

ORDINANCE 2020-09-03-0615

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 19 and Lot 20, Block 1, NCB 3206 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 four (4) 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

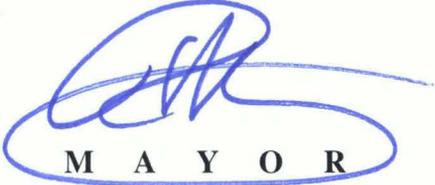
SG/lj
09/03/2020
Z-4

CASE NO. Z-2020-10700110 CD

inspection.

SECTION 6. This ordinance shall become effective September 13, 2020.

PASSED AND APPROVED this 3rd day of September, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council
September 3, 2020

Item: Z-4

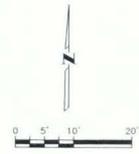
Enactment Number:
2020-09-03-0615

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto Treviño Council District 1				√		
Jada Andrews-Sullivan Council District 2				√		
Rebecca Viagran Council District 3				√		
Adriana Rocha Garcia Council District 4				√		
Shirley Gonzales Council District 5				√		
Melissa Cabello Havrda Council District 6				√		
Ana Sandoval Council District 7				√		
Manny Pelaez Council District 8		√		√		
John Courage Council District 9	√			√		
Clayton Perry Council District 10				√		
Ron Nirenberg Mayor				√		

Comments:

SG
09/03/2020
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Exhibit "A"



COVER CALCULATIONS	
TOTAL IMPERVIOUS COVER:	18,737 SQ. FT.
TOTAL PERVIOUS COVER:	1,094,465 SQ. FT.
PERCENT IMPERVIOUS COVER:	1.71%

OWNER NOTE: I, MONICA NAVES WITH VERGEL CONSTRUCTION, LLC, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

SITE & BUILDING DATA	
LOTS:	LOT 19 AND 20, BLOCK 1, NEW CITY BLOCK 3206
AREA:	0.290 Ac. (GROSS ACREAGE)
LEGAL DESCRIPTION:	BEING 0.290 ACRE TRACT OF LAND AND BEING ALL OF LOTS 19 AND 20, BLOCK 1, NEW CITY BLOCK 3206 SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED AS DOC. 20200050587 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
EXISTING ZONING:	RESIDENTIAL SINGLE-FAMILY DISTRICT (R-4),
PROPOSED ZONING:	RESIDENTIAL SINGLE-FAMILY WITH CONDITIONAL USES (R-4 CD) ALLOWING FOUR (4) DETACHED SINGLE FAMILY HOMES
NEIGHBORHOOD ASSN.:	RIVERSIDE
ZONING CASE NO.:	ZONING-Z-2020-10700110

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PROJECT: 123/125 FAIRVIEW AVE., 123 & 125 FAIRVIEW AVE, SAN ANTONIO, BEXAR COUNTY, TEXAS

SHEET TITLE: RESIDENTIAL SINGLE FAMILY W/ CONDITIONAL USE SITE PLAN

SHEET
EXH
OF
PLAT NO.

Exhibit "A"