

ORDINANCE 2019-10-03-0826

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 10, Block 17, NCB 664, from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units.

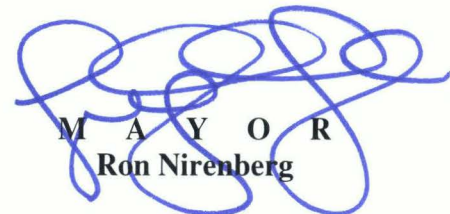
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.


**SECTION 3.** 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.

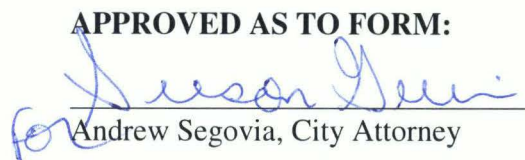
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective October 13, 2019.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of October, 2019.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-5 ( in consent vote: Z-4, P-1, Z-5, P-3, Z-7, Z-8, Z-11, Z-12, P-5, Z-14, Z-15, Z-16 )</b>						
<b>Date:</b>	10/03/2019						
<b>Time:</b>	03:11:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE Z-2019-10700188 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 10, Block 17, NCB 664, located at 1101 South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600053)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x			x	
Rebecca Viagran	District 3		x				
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj  
10/03/2019  
# Z-5

# EXHIBIT "A"

# Z-2019-10700188

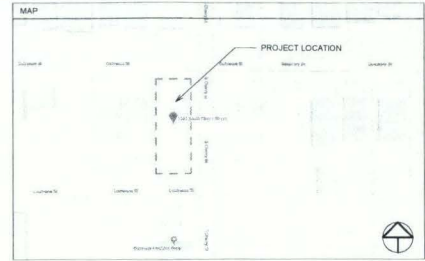
Z-2019-10700188  
PA-2019-11600953

SITE & BUILDING DATA	
LOCATION:	1101 S. CHERRY, SAN ANTONIO, TEXAS 78210
LOTS:	1
LEGAL DESCRIPTION:	NCB 664 BLK 17 LOT 10
CITY COUNCIL DISTRICT:	2
FUTURE LAND USE:	MULTIFAMILY
PLAN NAME:	MULTIFAMILY
PROPOSED USE:	(NOT TO EXCEED 50 UNITS PER ACRE)
ZONING INFORMATION	
CURRENT ZONING:	RM-4
PROPOSED ZONING:	IDZ-2 MID-INTENSITY (NOT TO EXCEED 50 UNITS PER ACRE)

SITE PLAN - LEGEND	
---	PROPERTY LINE
⊙	(E) POWER POST
-E-	(E) OVERHEAD ELECTRIC
-F-	(E) WOOD FENCE

**IDZ ZONING STATEMENT**

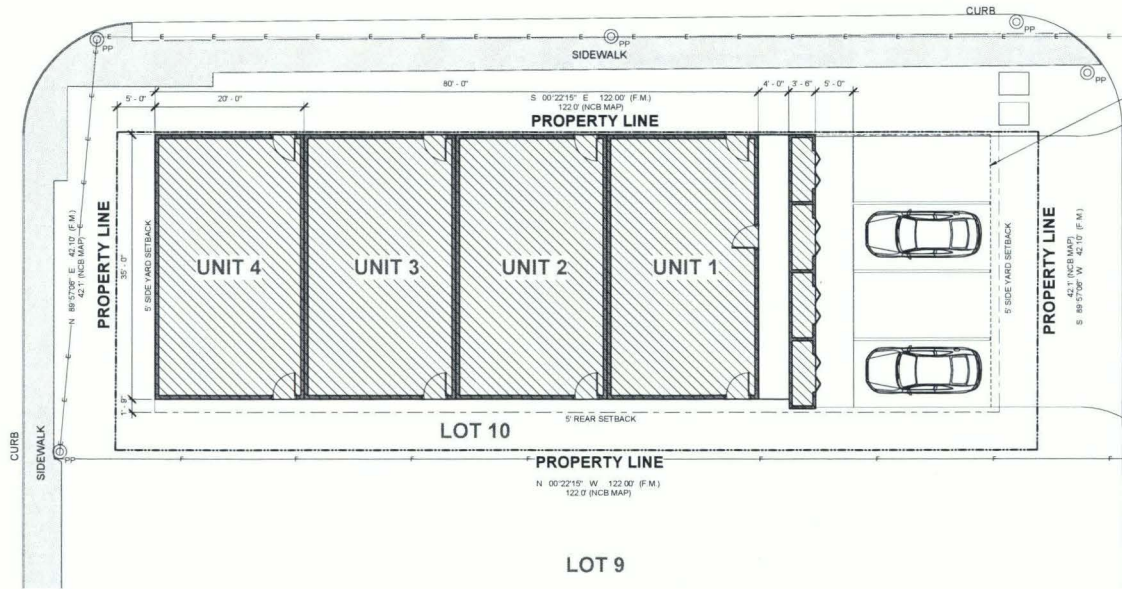
I, E. W. Martin, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/all CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



**S. CHERRY ST.**  
(55.6' R.O.W. - PER NCB MAP)

**E. DELAWARE ST.**  
(55.6' R.O.W. - PER NCB MAP)

**LOUISIANA ST.**  
(40' R.O.W. - PER NCB MAP)



**DASHED LINE - COVERED  
PARKING OUTLINE  
(4 PARKING SPACES)**

Exhibit "A"

**SITE PLAN**

① SITE PLAN  
1/8" = 1'-0"

NAME:	ADDRESS:
HARRIS-BAY	1101 S. CHERRY, SAN ANTONIO, TX 78210
PROJECT: NA	ISSUE DATE: 07.11.2019

PLEASE NOTE: IF PRINTING TO SCALE THESE SHEETS ARE AT 22X34. PRINTING TO 11X17 WOULD BE HALF-SIZE.