

AN ORDINANCE 2018-08-16-0648

**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 1, Block 8, NCB 3903 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Live/Work Units.

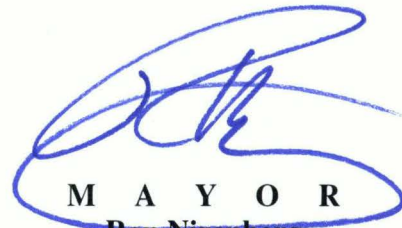
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

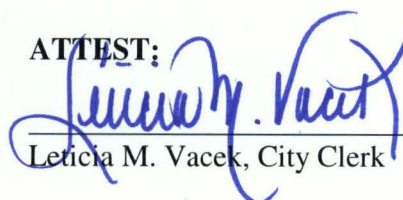
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

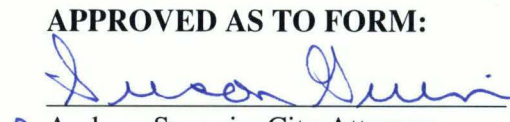
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective August 26, 2018.

**PASSED AND APPROVED** this 16<sup>th</sup> day of August 2018.

  
**M A Y O R**  
Ron Nirenberg

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

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

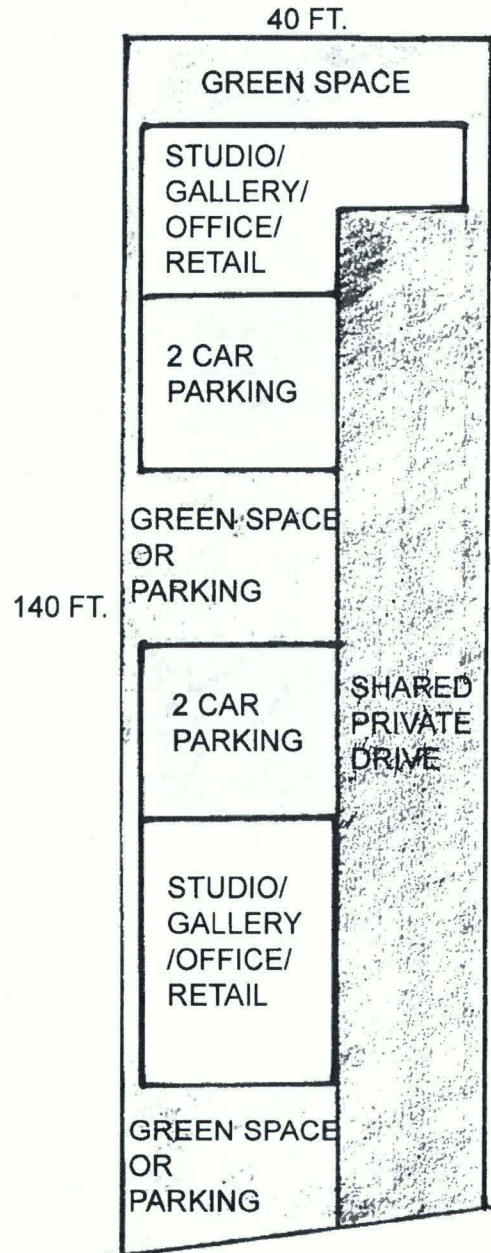
<b>Agenda Item:</b>	<b>Z-14 ( in consent vote: 27, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-4, Z-11, Z-14, Z-15, P-5, Z-18, Z-19 )</b>						
<b>Date:</b>	08/16/2018						
<b>Time:</b>	02:05:32 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018242 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District" to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Live/Work Units on Lot 1, Block 8, NCB 3903, located at 2609 South Flores Street. Staff and Zoning Commission recommend Approval.						
<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				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	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  
08/16/2018  
Item No. Z-14

# **EXHIBIT “A”**

Z2018242

SITE PLAN  
2609 S. FLORES ST.



IDZ WITH USES FOR 2 (TWO)  
DETACHED LIVE/WORK SINGLE  
FAMILY DWELLINGS, EACH WITH:

- 2 CAR OFF-STREET PARKING
- STUDIO/ART GALLERY/OFFICE/  
RETAIL/ WORK SPACE ON FIRST  
FLOOR AND RESIDENCE ABOVE.
- HOME FOOTPRINT APPROX:  
25FT X 50 FT
- SHARED PRIVATE DRIVEWAY FOR  
EACH HOME.

I, MICHAEL A. PEREZ THE  
PROPERTY OWNER,  
ACKNOWLEDGE THAT THIS SITE  
PLAN SUBMITTED IS IN  
ACCORDANCE WITH ALL  
APPLICABLE PROVISIONS OF THE  
UNIFIED DEVELOPMENT CODE.  
ADDITIONALLY, I UNDERSTAND  
THAT CITY 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.

SOUTH FLORES STREET

Exhibit "A"