

ORDINANCE

2021-05-20-0380

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 7, Block 18, NCB 858 from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units.

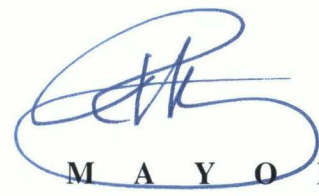
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 May 30, 2021.


PASSED AND APPROVED this 20th day of May, 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

May 20, 2021

Item: Z-4

File Number: 21-3640

Enactment Number:

2021-05-20-0380

ZONING CASE Z-2021-10700044 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 7, Block 18, NCB 858, located at 703 East Euclid Avenue. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran 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
05/20/2021
Item No. Z-4

Exhibit “A”



LEGEND	
	BOUNDARY / RIGHT OF WAY LINE
	CONCRETE CURB
	EASEMENT / SETBACK LINE
	OVERHEAD UTILITIES
	ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
	BUILDING SETBACK LINE
	VEHICULAR NON-ACCESS EASEMENT
	STREET LIGHT POLES
	EXISTING LIGHT POLES
	UTILITY POLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	WASTEWATER CLEAN-OUT
	TELEPHONE MANHOLE
	TELEPHONE PEDestal
	ELECTRIC TRANSFORMER



NOTES:

1. REFERENCE STRUCTURAL PLANS FOR FOUNDATIONS.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO GENERAL NOTE SHEET FOR ADDITIONAL SITE NOTES.
4. ALL SIDEWALKS, CURBS, RAMPS AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

Z-2021-10700044

703 E. EUCLID AVE.

CURRENTLY ZONED RM-4
REQUESTING TO BE REZONED IDZ-1 with uses
permitted for 3 units

LOT 1	0.1122 ACRES
LOT 2	0.0265 ACRES
LOT 3	0.0266 ACRES
TOTAL:	0.1653 ACRES

I, Natasha Uhrich, THE PROPERTY OWNER, ACKNOWLEDGE THAT THE 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"



UP ENGINEERING + SURVEYING

1800 N. W. 13TH AVE. SUITE 100
SAN ANTONIO, TX 78201 TEL: 210-774-1555
WWW.UPENGINEERING.COM FAX: 210-774-1556
REGISTERED PROFESSIONAL ENGINEER - CIVIL
LICENSE NO. 11192

PRELIMINARY

UNLESS OTHERWISE NOTED, THIS PROJECT IS FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF UP ENGINEERING + SURVEYING.

RAFAEL PAZ

703 EUCLID AVENUE

SAN ANTONIO, TEXAS 78212

RE-ZONING SITE PLAN

REV.	DATE	DESCRIPTION

DESIGNED BY:	WFP
DRAFTED BY:	WHH
CHECKED BY:	MFU

SHEET

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OF 1