

ORDINANCE 2020-06-04-0374

**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 F, Block 1, NCB 216 from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "IDZ-1 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units and a Professional Office.

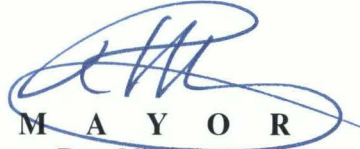
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 June 14, 2020.


**PASSED AND APPROVED** this 4<sup>th</sup> day of June, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
fo Andrew Segovia, City Attorney



# City of San Antonio

City Council

June 04, 2020

---

**Item: Z-2**

**Enactment Number:**

**File Number: 20-3322**

**2020-06-04-0374**

ZONING CASE Z-2020-10700033 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "IDZ-1 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units and a Professional Office on Lot F, Block 1, NCB 216, located at 814 West Euclid Avenue. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran 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  
06/04/2020  
Item No. Z-2

# **EXHIBIT “A”**

Z2020-10700033

Scale: [shaded square] = 4 feet

Acres = 0.1780 = Sq Ft 7755.00

NCB216 Blk 1 Lot F

CASE Z2020107003

Current Zoning R4-C(1)

Conditional use office

Proposed Zoning: IDZ-1 for 3dwelling units and a professional office

EXISTING:

Bldg 1 Sq Feet: 1280

Porch Sq Feet: 617

Bldg 2 Sq Feet: 70

Concrete Paved Area: 2746

\* All side fencing is wire/chainlink

\* Back fence is 6' Wood Privacy

\* Front fence is concrete w/rod iron bars

Lot Dimension 141' x 55' = 7755'

=> Adjacent Lot =>

I, EDUARDO MACALONI, Representing George Serran, Signature of MSC Holdings, 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/my clients from adherence to any/all City-adopted codes at the time of plan submittal for building permits.

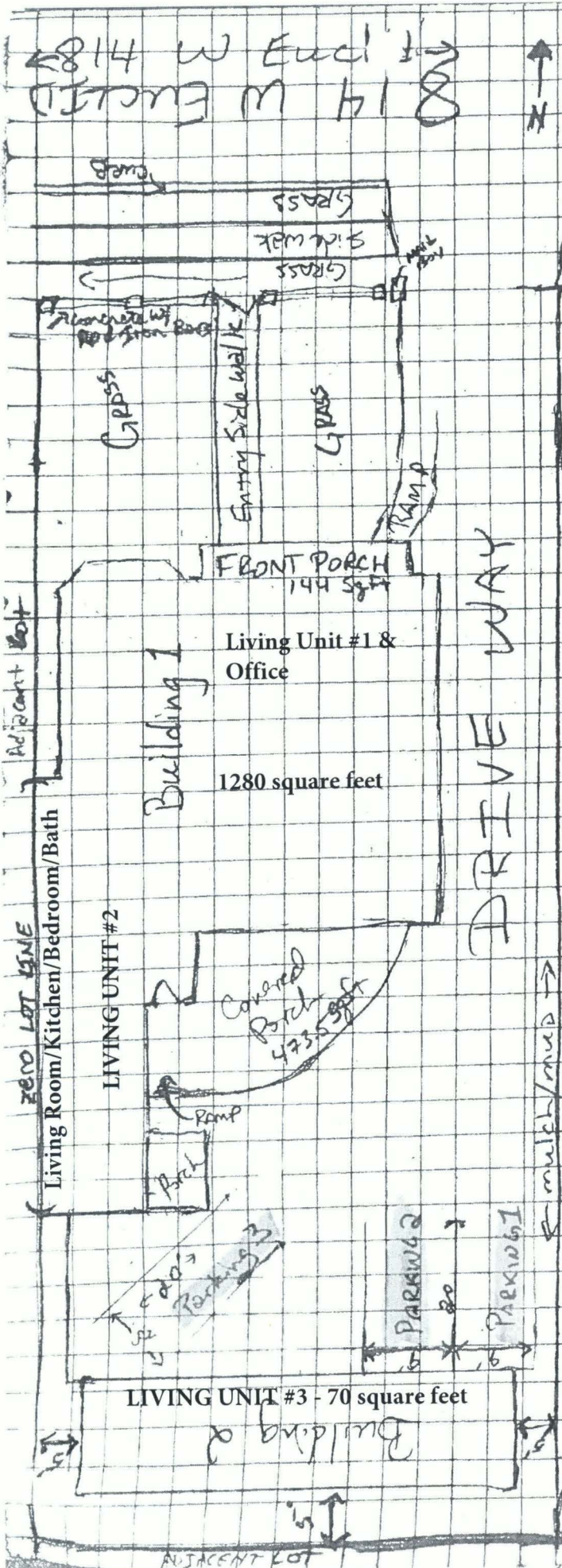


Exhibit "A"