ORDINANCE 2019-06-06-0473

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, Lot 2 and Lot 3, Block 2, NCB 6060 from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units.

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 inspection.

SECTION 6. This ordinance shall become effective June 16, 2019.
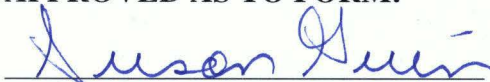
PASSED AND APPROVED this 6th day of June 2019.

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

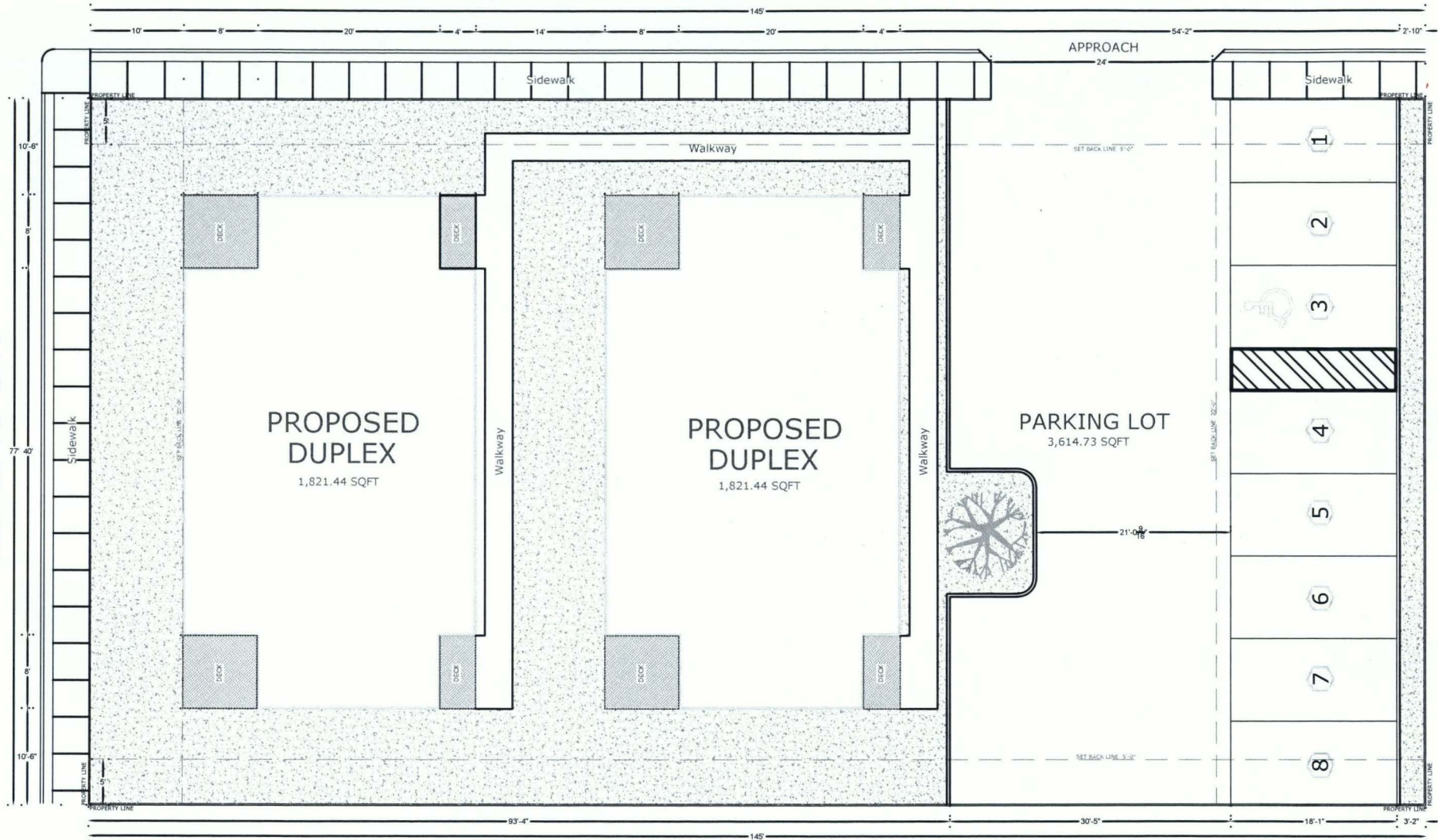| Agenda Item:	Z-12 (in consent vote: 19, 20, Z-1, Z-2, Z-3, Z-6, P-2, Z-8, Z-9, Z-10, Z-12, Z-14, P-4, Z-17)
Date:	06/06/2019
Time:	02:12:09 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700063 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units on Lot 1, Lot 2 and Lot 3, Block 2, NCB 6060, located at 202 Eskimo Street. 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			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"

OREY AVE.   Z2019-10700063 CD

145'

10' 8' 20' 4' 14' 8' 20' 4' 54'-2' 2'-10'

APPROACH
24

Sidewalk

Sidewalk

PROPERTY LINE

SET BACK LINE 5'-0"

Walkway

ESKIMO ST.

10'-6'
8'
77' 40'
8'
10'-6'

Sidewalk

DECK DECK   DECK   DECK

PROPOSED DUPLEX
1,821.44 SQFT

Walkway

PROPOSED DUPLEX
1,821.44 SQFT

Walkway

PARKING LOT
3,614.73 SQFT

DECK DECK   DECK   DECK

1
2
3
4
5
6
7
8

21'-0"

SET BACK LINE 5'-0"

PROPERTY LINE

93'-4'   30'-5'   18'-1' 3'-2'
145'

"I, __Casa 8__ , 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 Code at the time of plan submittal for building permits."

Exhibit "A"

TABULATION	
Lots	1
Proposed development	11,165 SQFT
Open space Areas	7,507.11 SQFT
Building	3,642.88 SQFT
Structure: Including Stairs	135.54 SQFT
Paved Square footage: Including parking facilities, curb, gutter,walkways, ramp and dumpster area	4,162.98 SQFT

PARKING LOT	
Handicap parking	1
Parking	7
Total:	8

CLEAR VIEW, LLC
CONSTRUCTION SERVICES & RESTORATION
HVAC

434 Briggs St. SAN ANTONIO TX. 78211

ECO BOX HOMES

SITE PLAN

202 ESKIMO SAN ANTONIO TX. 78225

SCALE: 1/16" = 1'-0"

SAN ANTONIO TX. APRIL 2019