

ORDINANCE 2022-09-15-0706

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 the south 58.5 feet of Lot 5, NCB 1405, located at 117 Gravel Street, from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 CD AHOD" Single-Family 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 September 25, 2022.

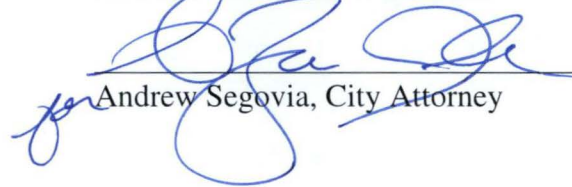
PASSED AND APPROVED this 15th day of September, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting September 15, 2022

12.

2022-09-15-0706

ZONING CASE Z-2022-10700210 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R- 3 CD AHOD" Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 58.5 feet of Lot 5, NCB 1405, located at 117 Gravel Street. Staff and Zoning Commission recommend Approval.

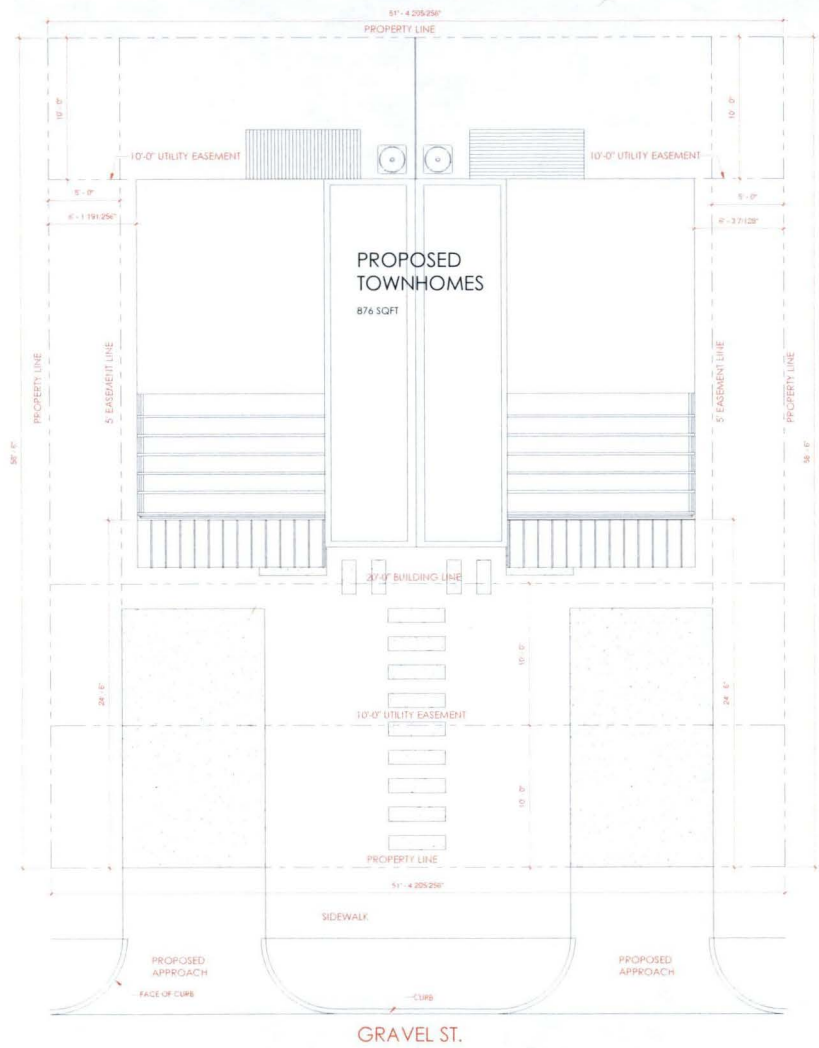
Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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

Absent: Sandoval

EXHIBIT “A”

ZONING CASE Z-2022-10700210 CD (Council District 2)



PERMEABLE AREA	
SLAB / NON PERMEABLE	876.00 SF
DRIVEWAY / NON PERMEABLE	365.00 SF
WALKWAY PAVERS / NON PERMEABLE	80.00 SF
BACK PATIO / NON PERMEABLE	82.00 SF
TOTAL LOT AREA	
TOTAL IMPERVIOUS AREA	
PERMEABLE AREA %	
IMPERVIOUS AREA %	

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 CD AHOD" Single-Family Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on the south 58.5 feet of Lot 5, NCB 1405, located at 117 Gravel Street.

1" SITE
1/4" = 1'-0"

"I, Rafael Saavedra Sada, 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."

DESIGNED BY: MG WORKS	DATE: 8/10/2022 12:49:01 PM
CHECKED BY: LMGC	CHECKER:
PROJECT NAME: GRAVEL 117 GRAVEL ST. San Antonio, TX 78203	
CONTENTS: SITE PLAN	
SHEET No.: A.1.000 SCALE: 1/4" = 1'-0"	