

ORDINANCE 2020-08-06-0485

**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 12, Block 1, NCB 528 from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) residential dwelling units.

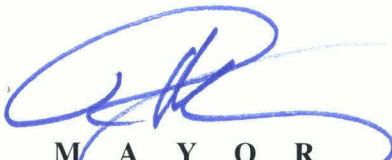
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 August 16, 2020.


PASSED AND APPROVED this 6th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

August 06, 2020

Item: Z-7

File Number: 20-4039

Enactment Number:

2020-08-06-0485

ZONING CASE Z-2019-10700298 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) residential units on Lot 12, Block 1, NCB 528, located at 415 Hays Street. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
08/06/2020
Item No. Z-7

Exhibit “A”

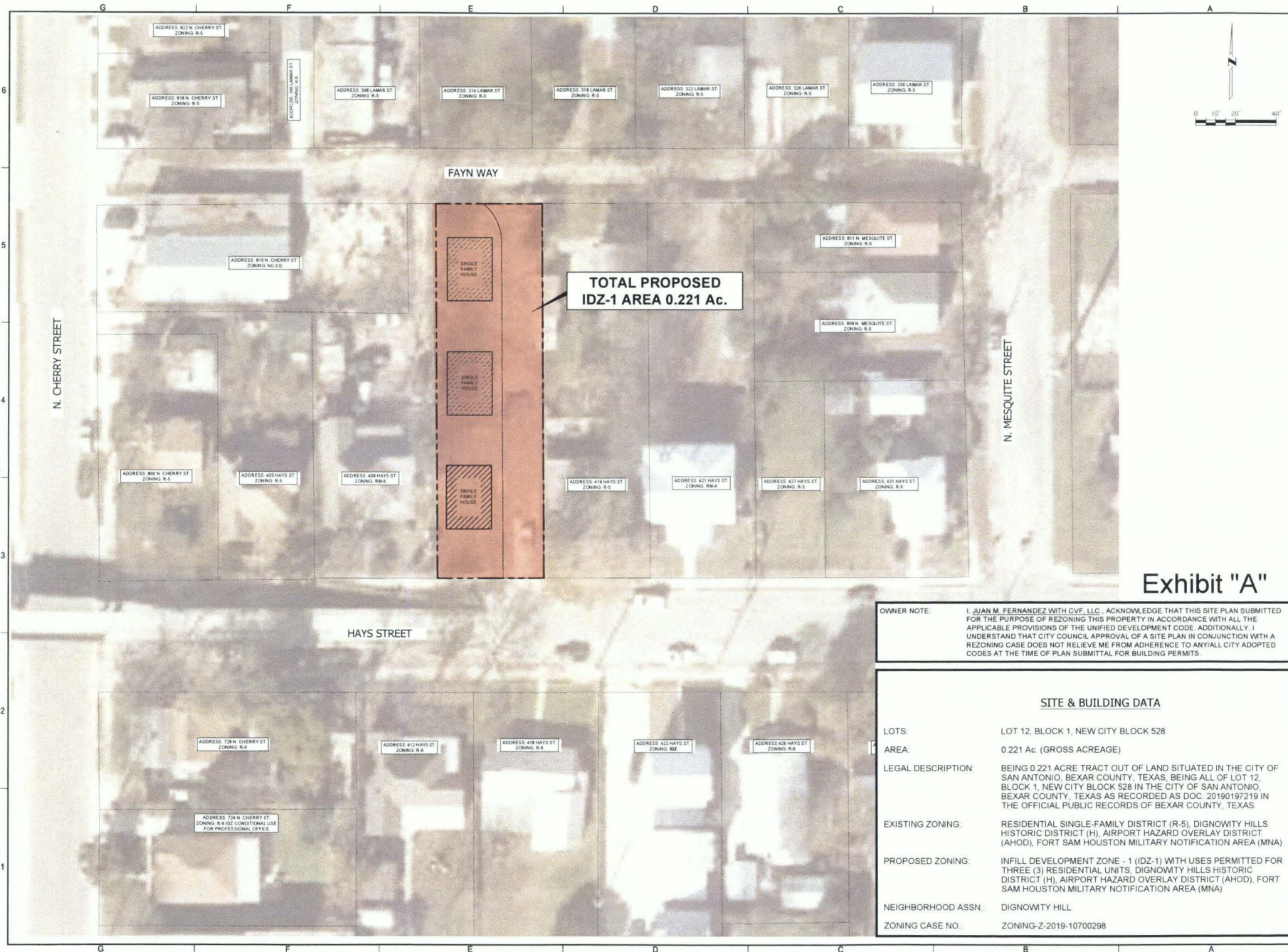


Exhibit "A"

OWNER NOTE: I, JUAN M. FERNANDEZ WITH CVF, LLC, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

| SITE & BUILDING DATA | |
|----------------------|---|
| LOTS: | LOT 12, BLOCK 1, NEW CITY BLOCK 528 |
| AREA: | 0.221 Ac. (GROSS ACREAGE) |
| LEGAL DESCRIPTION: | BEING 0.221 ACRE TRACT OUT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 12, BLOCK 1, NEW CITY BLOCK 528 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED AS DOC. 20190197219 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| EXISTING ZONING: | RESIDENTIAL SINGLE-FAMILY DISTRICT (R-5), DIGNOWTY HILLS HISTORIC DISTRICT (H), AIRPORT HAZARD OVERLAY DISTRICT (AHOD), FORT SAM HOUSTON MILITARY NOTIFICATION AREA (MNA) |
| PROPOSED ZONING: | INFILL DEVELOPMENT ZONE - 1 (IDZ-1) WITH USES PERMITTED FOR THREE (3) RESIDENTIAL UNITS, DIGNOWTY HILLS HISTORIC DISTRICT (H), AIRPORT HAZARD OVERLAY DISTRICT (AHOD), FORT SAM HOUSTON MILITARY NOTIFICATION AREA (MNA) |
| NEIGHBORHOOD ASSN: | DIGNOWTY HILL |
| ZONING CASE NO.: | ZONING-Z-2019-10700298 |

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGL
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11' WGL
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PROJECT: 415 HAYS ST., IDZ 415 HAYS ST. SAN ANTONIO, BEXAR COUNTY, TEXAS 78202

SHEET TITLE: 415 HAYS ST. IDZ-1 SITE PLAN

SHEET: EXH

PLAT NO. 19-11800478