

ORDINANCE 2019-11-07-0926

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 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430 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 Hardware Sales.

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

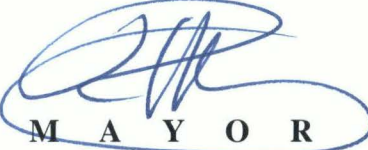
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11/07/2019
Z-4

CASE NO. Z-2019-10700218 CD

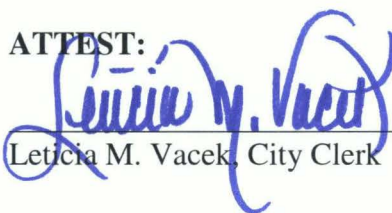
inspection.

SECTION 6. This ordinance shall become effective November 17, 2019.


PASSED AND APPROVED this 7th day of November, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

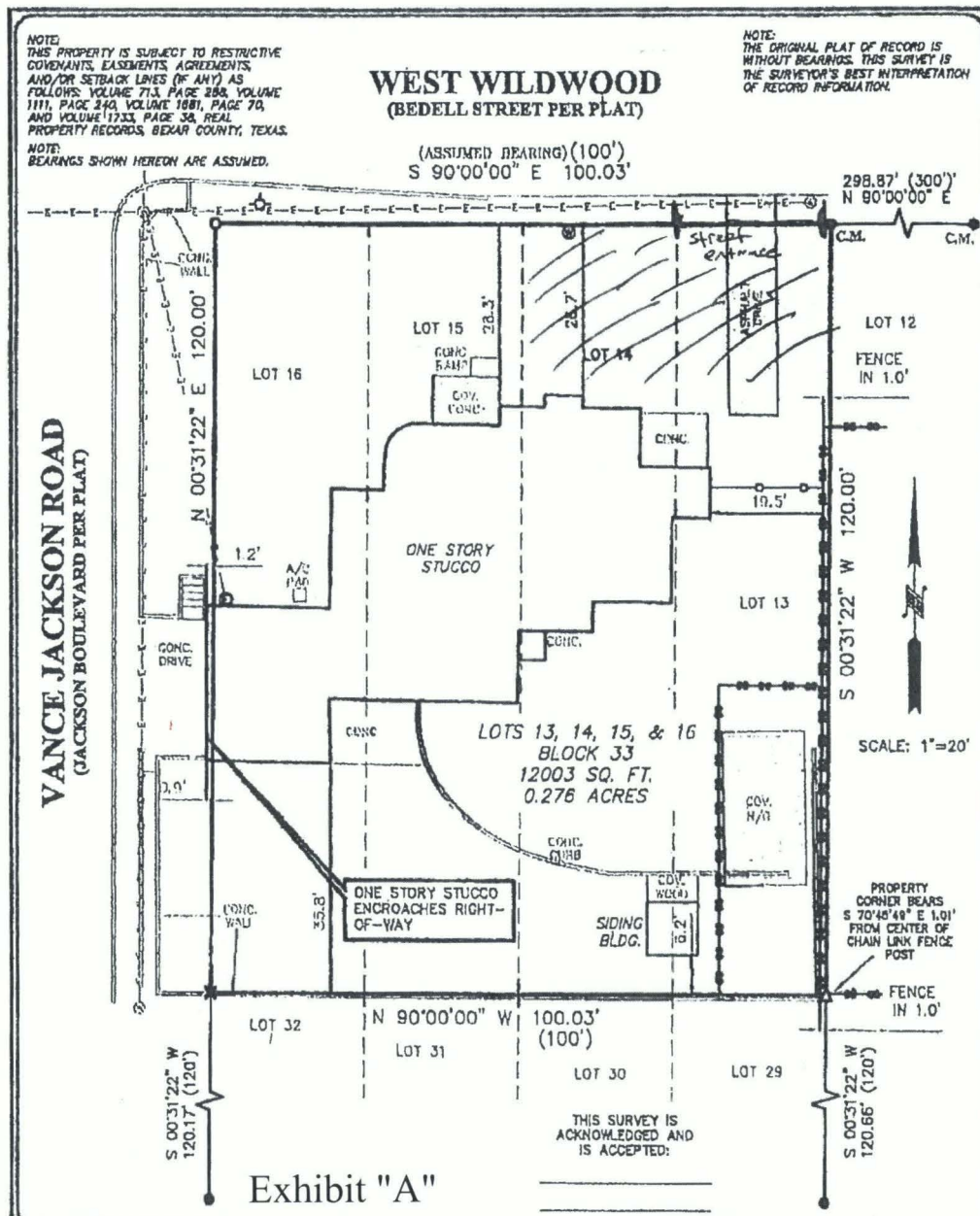
APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-4						
Date:	11/07/2019						
Time:	02:26:13 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700218 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 Hardware Sales on Lot 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430, located at 714 Vance Jackson Road. Staff recommends Approval. Zoning Commission recommends Denial.						
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				x
Rebecca Viagran	District 3		x				
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				
Clayton H. Perry	District 10		x				

SG/lj
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EXHIBIT “A”



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY NO. 480185, PART 16-93820, WHICH IS DATED 05/28/2010. BY SEEING THIS FIRM, IT APPEARS THAT ALL OR A PORTION OF THE PROPERTY MAY BE IN FLOOD ZONE(S). X. BECAUSE THIS IS A BOUNDARY SURVEY, THE SURVEY DID NOT TAKE ANY ACTIONS TO DETERMINE THE FLOOD ZONE STATUS OF THE SURVEYED PROPERTY OTHER THAN TO INTERPRET THE INFORMATION SET OUT ON FEMA'S FIRM, AS DESCRIBED ABOVE. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF HIS INTERPRETATION OF THE FLOOD ZONES, WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRULY ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT <http://map.fema.gov/portals>.

I, Reyna Smns, 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.

Requested Zoning:
From "R-4"
To "R-4 CD" with Conditional Use for Hardware Sales

Property Address:
714 VANCE JACKSON ROAD
(JACKSON BOULEVARD PER PLAT)

Property Description:
LOTS 13, 14, 15, AND 16, BLOCK 33, NEW CITY BLOCK 8430, KINGSTON HEIGHTS TERRACE, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 368, PAGE 130, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
REYNA SMNS



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095