

AN ORDINANCE 2019-02-21-0155

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 36, Lot 37 and the west 9-feet of Lot 38, Block 3, NCB 6557 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 (8) residential units.

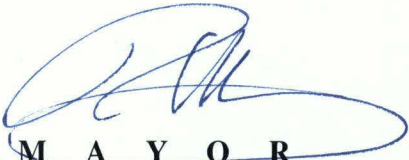
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 March 3, 2019.

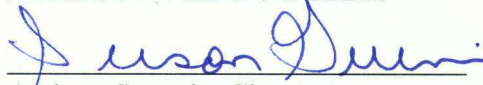
PASSED AND APPROVED this 21st day of February 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: 28, 29, Z-1, Z-2, Z-3, P-2, Z-5, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, Z-16, Z-17, Z-19)						
Date:	02/21/2019						
Time:	02:56:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900064 (Council District 1): 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 (8) Residential Units on Lot 36, Lot 37 and the west 9 feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900019)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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				

SG/lj
02/21/2019
Item No. Z-5

EXHIBIT “A”

ARLINGTON HEIGHTS ADDITION
(VOL. 4960, PCS. 144-145)
LOT 1, N.C.B. 8567
3' 2" g/km
2' UTILITY ESMT.
(VOL. 1113, PG. 155)
6' ELEC. ESMT.
(VOL. 708, PG. 51)
CHAINLINK FENCE
WOOD FENCE
TWO STORY
SIDING & FRAME
(APARTMENTS)
COVERED PORCH
LOT 36, 87 &
W. 9' OF LOT 38
BLOCK 3
N.C.B. 8567
8619 SQ. FT.
0.20 ACRES
GRAVEL/ASPHALT
PAVING
TWO STORY
SIDING & FRAME
(APARTMENTS)
WATER
HEATER
PAD CLOSET
CONC. ENTRY
LOT 36
4' CONC.
SDWLK.
LOT 37
PLATED LOT LINE
LOT 38
W. 9' OF LOT 38
CONC. DRIVE
CITY LIMITS LINE
LOT 34 & 35
LOT 32 & 33
LOT 38
CURTIZ PROPERTIES LTD ETAL
CALLED 10647 ACRES
(VOL. 8077, PG. 1503)
NORWOOD COURT
(A.K.A. NORWOOD/E. NORWOOD CT. - 50' R.O.W.)

- Legal Description: NCB 6557, Lots 36, 37 & W. 9' of Lot 38
- Current Zoning: R-4
- Requested Zoning: IDZ-2, for (8) eight residential units
- 2-story maximum height
- Impervious Cover: 6,472 S.F. (83.74%), Total Building S.F. is 2,418.6 S.F.
- Required Parking: 75% of 8 units = 6 parking spaces, 7 – 8 spaces provided
- 8 units/0.1774 acres (per BCAD) = 45.09 units/acre

0' 30' 60'