

ORDINANCE 2021 - 01 - 21 - 0044

**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 4, Block 1, NCB 2183 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) dwelling units.

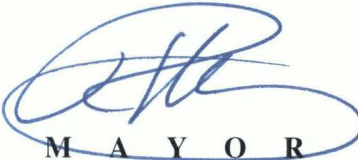
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 January 31, 2021.


**PASSED AND APPROVED** this 21<sup>st</sup> day of January, 2021.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

City Council

January 21, 2021

---

**Item: Z-10**

**Enactment Number:**

**File Number: 20-7430**

**2021-01-21-0044**

ZONING CASE Z-2020-10700048 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lot 4, Block 1, NCB 2183, located at 636 Ruiz Street. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Shirley Gonzales made a motion to approve. Councilmember Ana E. Sandoval 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 Perry

**Absent:** 1 Courage

Z2020-10700048: Requesting IDZ-2 with uses permitted for 5 dwelling units

Amended Site Plan

PROPERTY INFORMATION

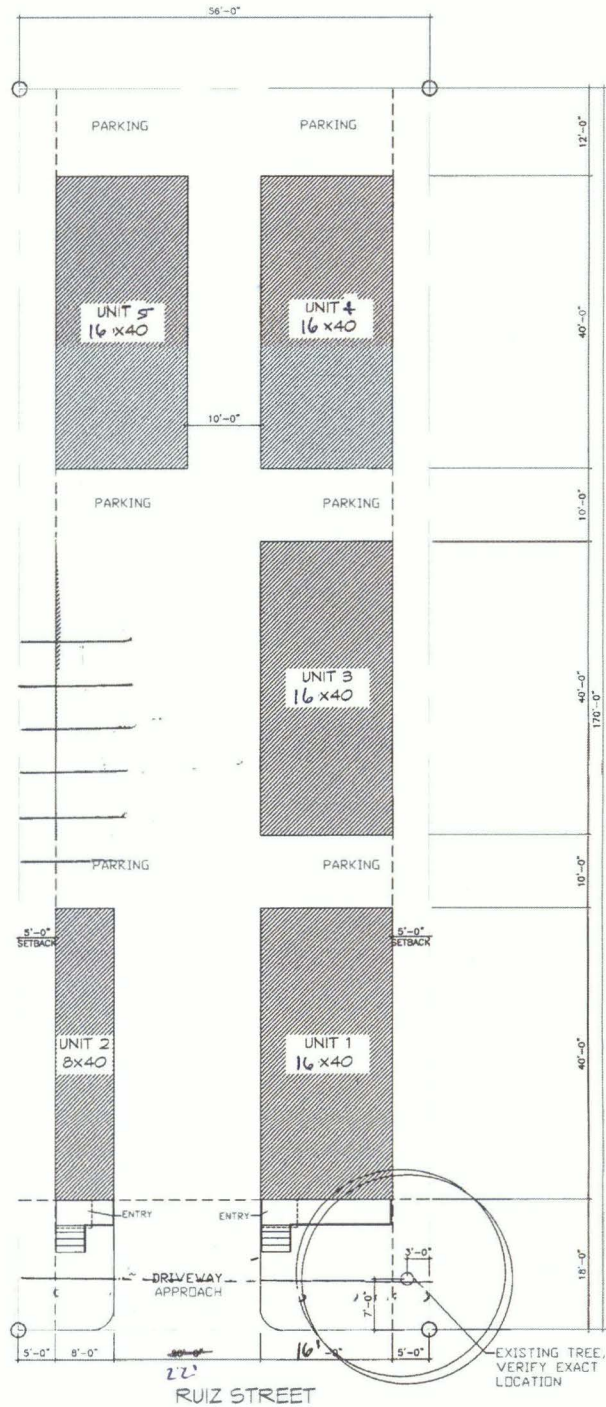
ADDRESS: 636 RUIZ STREET  
SAN ANTONIO, TX 78207  
LEGAL DESCRIPTION: NCB 2183  
BLK 1 LOT 4

ACREAGE: 0.2185

PROPOSED HOUSE 1: 640 SF  
PROPOSED HOUSE 2: 320 SF  
PROPOSED HOUSE 3: 640 SF  
PROPOSED HOUSE 4: 640 SF  
PROPOSED HOUSE 5: 640 SF

CURRENT ZONING: R-4  
PROPOSED ZONING: IDZ-2 WITH  
USES PERMITTED IN MF-33

I, CHARLES BARTON O'BRIEN,  
MANAGING MEMBER OF HOUSING  
INNOVATIONS HOLDINGS LLC, 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 SITE PLAN IN CONJUNCTION  
WITH A REZONING CASE DOES  
NOT RELIEVE ME FROM  
ADHERENCE TO ANY/ALL CITY  
ADOPTED CODES AT THE TIME  
OF LAM SUBMITTAL FOR BUILDING  
PERMITS.



Total Impervious cover: 9,000 SF  
12 Parking Spaces



1 PROPOSED SITE PLAN  
1/16" = 1'-0"

Exhibit "A" Amended

PROJECT: 636 RUIZ STREET

DATE: 02.04.2020

DRAWN BY: MARISOL OVERSTREET