

ORDINANCE 2021-12-16-1014

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 252A, NCB 7846 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 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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Solid-Screen Fence abutting residential uses

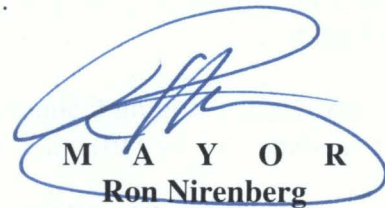
SECTION 4. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 26, 2021.


PASSED AND APPROVED this 16th day of December, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 16, 2021

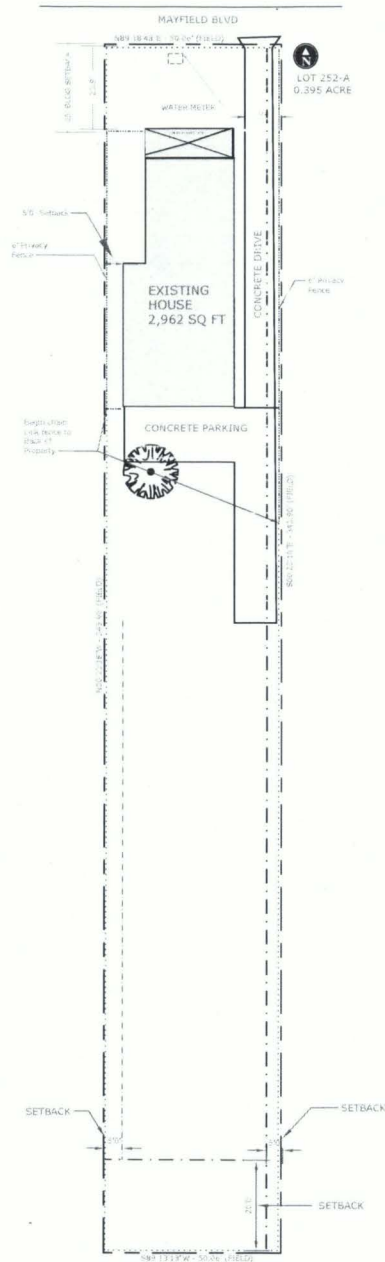
65.

2021-12-16-1014

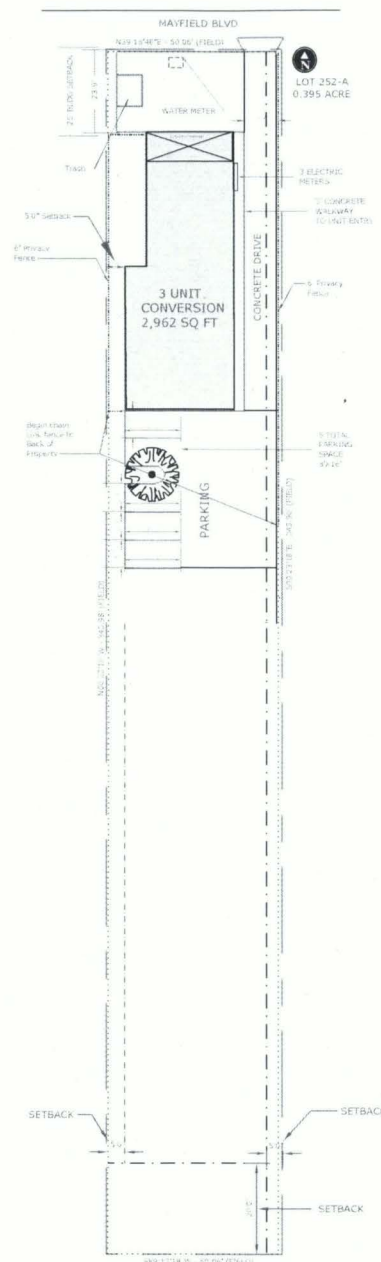
ZONING CASE Z-2021-10700276 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwellings units on Lot 252A, NCB 7846, located at 130 West Mayfield Boulevard. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Viagran moved to Approve with Conditions. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, CabelloHavrda, Sandoval, Pelaez, Courage, Perry



0 CURRENT SITE PLAN
Scale: 1" = 50'



0 3 UNIT SITE PLAN
Scale: 1" = 50'

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
three (3) residential dwellings

Exhibit "A"

SITE PLAN STATEMENT:
"I, MERRYANN SANCHEZ, THE PROPERTY OWNER, ACKNOWLEDGE
THAT THE 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