

ORDINANCE 2023-02-02-0055

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 23 and Lot 24, Block 10, NCB 7229, located at 702 El Monte Boulevard, from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) 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.

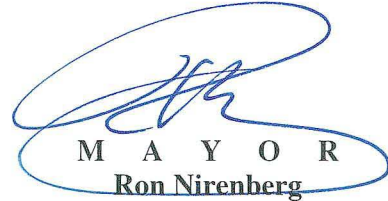
SECTION 3. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 12, 2023.

PASSED AND APPROVED this 2nd day of February, 2023.



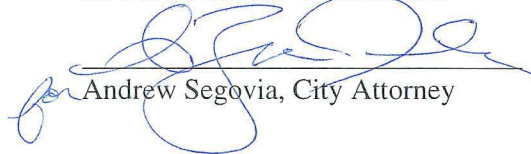
M A Y O R
Ron Nirenberg

ATTEST:



Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting February 2, 2023

1.

2023-02-02-0055

ZONING CASE Z-2022-10700217 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 23 and Lot 24, Block 10, NCB 7229, located at 702 El Monte Boulevard. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval.

Councilmember Bravo moved to approve. 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: DISTRICT 7

EXHIBIT “A”

IMPERVIOUS AREA CALCULATIONS:
EXISTING HOUSE = 2,568 SQ.FT.
EXISTING DRIVEWAY = 1,580 SQ.FT.
TOTAL LOT AREA = 6,792 SQ.FT.
TOTAL IMPERVIOUS AREA = 4,148 SQ.FT = 61.07%

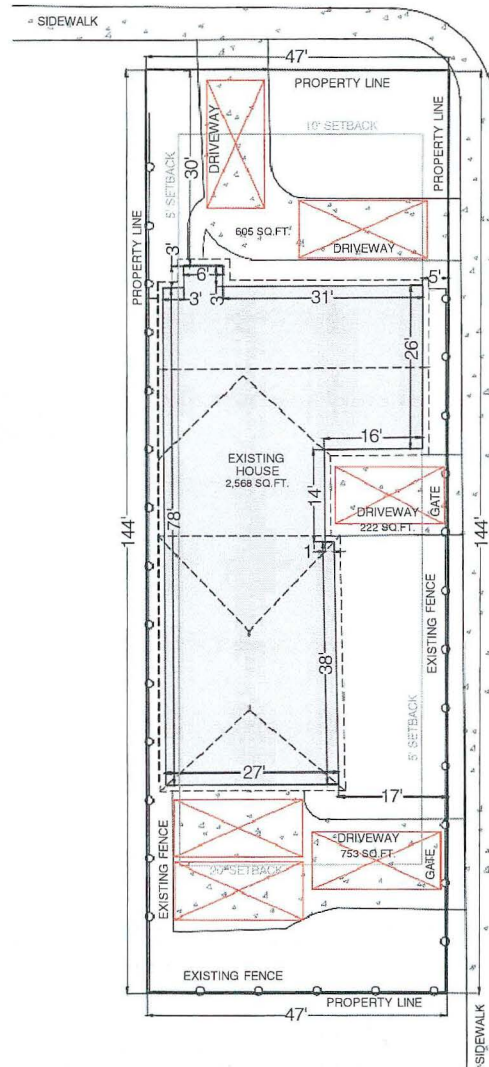
LEGAL DESCRIPTION:
NCB 7229 BLK 10 LOT 23 AND 24

TOTAL PARKING SPACES: 6
PARKING RATIO: 1.5 SPACES/UNIT



DENOTES 1
PARKING SPACE

ZONING CASE Z-2022-10700217 CD For Three (3) Dwelling Units



AGANIER AVE

Exhibit "A"

"I, MATTHEW JORDAN, 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."

NOTES:

USE = MULTIFAMILY
UNIT 1 (MAIN HOUSE) : 1,100 SQ.FT
UNIT 2 : 604 SQ.FT
UNIT 3 (ABOVE GARAGE) : 864 SQ.FT

ADDRESS:
702 EL MONTE BLVD
SAN ANTONIO, TX 78212

SITE PLAN

PARCEL ID: 389403

LOT AREA: 0.15 ACRES

PLOT SIZE: 8.5" X 11"

DRAWING SCALE: 1"=30'

