

ORDINANCE 2021-04-15-0249

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 Lots 11-13, Block 5, NCB 2263 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units.

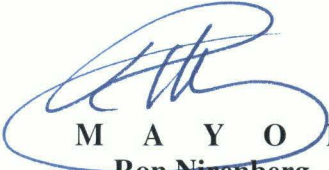
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 April 25, 2021.

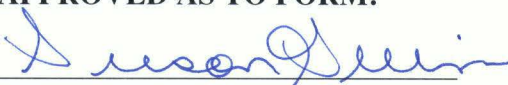
PASSED AND APPROVED this 15th day of April, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


for Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

April 15, 2021

Item: Z-2

File Number: 21-2483

Enactment Number:

2021-04-15-0249

ZONING CASE Z-2020-10700296 (Council District 1 and 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 11-13, Block 5, NCB 2263, located at 1611 West Travis Street, 1615 West Travis Street and 1617 West Travis Street. Staff and Zoning Commission recommend Approval.

Councilmember Shirley Gonzales made a motion to approve. Councilmember John Courage 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
04/15/2021
Item No. Z-2

Exhibit “A”

IDZ SITE PLAN FOR 1611-1617 W. TRAVIS
 (LOTS 11-13, BLOCK 5, N.C.B. 2263)

ZONING-Z-2020-107296

CURRENT ZONING: "R-4 AHOD"
PROPOSED ZONING: "IDZ-1 AHOD"

ACREAGE: 0.387 ACRES

USES: SIX (6) SINGLE FAMILY DETACHED RESIDENTIAL UNITS
 EACH UNIT 1,965 S.F. AND TWO STORIES.

NOTES: NO EXISTING SIDEWALKS, FENCES, WALLS AND/OR LANDSCAPING
 NO PROPOSED SIDEWALKS, WALLS
 (SEE PLAN FOR PROPOSED FENCING)
 PROPOSED LANDSCAPING IN ALL REMAINING AREAS

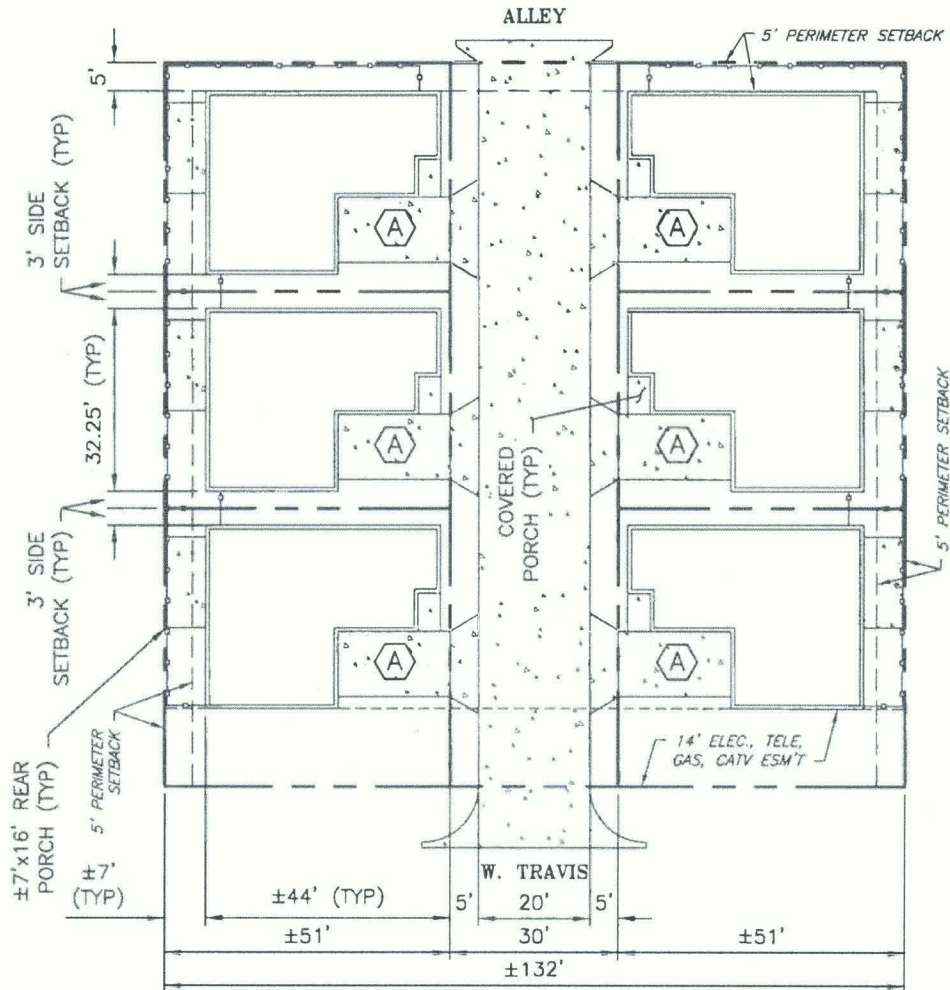
LEGEND:



IMPERVIOUS AREA FOR DRIVEWAY AND/OR CARPORT.



PROPOSED WOOD FENCE



"I, Elevens Global Holdings, LLC, the property owner, acknowledges 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."

DATE: 2020-12-08