

ORDINANCE 2021-05-20-0389

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 North 251 Feet of Lot 410, NCB 7850 from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) 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.

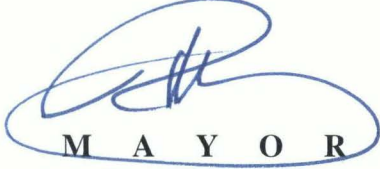
SG/lj
05/20/2021
Z-11

CASE NO. Z-2021-10700067 CD

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 May 30, 2021.


PASSED AND APPROVED this 20th day of May, 2021.


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

May 20, 2021

Item: Z-11

File Number: 21-3641

Enactment Number:

2021-05-20-0389

ZONING CASE Z-2021-10700067 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on North 251 Feet of Lot 410, NCB 7850, located at 1514 West Pyron Avenue. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

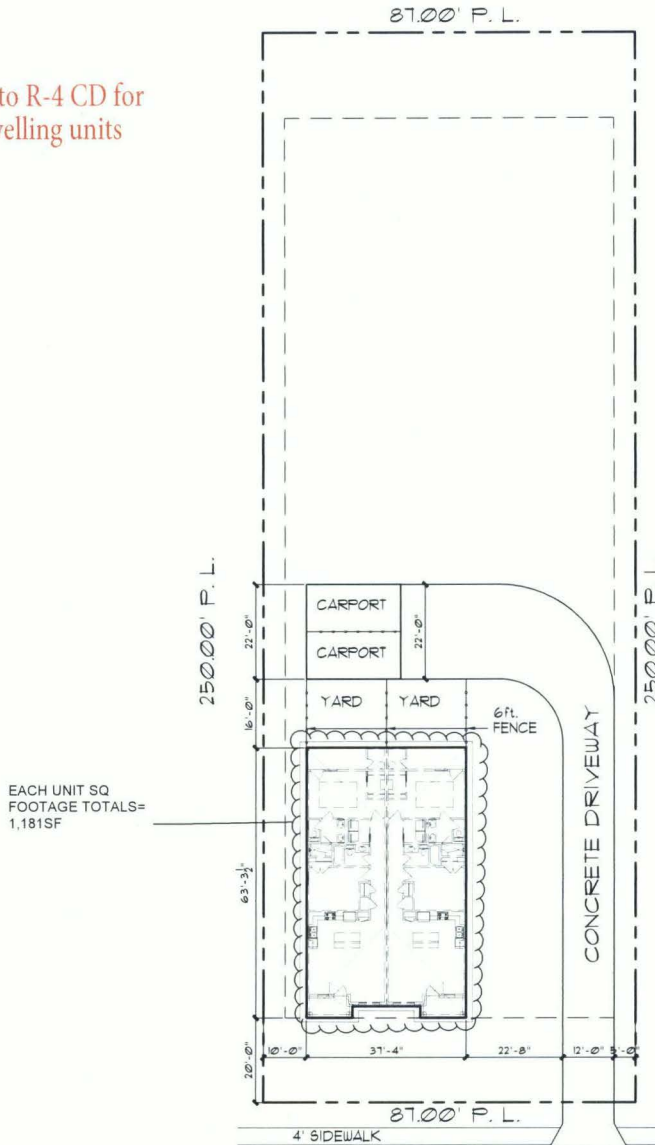
SG
05/20/2021
Item No. Z-11

Exhibit “A”

☒ The following statement: "I, Rolando Rive, 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.

Z-2021-10700067 CD

R-4 to R-4 CD for
2 dwelling units



W. PYRON

1514 W PYRON AVE.
LOT: N 251 FT. OF LOT 410
NCB 7850
SAN ANTONIO, TX.

SITE PLAN

SCALE: 1"=20'-0"

Exhibit "A"

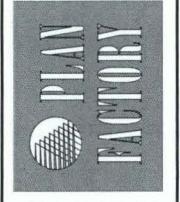
THIS PLAN IS THE SOLE PROPERTY OF PLAN FACTORY

DISCLAIMER:

ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS, AND SPECIFICATIONS SHOWN ON THESE PLANS ARE THE SOLE PROPERTY OF PLAN FACTORY. THE USER OF THESE PLANS AGREES TO HOLD PLAN FACTORY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE USER OF THESE PLANS AS A RESULT OF THE USER'S USE OF THESE PLANS. THE USER OF THESE PLANS AGREES TO HOLD PLAN FACTORY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE USER OF THESE PLANS AS A RESULT OF THE USER'S USE OF THESE PLANS.

DESIGNS BY:

ANTONIO ESCOBEDO
11825 IH-10 WEST, SUITE 208
SAN ANTONIO, TEXAS 78230-1040
(210) 691-2944



1514 W PYRON AVE.
SAN ANTONIO, TX

BAIZ
CONSTRUCTION

DATE DRAWN:
MARCH 30, 2018
DRAWN BY:
AE
CHECKED BY:
AE
PLOT DATE:
DECEMBER 10, 2020
SHEET
1
OF 4 SHEETS

PLAN NO.:
SR-1015 & 1015
FILE: SITE-PLAN