

ORDINANCE 2021-12-02-0934

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 the north 137.5 feet of Lot 112, Block 2, NCB 2977 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.

4890-50-51-1505
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 12, 2021


PASSED AND APPROVED this 2nd day of December, 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 December 2, 2021

52.

2021-12-02-0934

ZONING CASE Z-2021-10700241 CD (Council District 3): 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 the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Continued from November 18, 2021)

Councilmember Viagran moved to approve. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

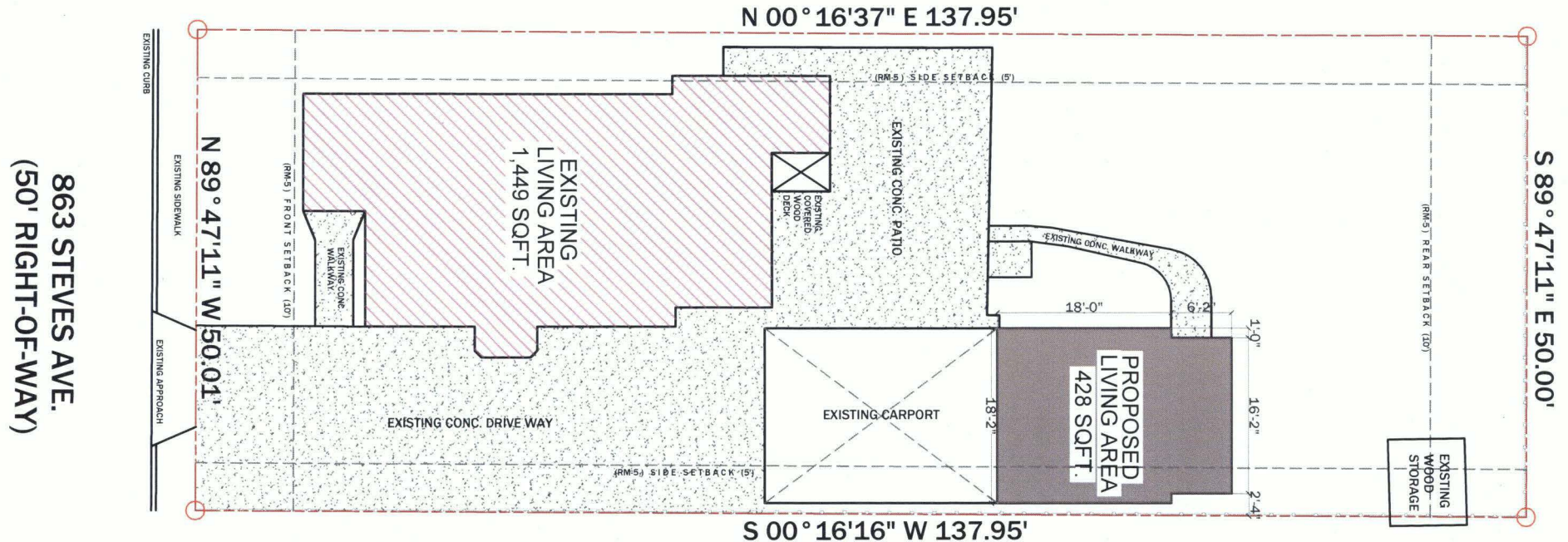
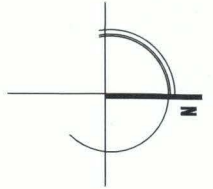
Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

Exhibit “A”

Z-2021-10700241 CD

LEGEND
 PROPERTY LINE
 SETBACKLINE
 EXISTING FENCE LINE



"I *Neighborhood housing services of San Antonio INC.*, 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"

Current: "R-4" Residential Single-Family District
 Proposed: "R-4 CD" Residential Single-Family District with a Conditional Use for 3 Units

Exhibit "A"

PROJECT TYPE:

RESIDENTIAL
SEPTEMBER 2021

SITE PLAN
863 STEVES AVE.
 SAN ANTONIO TX 78210

LEGAL DESCRIPTION: NCB 2977 BLK 2 LOT N 137.5 ft of 112
 ACTUAL ZONING: R-4 PROPOSED ZONING: R-4 CD
 OWNER: *Neighborhood housing services of San Antonio INC.*
 LOT SQFT: 6,900
 CASE No:

SCALE: 1/16"=1'-0"
 DATE: 09/06/2021

TABULATION	
LOT	6,900 SQFT
EXISTING BUILDING	1,449 SQFT
PROPOSED ADDITION	428 SQFT
EXT. PAVED SQUARE FOOTAGE	2,315 SQFT