SG/cla
01/01/2015
Z-3

CASE NO. Z2015243

AN ORDINANCE 2015-10-01-0850

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 6, 7, and 8, Block 25, NCB 507 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses not to exceed eighteen (18) 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 **Attachment "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 October 11, 2015.

PASSED AND APPROVED this 1st day of October, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

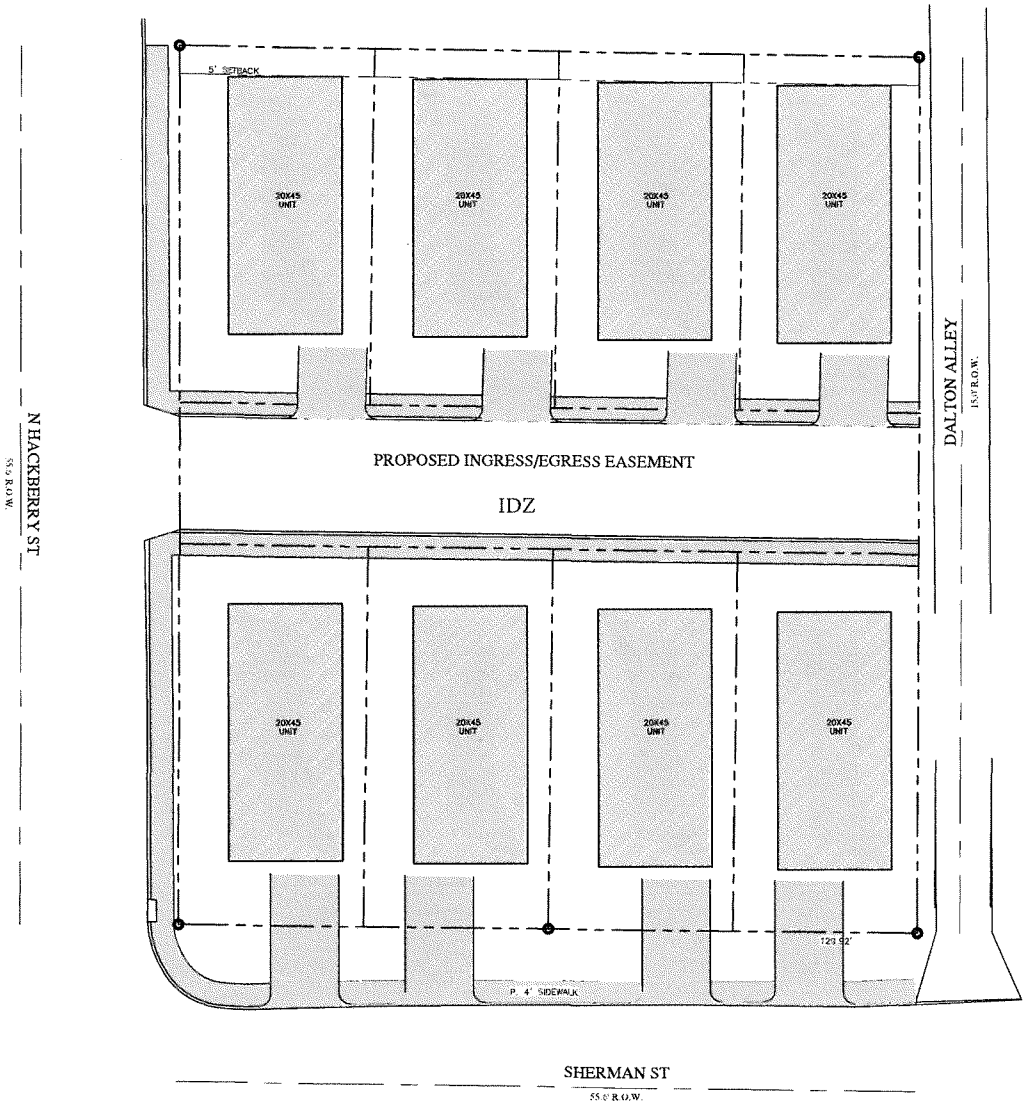
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-3 (in consent vote: 17, Z-2, Z-3, Z-5, P-1, Z-6, Z-8, P-2, Z-10, Z-11)**
Date:	10/01/2015
Time:	02:07:41 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015243 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses not to exceed eighteen (18) units per acre on Lots 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry 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			x	
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2015243



SCHEMATIC SITE PLAN

SCALE: 1"=10'

0 10 20

N

PROPERTY SIZE: 20,011 SF = 0.459 ACRES

CURRENT ZONING: I2
CURRENT USE: VACANT

PROPOSED ZONING: INFILL DEVELOPMENT ZONE

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

IMPERVIOUS COVER

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses not to exceed eighteen (18) units per acre

Location: 403 and 409 Sherman Street and 1210 North Hackberry Street
Acreage: 0.459

Legal Description: Lot 6, 7, 8, Block 25, NCB 507

I, SA Rental Group- Clint Belew, Manager, 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.

Attachment A

REVISIONS:

VILLAGOMEZ ENGINEERING COMPANY
3610 TODA, SUITE 202
SAN ANTONIO, TEXAS 78230
PHONE: 210-342-1918
FAX: 210-852-0232
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13998

HACKBERRY MODERN
N. HACKBERRY ST @SHERMAN ST.
SAN ANTONIO, TEXAS
SCHEMATIC SITE PLAN

THIS DOCUMENT ISSUED FOR REVIEW. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

JOSE VILLAGOMEZ, P.E. LICENSE NO. 105199 08/27/15

JOB NO. 15-011
DATE 08/27/15
DESIGNER JLV
DRAWN JLV
SHEET SCHEMATIC SITE PLAN