

ORDINANCE

2021-11-18-0888

**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 4, NCB 13761 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home.

**SECTION 2.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.


**SECTION 3.** The City council approves this Specific Use Authorization 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.

888 SECTION 6. This ordinance shall become effective November 28, 2021.

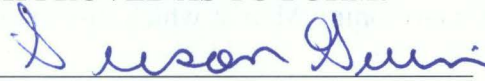
PASSED AND APPROVED this 18<sup>th</sup> day of November, 2021.

  
M A Y O R  
Ron Nirenberg

ATTEST:

  
Debbie Racca-Sittre, Acting City Clerk

APPROVED AS TO FORM:

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting November 18, 2021

44.

2021-11-18-0888

ZONING CASE Z-2021-10700228 S (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home on Lot 19, Block 4, NCB 13761, located at 146 Rene Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

# **Exhibit “A”**



Z2021-10700228 S

Rezoning from: "R-6" Residential Single-Family to: "R-6 S" Residential Single-Family with Specific Use Authorization for a Manufactured Home

Address: 146 Rene Ave

# PLOT PLAN FOR BUILDING PERMITS

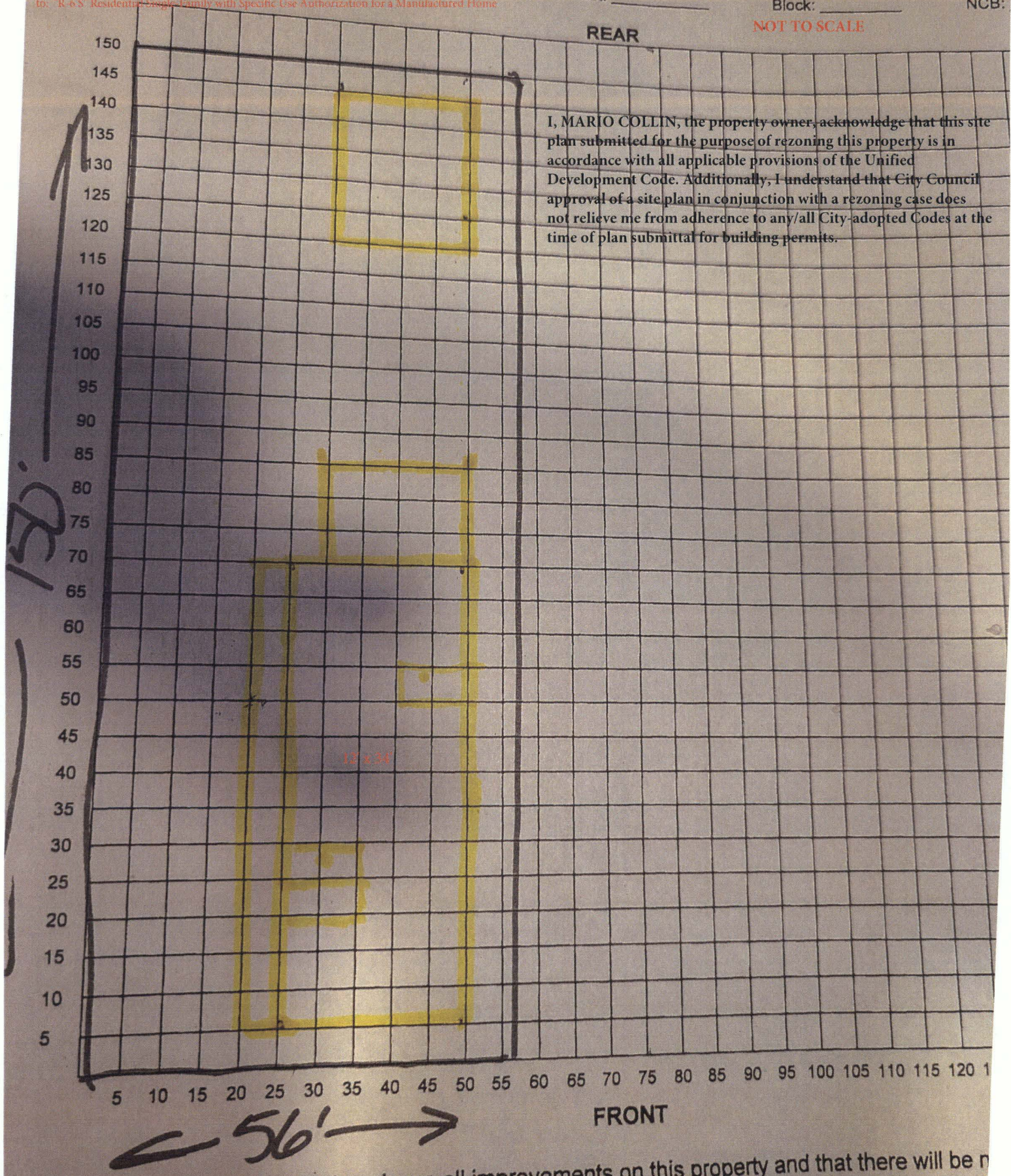
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ NCB: \_\_\_\_\_

(2021-03) 12x12 (24)

NOT TO SCALE

REAR

I, MARIO COLLIN, 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.



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Exhibit "A"