

ORDINANCE 2022-05-19-0369

**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 Lot 19, Block 21, NCB 9321 from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 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.

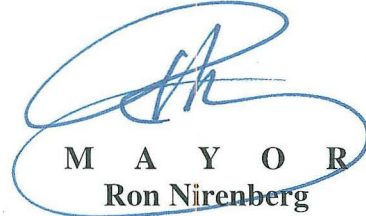
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.



**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 inspection.

**SECTION 6.** This ordinance shall become effective May 29, 2022.

**PASSED AND APPROVED** this 19<sup>th</sup> day of May, 2022.



M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney





## City of San Antonio

### City Council Meeting May 19, 2022

7.

2022-05-19-0369

ZONING CASE Z-2022-10700049 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 19, Block 21, NCB 9321, located at 618 Verne Street. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from May 5, 2022)

Councilmember Viagran moved to approve. Councilmember Sandoval seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Castillo

**Absent:** Rocha Garcia, Perry, Cabello Havrda



# Exhibit “A”



# VERNE ST

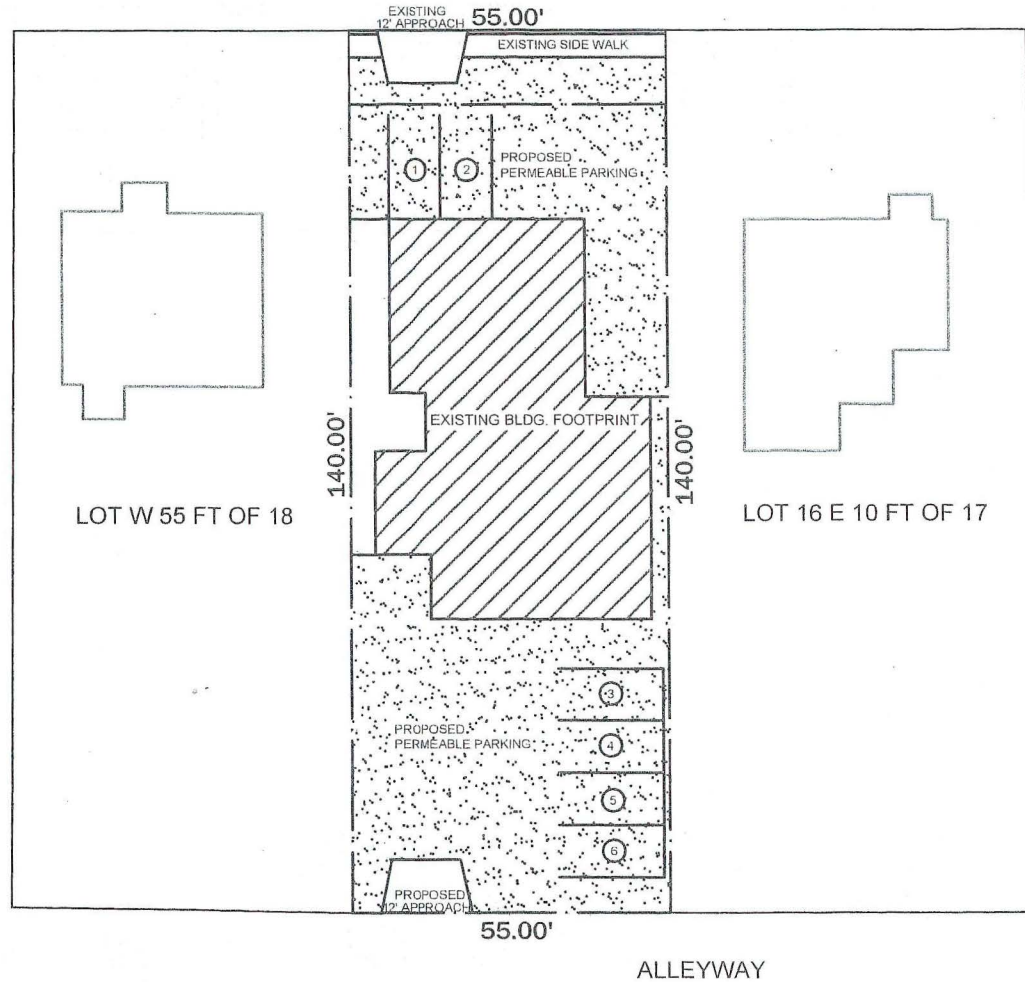
"I, Maria C. Fuentes, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits

**Z2022-10700049 CD**

**From: R-6**

**To: R-6 CD for four (4) dwelling units**

ALLEYWAY



TABULATION	
LOT	7,700 SQFT
BUILDING FOOT PRINT	2,685 SQFT
PERMEABLE PARKING	4,782 SQFT

LEGAL DESCRIPTION: NCB 9321 (618 VERNE STREET SUBD), BLOCK 21 LOT 19

ZONING: R-6

OWNER: MARIANA C FUENTES

SQFT: 7,700

CASE No:

Exhibit "A"

PROJECTA ENGINEERING, PLLC  
CARMEN C GROTH, P.E., PMP  
SAN ANTONIO, TX 78230  
PHONE: (210) 380-0060  
cgroth@projectaengineering.com

## SITE PLAN

618 Verne St. San Antonio, TX. 78221

Scale: 1/32" = 1'-0"

# A.04

PLAN No:

## FEB 2022