

ORDINANCE 2022-12-01-0922

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 10, Block 25, NCB 2293, located at 2511 West Commerce Street, from "C-3 MLOD-2 MLR-2 AHOD" General Commercial 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 Conditional Use for two (2) dwelling units.

SECTION 2. 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 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 December 11, 2022.

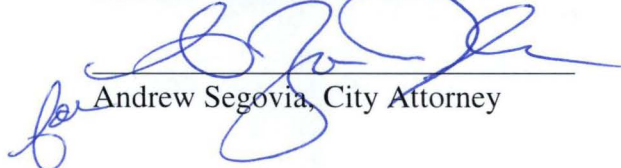
PASSED AND APPROVED this 1st day of December, 2022.


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 December 1, 2022

10.

2022-12-01-0922

ZONING CASE Z-2022-10700266 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial 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 Conditional Use for two (2) dwelling units on Lot 10, Block 25, NCB 2293, located at 2511 West Commerce Street. Staff and Zoning Commission recommend Approval.

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

Aye:	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage
Abstain:	Gallagher
Absent:	McKee-Rodriguez, Pelaez

Exhibit “A”

Andy Patlan

Broker, Investor, Property Manager



- Over 15 Years In Real Estate
- Over 1000 Transactions
- Buy | Sell | Lease | Invest
- SE HABLA ESPAÑOL



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www.atohomesearch.com

Instagram: @andypatlan.realestate

I, Matt Walker, 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.

SITE DATE:

ADDRESS: 2511 W. COMMERCE
 PROPERTY ID# 129807
 LOT-10, BLK-25, NGS 2293
 SAN ANTONIO, Tex 78207

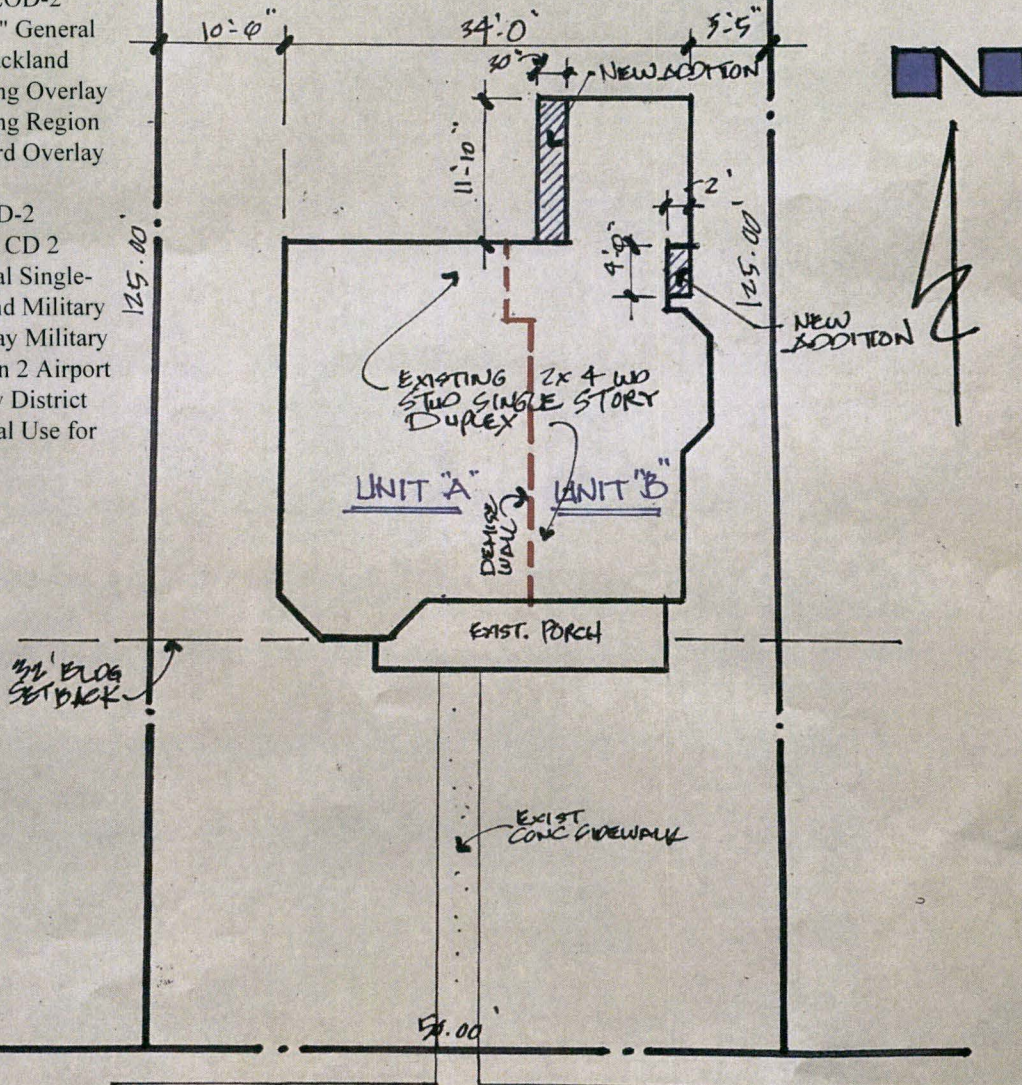
SQ FOOTAGES

UNIT "A" = 621.18 SF

UNIT "B" = 537.87 SF

TOTAL Duplex 1159.05 SF

From: "C-3 MLOD-2
 MLR-2 AHOD" General
 Commercial Lackland
 Military Lighting Overlay
 Military Lighting Region
 2 Airport Hazard Overlay
 District
 To: "R-6 MLOD-2
 MLR-2 AHOD CD 2
 units Residential Single-
 Family Lackland Military
 Lighting Overlay Military
 Lighting Region 2 Airport
 Hazard Overlay District
 with Conditional Use for
 Two Units



SITE REMODEL PLAN

Exhibit "A"

PROJECT NAME:

W. Commerce Duplex 2511 W Commerce

(210) 584-0504

DESIGN PLUS

felandesign 2020 @ gmail.com

2410 V. COMMERCE SAN ANTONIO, TEXAS 78207

DATE: 10/6/21

DRAWN BY: Russel Felan

SCALE: 1" = 10'-0"

JOB NO.: 2022-23

SHEET NO.

A-1

of

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