

AN ORDINANCE 2014 - 10 - 16 - 0810

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 13 and the west 13.5 feet of Lot 14, Block 15, NCB 1837 from "H R-4 AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "H R-4 CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three 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 **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

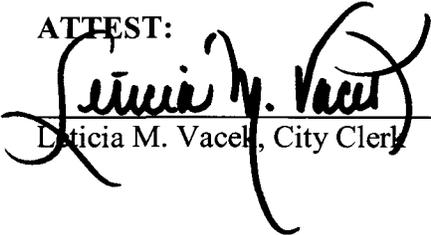
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

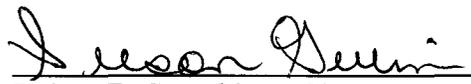
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective October 26, 2014.

PASSED AND APPROVED this 16th day of October 2014.


for **M A Y O R**
Ivy R. Taylor

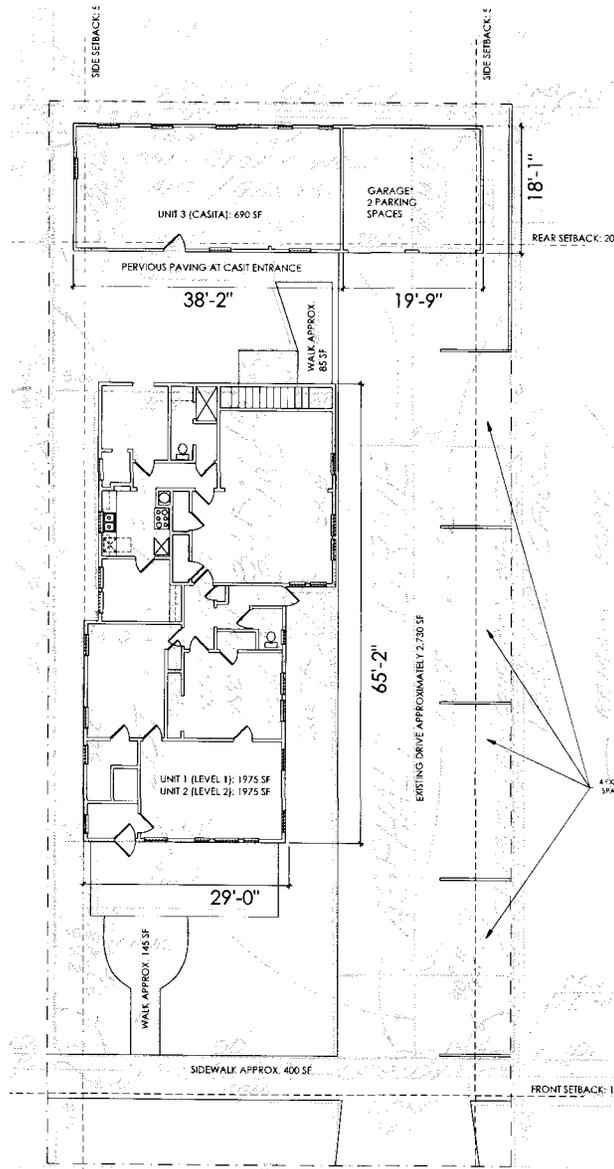
ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	Z-5 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, Z-6, Z-9, Z-10, Z-11, Z-13)
Date:	10/16/2014
Time:	02:06:31 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014247 CD (District 1): An Ordinance amending the Zoning District Boundary from "H R-4 AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "H R-4 CD AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lot 13 and the West 13.5 Feet of Lot 14, Block 15, NCB 1837 located at 121 West Woodlawn Avenue. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Diego Bernal	District 1		x				
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

22014 247



Site Areas	
Building	Area (sf)
Primary Structure- Unit 1	1,975
Primary Structure- Unit 2	1,975
Casita	690
Garage	357
Total	4,997
Impervious Cover	Area (sf)
City Sidewalk	400
Front Walkway	145
Drive	2,730
Rear Walkway	85
Total	3,360

"H R-4 CD" WITH A CONDITIONAL USE FOR THREE DWELLING UNITS

USE OF PROPERTY TO BE CONVERTED FROM COMMERCIAL / RESIDENTIAL TO SOLELY RESIDENTIAL.

WE, BEN BOWMAN AND ISABEL OWEN, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF CONDITIONAL ZONING OF 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.

CASITA COMPONENT OF PROPERTY IS NOT BUILT IN COMPLIANCE WITH CURRENT SETBACK REQUIREMENTS. IF PROPERTY REQUIRES FUTURE RECONSTRUCTION IT WILL BE BUILT IN COMPLIANCE WITH CURRENT ZONING SETBACKS.

***NOTE:
EXISTING SITE PLAN REPRESENTED ON SURVEY HERE TO REMAIN IN THE CURRENT CONFIGURATION. NO CHANGES TO SITE PLAN WILL BE CREATED AS A RESULT OF THIS CONDITIONAL ZONING REQUEST.

1 EXISTING & PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



No. Date & Description of Issue
2014.08.14 Conditional Zoning Submittal

121 Woodlawn Conditional Zoning

121 W Woodlawn
San Antonio, Texas 78212

OWNER
Isabel Owen
410 E. Cusator
San Antonio, Texas 78208
210-317-2702

OWNER
Ben Bowman
410 E. Cusator
San Antonio, Texas 78208
210-332-8191

August 14, 2014
Conditional Zoning

EX 0.01

Attachment A