

ORDINANCE 2021-02-04-0082

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 19, Block 1, NCB 2181 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 in "O-1" Office District and 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 February 14, 2021.

PASSED AND APPROVED this 4th day of February, 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

February 04, 2021

Item: Z-12

File Number: 21-1166

Enactment Number:

2021-02-04-0082

ZONING CASE Z-2020-10700265 (Council District 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 in "O-1" Office District and four (4) dwelling units on Lot 19, Block 1, NCB 2181, located at 523 Ruiz 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: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

Absent: 1 Perry

SG
02/04/2021
Item No. Z-12

Exhibit “A”

from "R-4 AHOD" to "IDZ-1 AHOD" with uses permitted in "O-1" Office District and four (4) dwelling units

Exhibit "A"

2717' Gravel drive + planted Area

159.80'

GRAVEL DRIVE

2600' unit
2 story
1 unit per floor

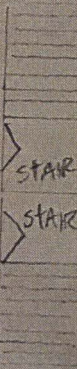
CAR
2 CAR GARAGE

CAR

CAR

2 CAR GARAGE

CAR



2600' unit
2 story
1 unit per floor

12' → driveway

55.55'

sidewalk

DRIVEWAY ALLEY

55.55'

Redbud

90

← 10' SETBACK

LIVE OAK

CRAPEMYRTLE

I, Patty Cater, property owner of 523 Ruiz acknowledge that this site plan submitted is for the purpose of REZONING in accordance w/ all applicable provisions of unified Development Code

I understand City Council approval of site plan in conjunction w/ rezoning case does not relieve me from adherence to any/all City adopted code @ the time of plan submittal for Building Permits

Blumping Bamboo

159.80'

← 5' side SETBACK

Redbud

← 10' FRONT SETBACK

LIVE OAK

CRAPEMYRTLE

- 6 BAMBOO
- 2 Live oak
- 2 Redbud
- 2 Crapemyrtle

.2057 acre

523 RUIZ

Lorianne
Resent email Nov 23