

ORDINANCE

2022-12-01-0933

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 0.135 acres out of NCB 7847, located at 614 West Pyron Avenue, 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 a Parking Lot - Noncommercial.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

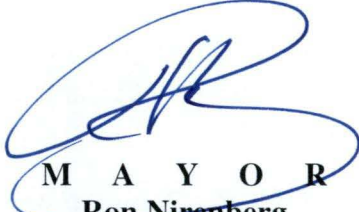
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this

ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 6. 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 7. This ordinance shall become effective December 11, 2022.

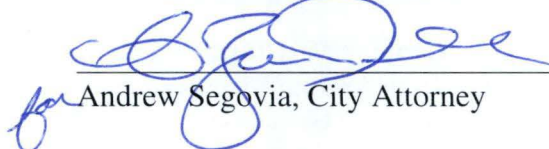
PASSED AND APPROVED this 1st day of December, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 1, 2022

24.

2022-12-01-0933

ZONING CASE Z-2022-10700258 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 a Parking Lot - Noncommercial on 0.135 acres out of NCB 7847, located at 614 West Pyron Avenue. 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”

Z-2022-10700258 CD

METES AND BOUNDS

TRACT II

Being 0.135 acres of land, more or less, being the South 117.80 feet of Lot 201-B, New City Block 7847, Harlandale Ac. Tr. Subdivision, No. 2, in the City of San Antonio, according to the plat thereof recorded in Volume 3975, Page 240, Deed and Plat Records of Bexar County, Texas, and being that same property described in Volume 6464, Page 1109, Official Public Records of Bexar County, Texas, said 0.135 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the southwest corner of this 0.135 acres, same being on the North line of the D1 Properties tract (Document No. 20190214118) and the southeast corner of Lot 201-C of said Harlandale Ac. Tr. Subdivision, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.135 acres and said Lot 201-C, North 00 degrees 18 minutes 29 seconds West (called North 00 degrees 08 minutes 50 seconds West), a distance of 117.68 feet to a point for the northwest corner of this 0.135 acres, from which the center of a 3 inch metal post bears South 72 degrees 57 minutes 28 seconds West, 0.50 feet, said point also being the southwest corner of the Patricia A. Castro, et al tract (Volume 2107, Page 709);

THENCE along the line common to this 0.135 acres and said Castro tract, North 89 degrees 40 minutes 33 seconds East (called North 89 degrees 50 minutes 11 seconds East), a distance of 49.94 feet to a point for the northeast corner of this 0.135 acres, from which the center of a 6 inch metal post bears South 66 degrees 04 minutes 28 seconds West, 0.49 feet, said point also being the southeast corner of the Castro tract and on the West Right-of-Way line of a 15 foot Utility Alley;

THENCE along the West Right-of-Way line of said 15' Alley, South 00 degrees 18 minutes 29 seconds East (called South 00 degrees 08 minutes 50 seconds East), a distance of 117.68 feet to a point for the southeast corner of this 0.135 acres, same being the southwest terminus corner of the 15' Alley and on the North line of said D1 Properties;

THENCE along the line common to this 0.135 acres and said D1 Properties, South 89 degrees 40 minutes 33 seconds West (called South 89 degrees 50 minutes 11 seconds West), a distance of 49.94 feet to the **POINT OF BEGINNING**, and containing 0.135 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.

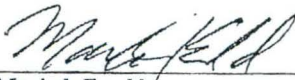

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
December 18, 2020
Amended on December 29, 2020 to correct distance call.



Exhibit "A"

Exhibit “B”

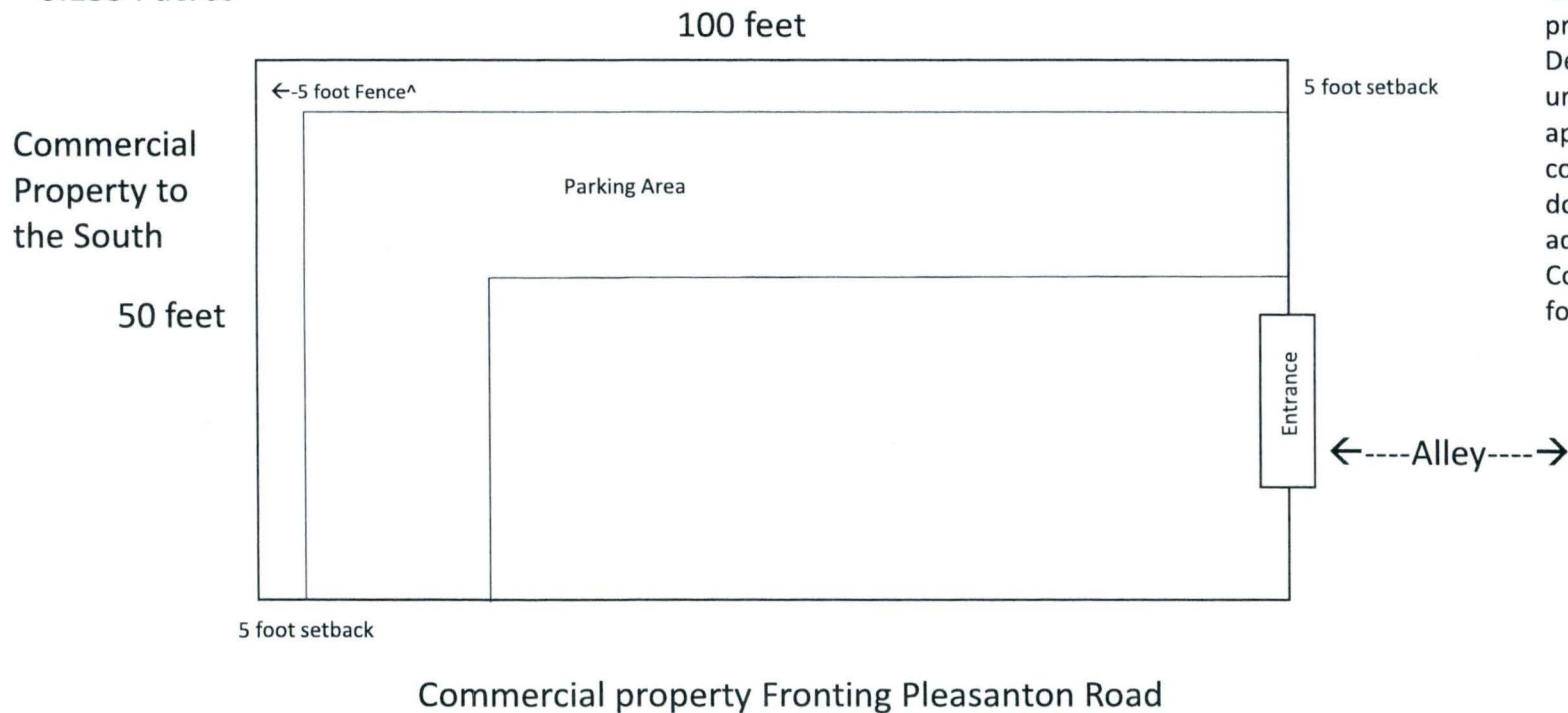
Z-2022-10700258 CD

614 West Pyron Avenue

Zoning From: "R-6" Residential Single Family

Zoning To: "R-6 CD" Residential Single Family with
Conditional Use for a Non-commercial Parking Lot
0.1354 acres

House to the West



I, Andrew Rajpari, 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.

Exhibit "B"