

AN ORDINANCE **2016-11-03-0870**

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 8 and 9, Block 1, NCB A-15 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses not to exceed 21 units per acre.

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 the 13th day of November 2016.

PASSED AND APPROVED this 3rd day of November 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

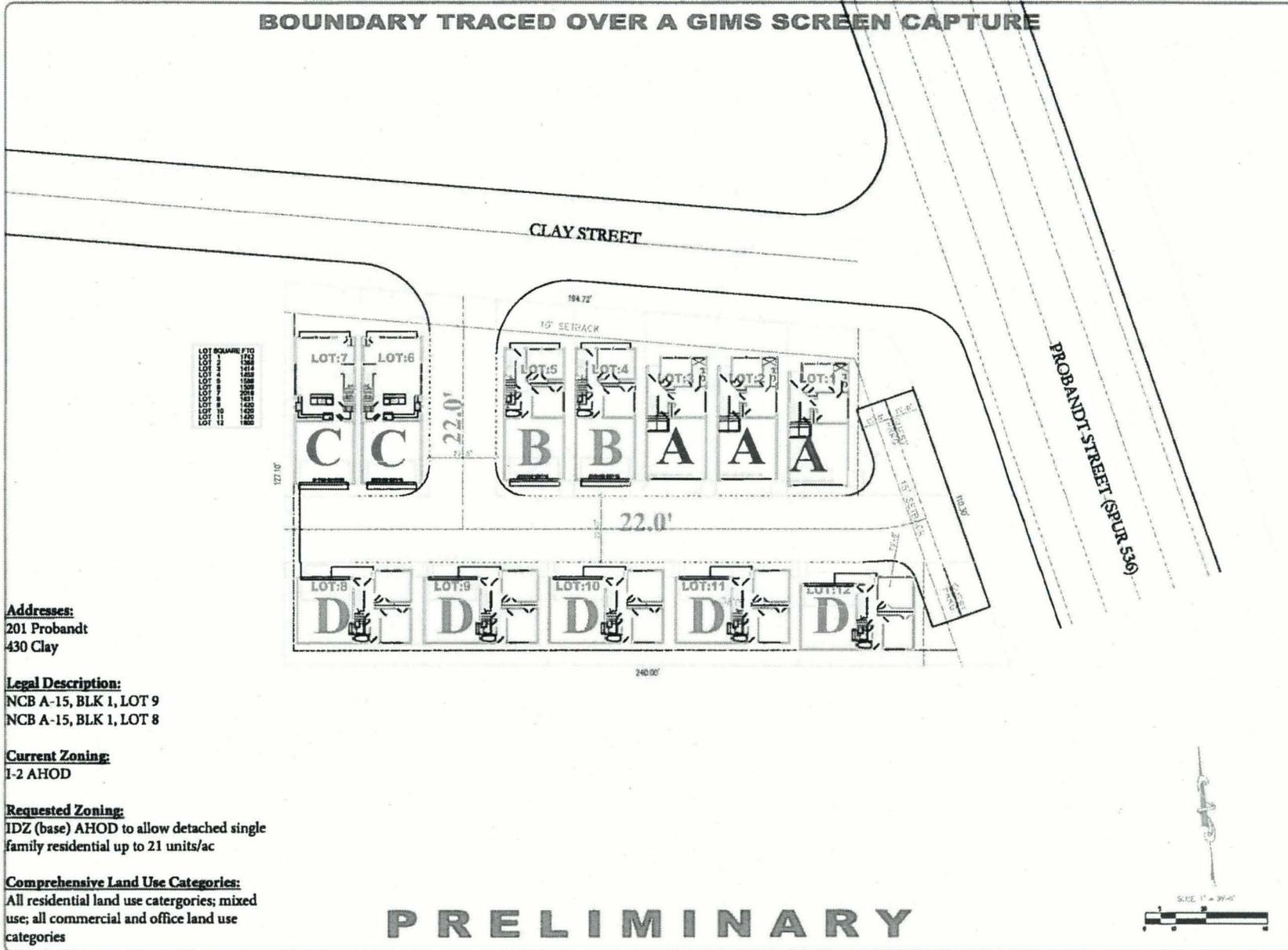
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for City Attorney

Agenda Item:	Z-9 (in consent vote: 22, Z-1, Z-2, Z-4, Z-5, Z-6, P-2, Z-7, Z-9, Z-11, P-4, Z-12, Z-13, P-5, Z-14, P-6, Z-15)						
Date:	11/03/2016						
Time:	02:05:58 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016247 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses not to exceed 21 units per acre on Lot 8 and 9, Block 1, NCB A-15, located at 201 Probandt Street and 430 Clay Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8	x					
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

BOUNDARY TRACED OVER A GIMS SCREEN CAPTURE



Addresses:

201 Probandt
430 Clay

Legal Description:

NCB A-15, BLK 1, LOT 9
NCB A-15, BLK 1, LOT 8

Current Zoning:

I-2 AHOD

Requested Zoning:

IDZ (base) AHOD to allow detached single family residential up to 21 units/ac

Comprehensive Land Use Categories:

All residential land use categories; mixed use; all commercial and office land use categories

PRELIMINARY



PLAN INFORMATION

EXHIBIT "A"

COMMUNITY INFORMATION

TRACT AREA (in ft ²)	28,000 (0.64 ACRES)
MAXIMUM TRACT DENSITY (units/acre)	XXL
MAXIMUM COVERAGE (percentage lot)	XXL
TOTAL NUMBER OF LOTS	12
ACTUAL TRACT DENSITY (units/acre)	28
ACTUAL COVERAGE (percentage lot)	XXL
GUEST PARKING SPACES	
TOTAL PARKING SPACES (including garages)	24

SITE PLAN

201 PROBANDT
ADDRESS/BLOCK #
San Antonio, TX

Sheet	Version/Revised	By
9-1-16	V05	JPN
Scale # 11'x17"	Scale # 21'x29"	
SCALE 1"=30'-0"	SCALE 1"=15'-0"	