

ORDINANCE 2021-05-06-0312

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 Block 16 NCB 521, Block 24, NCB 520, Block 14, NCB 530 and Block 9, NCB 549 from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Mixed Residential District to "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 16 NCB 521, located at 1012 North Hackberry Street, 509 and 511 Lamar Street, to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, located at 1003, 1007, 1011, 1017, and 1021 North Hackberry Street, and to "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 14, NCB 530 and Block 9, NCB 549, located at 502, 504, 506 and 508 Lamar Street, and 705 North Pine Street, from multiple zoning districts to zoning districts on certain properties more specifically described in **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 2. 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.

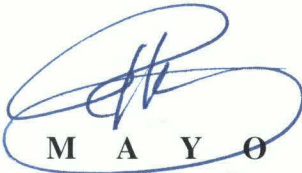
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
05/06/2021
Z-3

CASE NO. Z-2021-10700063

SECTION 4. This ordinance shall become effective May 16, 2021.

PASSED AND APPROVED this 6th day of May, 2021.

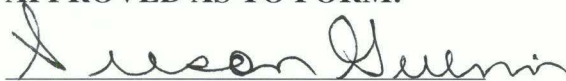

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

May 06, 2021

Item: Z-3

File Number: 21-3050

Enactment Number:

2021-05-06-0312

ZONING CASE Z-2021-10700063 (Council District 2): Ordinance amending the Zoning District Boundary for multiple properties within the Dignowity Hill Large Area Rezoning Project from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Mixed Residential District to "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 16 NCB 521, located at 1012 North Hackberry Street, 509 and 511 Lamar Street, to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, located at 1003, 1007, 1011, 1017, and 1021 North Hackberry Street, and to "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 14, NCB 530 and Block 9, NCB 549, located at 502, 504, 506 and 508 Lamar Street, and 705 North Pine Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
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Exhibit “A”

EXHIBIT "A"
Z2021-10700063

CC 05/06/2021

#	PropID	Address	Legal Description	From	To
1	105218	1012 N Hackberry St	NCB 521 BLK 16 LOT N 47.47 FT OF 11 ARB 11B	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
2	105220	511 Lamar St	NCB 521 BLK 16 LOT W 61 FT OF 12	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
3	105217	509 Lamar St	NCB 521 BLK 16 LOT N IRR 87.07FT OF S 93.07 FT OF 11 ARB 11A & 11C	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
4	105199	1021 N Hackberry St	NCB 520 BLK 24 S 54.09 FT OF 7 & 8 ARB A8	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
5	105201	1017 N Hackberry St	NCB 520 BLK 24 LOT E 156.25 FT OF 10	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
6	105213	1011 N Hackberry St	NCB 520 BLK 24 LOT N 50 FT OF 17 & 18 ARB A18	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
7	105212	1007 N Hackberry St	NCB 520 BLK 24 LOT S 66.39 FT OF N 116.39 FT OF 17 & 18	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
8	105211	1003 N Hackberry St	NCB 520 BLK 24 S 60 FT OF 17 & 18 ARB A17	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
9	105292	502 Lamar St	NCB 530 BLK 14 LOT A1	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
10	105294	504 Lamar St	NCB 530 BLK 14 W 52 FT EXC SW 21X37 FT OF A2 OR C	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
11	105295	506 Lamar St	NCB 530 BLK 14 LOT D	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
12	105296	508 Lamar St	NCB 530 BLK 14 E 52 FT OF A2 OR E	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District
13	105531	705 N Pine St	NCB 549 BLK 9 LOT S 83.5 FT OF 7 & 8	"H IDZ AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" and "RM-6"	"R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District