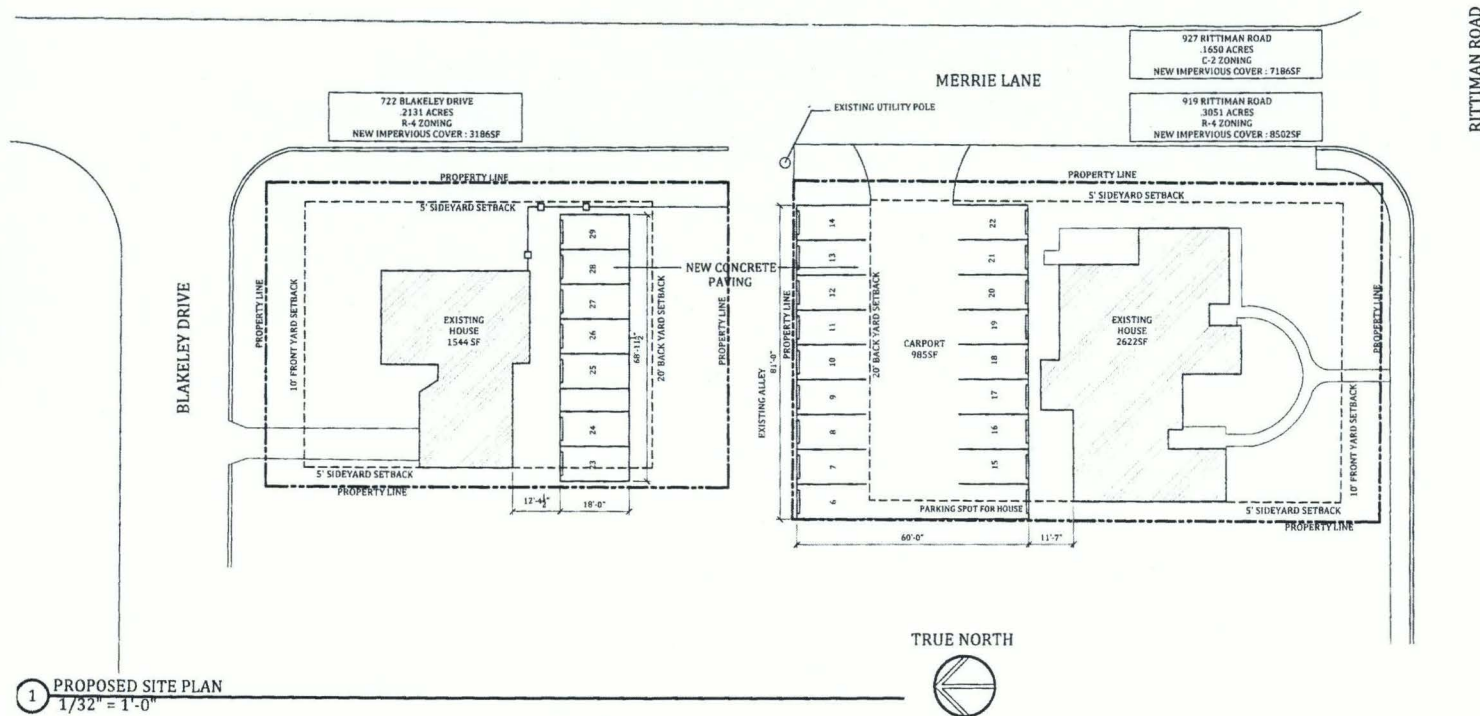
SECTION 3. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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

Agenda Item:	Z-8 (in consent vote: 28, 29, Z-1, Z-2, Z-3, P-2, Z-5, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, Z-16, Z-17, Z-19)						
Date:	02/21/2019						
Time:	02:56:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900058 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot on Lot 6, Lot 11, Block 13, NCB 10171, located at 919 Rittiman Road and 722 Blakeley 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	
Art A. Hall	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				

EXHIBIT “A”

Z-2018-90058 CD



Legal Description:

Lot 6, Lot 11, Block 13, NCB 10171

Addresses: 919 Rittiman Road and 722 Blakeley Drive

Zoning Request

From: "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District

To: "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot and "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot

I, JESUS LOPEZ, 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.

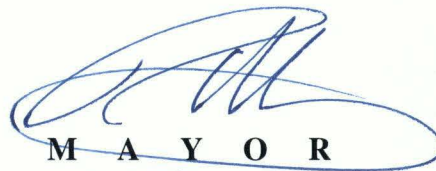
Exhibit "A"

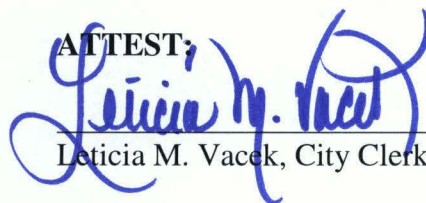
provided for in Section 35-491.

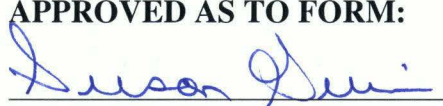
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 3, 2019.

PASSED AND APPROVED this 21st day of February 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney