

AN ORDINANCE 2019-01-17-0060

**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 Lots 45 through 52 & the East 17 Feet of Lot 44, Block 15, NCB 1597 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes.

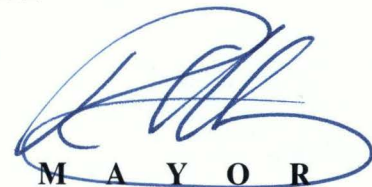
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 27, 2019.

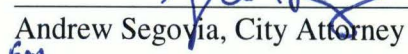
**PASSED AND APPROVED** this 17<sup>th</sup> day of January 2019.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

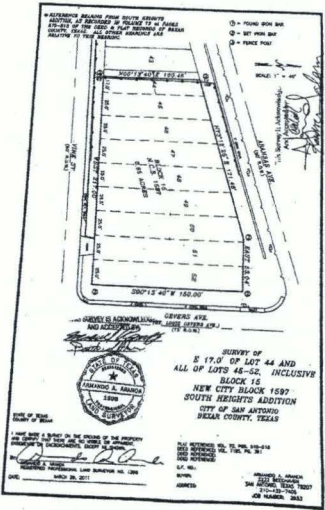
**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

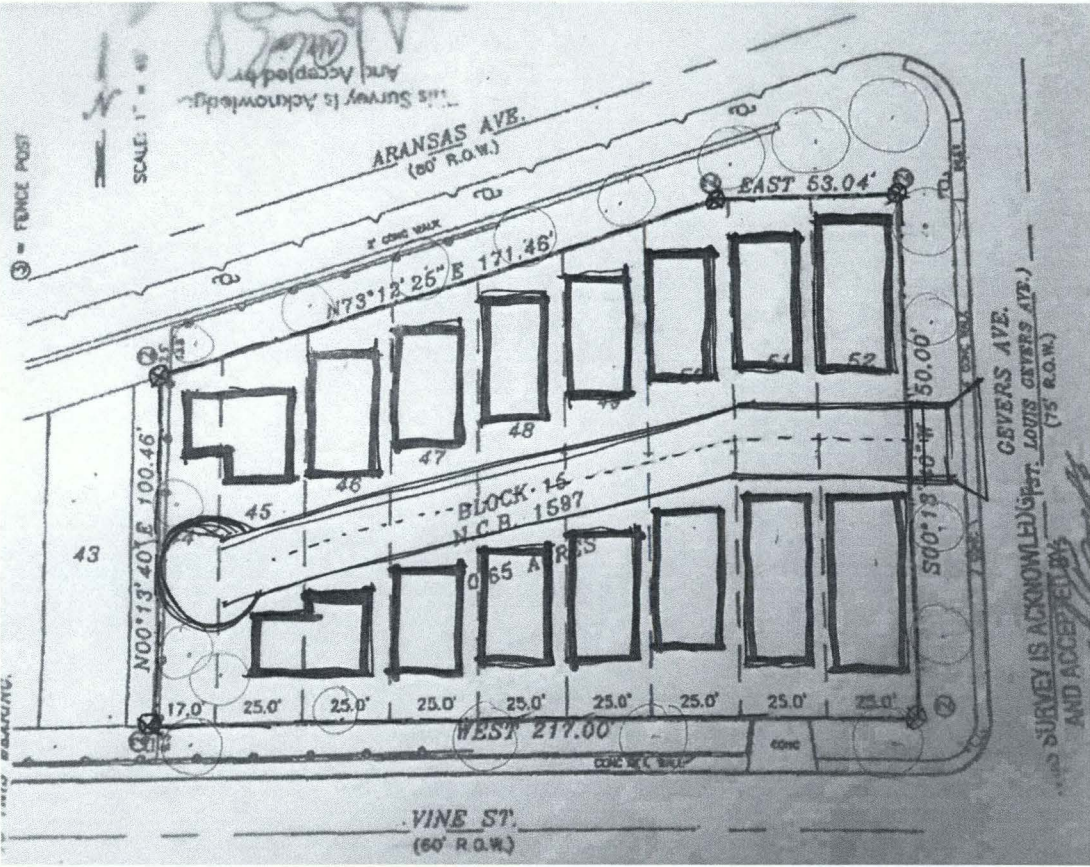
<b>Agenda Item:</b>	<b>Z-15 ( in consent vote: Z-2, Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-12, P-3, Z-14, P-4, Z-15, Z-16, Z-18, Z-19, P-5, Z-20, P-6, Z-21, Z-27, P-9, Z-28, Z-29, Z-30, Z-32, Z-33, Z-34, Z-35, Z-37, Z-38, Z-39, P-10, Z-40, Z-41, Z-44, Z-45, Z-46, Z-47, P-11, Z-49, Z-50, Z-51 )</b>						
<b>Date:</b>	01/17/2019						
<b>Time:</b>	02:22:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2018-900023 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes on Lots 45 through Lot 52 and the East 17 feet of Lot 44, Block 15, NCB 1597, located at 133 Vine Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900016)						
<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	
Art A. Hall	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				

# **EXHIBIT “A”**





1 SURVEY  
SCALE AS NOTED



2 PRELIMINARY SITE PLAN  
SCALE: 1/8"=1'-0"



"I, Brett Henneke of Henneke Financial Group 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 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."

Exhibit "A"



ZIGA ARCHITECTURE STUDIO  
Architects | Interior | Historic Preservation  
1218 E EUCLID AVE  
SAN ANTONIO, TX 78212  
TEL 210 201 3637  
EMAIL INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

REZONING APPLICATION  
133 VINE ST.,  
SAN ANTONIO, TX 78210  
HENNEKE FINANCIAL GROUP, LLC

DRAWING FOR  
REVIEW ONLY. NOT  
FOR CONSTRUCTION,  
PERMITTING OR  
REGULATORY  
APPROVAL

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ARCHITECTURE STUDIO, PLLC.

#	DATE	ISSUE	DESCRIPTION
1	11/14/2018	REZONING APPLICATION	

SURVEY / PRELIMINARY  
MASTER SITE PLAN

PROJECT NO.	18-146
DATE	11/14/18
DRAWN BY	FJZ
REVIEWED BY	FJZ
PROJECT ARCHITECT	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

MSPI00