

ORDINANCE 2019-10-03-0833

**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 west 26 feet of Lot 20, Lot 21, the east 12 feet of Lot 20, the south 23 feet of Lot 14, the west 1 foot of south 23 feet of Lot 15, Block 5, NCB 2396 from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "R-4" Residential Single Family District.

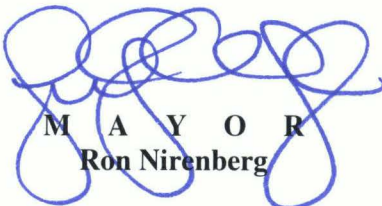
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

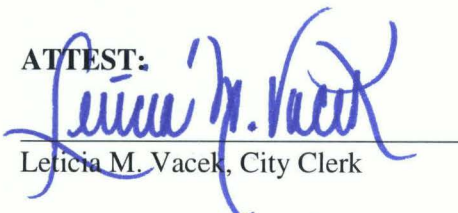
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

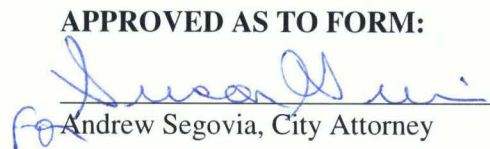
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective October 13, 2019.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of October, 2019.

  
**M A Y O R**  
Ron Nirenberg

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

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

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: Z-4, P-1, Z-5, P-3, Z-7, Z-8, Z-11, Z-12, P-5, Z-14, Z-15, Z-16 )</b>						
<b>Date:</b>	10/03/2019						
<b>Time:</b>	03:11:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE Z-2019-10700176 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "R-4" Residential Single Family District on West 26 feet of Lot 20, 21, east 12 feet of 20, south 23 feet of 14, west 1 foot of south 23 feet of 15, Block 5, NCB 2396, located at 2415 and 2417 San Fernando 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				
Jada Andrews-Sullivan	District 2		x			x	
Rebecca Viagran	District 3		x				
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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  
10/03/2019  
# Z-11

# **EXHIBIT “A”**



2417 San Fernando St

Z-2019-10700176

Current Zoning: R-4

Requested Zoning: IDZ-1 w/ C1 and R-4 uses on both floors

I, Victor Rico and Meagan Valdez, the property owners, acknowledge that the 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.

 5ft - Chain-link fence

2415 San Fernando

0.1182 acres  
5148 sq ft

2417 San Fernando  
0.0478 acres.  
2082 sq ft  
10ft rear setback

1632 sq ft

Parking area

Parking area

Parking area

Parking area

Parking area

Parking area

Parking area

Parking area

Parking area

Parking area

5 ft west setback

15ft front setback

San Fernando Street

Exhibit "A"

