

ORDINANCE 2022-01-27-0054

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 9, Block 1, NCB 1300 from "R-5 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Dignowity Hill 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.

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 February 6, 2022.

PASSED AND APPROVED this 27th day of January, 2022.




M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 27, 2022

40.

2022-01-27-0054

ZONING CASE Z-2021-10700224 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for two (2) Dwelling Units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

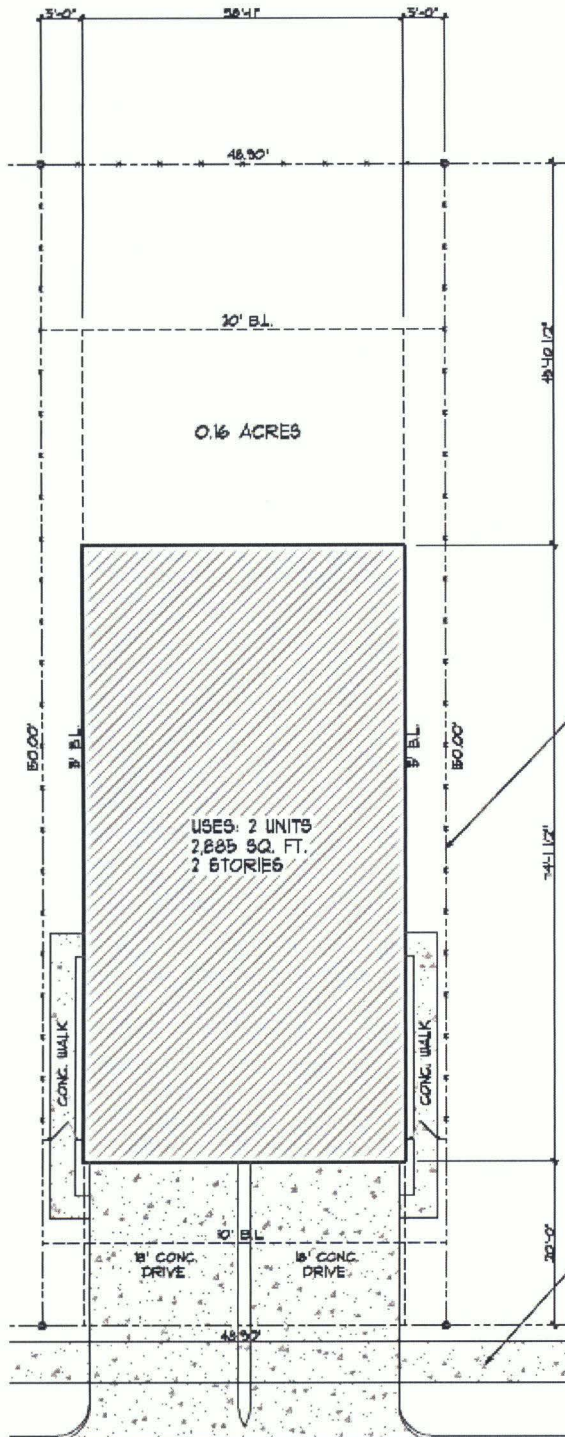
Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: Rocha Garcia

Exhibit “A”

622 SHERMAN ROAD
SAN ANTONIO, TX 78202

FROM: R5
TO: R5 CD
PERMITTED FOR 2 UNITS



TOTAL OFF STREET PARKING

PARKING (PER EACH UNIT)	
GARAGE (18' x 21'0")	2
DRIVEWAY (18' x 20'0")	2
TOTAL (x2 UNITS)	8

IMPERVIOUS SQUARE FOOTAGE

LOT SIZE	6,846	SQ. FT.
RESIDENCE	2,885	SQ. FT.
DRIVEWAY	210	SQ. FT.
FLAT WORK	224	SQ. FT.
IMPERVIOUS AREA	44 %	

Exhibit "A"

"I, Terry Richardson, 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.

SHERMAN ROAD

SITE PLAN