CASE NO. Z-2019-10700095 CD

ORDINANCE 2019 - 06 - 20 - 0572

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 16 and the west 40-feet of Lot 17, Block 2, NCB 8563 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 (4) four residential 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 30, 2019.

PASSED AND APPROVED this 20th day of June, 2019.

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

f o Andrew Segovia, City Attorney

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Agenda Item:	Z-4 (in consent vote: 46, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-13, P-1, Z-14, Z-15)
Date:	06/20/2019
Time:	02:45:08 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700095 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 Conditional Use for (4) four residential units on Lot 16 and the west 40-feet of Lot 17, Block 2, NCB 8563, located at 112 Vassar. Staff recommends Approval. Zoning Commission recommendation is pending the June 18, 2019 hearing.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
Jada Andrews-Sullivan	District 2		x				
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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				

SG/lj
06/20/2019
Item No. Z-4

Exhibit "A"

Rezone from R-4 to R-4 CD for four (4) residential units

72019-10700095 CD

LOT 16

LOT 17

10' - 0"

10' - 0"

10' SETBACK

31' - 11 1/2"

5' SETBACK

WOOD FENCE

31' - 11 1/2"

PLATTED LOT LINE

57' - 9 19/32"

BUILDING #1
BRICK & SIDING
STORAGE

BUILDING #2
BRICK & SIDING
STORAGE

25' - 10 3/32"

COVERED
CONCRETE
CARPORT

Asphalt Driveway & Concrete Covered Parking
2992 Sq Ft.

COVERED
CONCRETE
CARPORT

5' - 6" 24' - 11 1/4"

24' - 11 1/4" 5' - 2 13/32"

WOOD FENCE

Concrete Walkway & Porches
875 Sq. Ft

WOOD FENCE

BUILDING #2
2443 Sq. Ft
UNIT #3
852 SQ. FT.
UNIT #4
1592 SQ. FT.
BUILDING #1
ONE STORY
BRICK & SIDING

Building #1
1704 Sq. Ft
UNIT #1
852 SQ. FT.
UNIT#2
852 SQ. FT.
BUILDING #2
ONE STORY
BRICK & SIDING

11' - 8 1/2"

UCL

Dishwasher

WH

59' - 8 13/32"

77' - 11 9/16"

44' - 3 1/8"

R

WOOD FENCE

COVERED
PATIO

34' - 1 1/4"

LOT 16 & W. 40' OF LOT 17
BLOCK 2, N C B 8563
13578 SQ. FT
0.31 ACRES

5' SETBACK

WOOD FENCE

28' - 3 5/16"

34' - 1 1/4"

10' - 0"

10' SETBACK

WOOD FENCE

Building #1
1704 Sq. Ft
BUILDING #2
2443 SQ. FT.
TOTAL BUILDING
4147 SQ. FT.
30.5%

ASPHALT DRIVEWAY &
CONCRETE PARKING
2992 SQ. FT.
22%

CONCRETE WALKWAYS &
PATIOS
875 SQ. FT.
6.4%

TOTAL LOT
13578 SQ. FT.
100%

UNIT #1
2 BEDROOM/ 1 BATH
UNIT #2
2 BEDROOM/ 1 BATH
ADA ACCESSIBLE
UNIT #3
2 BEDROOM/ 1 BATH
UNIT #4
3 BEDROOM/ 2 BATH
ADA ACCESSIBLE

I, JESSE ARCOS, THE AUTHORIZED REPRESENTITIVE FOR THE PROPERTY OWNER JAMES SAWYER, 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 IS 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.

JA CO		**Sawyer**	SITE PLAN FOR 112 VASSAR	
			Project number	1804	**A101**
			Date	7-20-18	
jacotx.com 830-734-5152		112 Vassar	Drawn by	JAIV	
			Exhibit "A"	Scale 1/16" = 1'-0"