

ORDINANCE 2019-09-19-0769

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 27 and Lot 28, Block 3, NCB 6402 from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with 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 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


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Z-4

CASE NO. Z-2019-10700167 CD

in accordance with this ordinance and the same shall be available and open to the public for inspection.

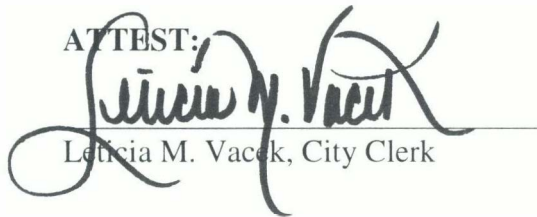
SECTION 6. This ordinance shall become effective September 29, 2019.

PASSED AND APPROVED this 19th day of September, 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 (in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29)						
Date:	09/19/2019						
Time:	04:20:25 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700167 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 27 and Lot 28, Block 3, NCB 6402, located at 827 West Hollywood Avenue. 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					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			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				

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EXHIBIT “A”

ADDRESS:
827 W. HOLLYWOOD AVE.

OVERALL AREA:
6,150 SQUARE FEET
0.14 ACRES

W. HOLLYWOOD AVE.
(50' PRIVATE STREET)

LEGEND

- = SIGN POST
- = UTILITY POLE
- ▨ = CONCRETE PAVEMENT
- DEN --- = OVERHEAD UTILITY LINE
- SS --- = UNDERGROUND SAN. SEWER LINE (AS PER UTILITY MAP)
- W --- = UNDERGROUND WATER LINE (AS PER UTILITY MAP)
- G --- = UNDERGROUND GAS LINE (AS PER UTILITY MAP)
- = CHAIN LINK FENCE
- //— = WOOD FENCE
- =— = CONCRETE CURB

GRAPHIC SCALE
SCALE: 1" = 20'

ALTA/NSPS LAND TITLE SURVEY OF:
LOTS 27 AND 28
BLOCK 3, NEW CITY BLOCK 6402
BEACON HILL TERRACE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Maverick Land Surveying Co.
1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
PH. 210-342-9455
FAX 210-342-9524
©: 1990-2017, Maverick Land Surveying Co.
TBPLS FIRM No. 10132700

DATE field work completed: August 16, 2017
DATE of Plat or Map: August 17, 2017

Rodney B. Belaire, R.P.L.S. Texas No. 5616

DRAWN BY: RBB	CHKD BY: SEG	APPROVED BY: RBB
SCALE: 1" = 20'	DATE: 08-16-17	SHEET 1 OF 1
REV. NO.	JOB NO. 55385-00	1

I, CM Rental Properties LLC, 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 the 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.

Impervious Cover: Less than 85%

—Parking outside of driveway to be located at Restaurant

7. Building dimensions, if any, are to the foundation perimeter.

8. The basis of bearings for this survey is the bearing of North 00° 06' 53" West, as identified for the east right of way line of Blanco Road, as shown on plat recorded in Volume 9714, Page 51, Deed and Plat Records, Bexar County, Texas.

Legal Description:

TRACT 1:

Lots 27 and 28, Block 3, New City Block 6402, BEACON HILL TERRACE, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 368, Page 339, Deed and Plat Records of Bexar County, Texas.

Certification:

To: First American Title Insurance Company

Christopher A. Madrid

Carolyn Madrid

This is to certify that this map or plat and the survey on which it is based were substantially made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 8, 9 and 11 of Table A hereof.

Date field work completed: August 16, 2017

Date of Plat or Map: August 17, 2017.

Rodney B. Belaire, R.P.L.S. Texas No. 5616



Maverick
Land Surveying Co.

1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213

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FAX 210-342-9524

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TBPLS FIRM No. 10132700

ALTA/NSPS LAND TITLE SURVEY OF:

LOTS 27 AND 28
BLOCK 3, NEW CITY BLOCK 6402
BEACON HILL TERRACE

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: <u>RBB</u>	CHKD BY: <u>SEG</u>	APPROVED BY: <u>RBB</u>
SCALE: <u>1" = 30'</u>	DATE: <u>02-10-17</u>	SHEET: <u>05</u> OF <u>1</u>

SCALE: 1" = 20'	DATE: 08-16-17	SHEET 1 OF 1	1
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REV. NO.	JOB NO.	55385-00
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