

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**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 the north 60 feet of the south 114.6 feet of Lots 1 and 2, the south 54.6 feet of Lots 1 and 2, and the north 7.9 feet of Lots 7 and 8, Block 5, NCB 831 from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for eight (8) 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 [month day, year].

**PASSED AND APPROVED** this [date] day of [month year].

/lj  
mm/dd/yyyy  
# Z-  
AZ

CASE NO. Z-2023-10700137

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

THIS PROPERTY IS NOT IN THE "ERZD"  
ERZD IS 5.5 MILES NORTH OF THIS PROPERTY.

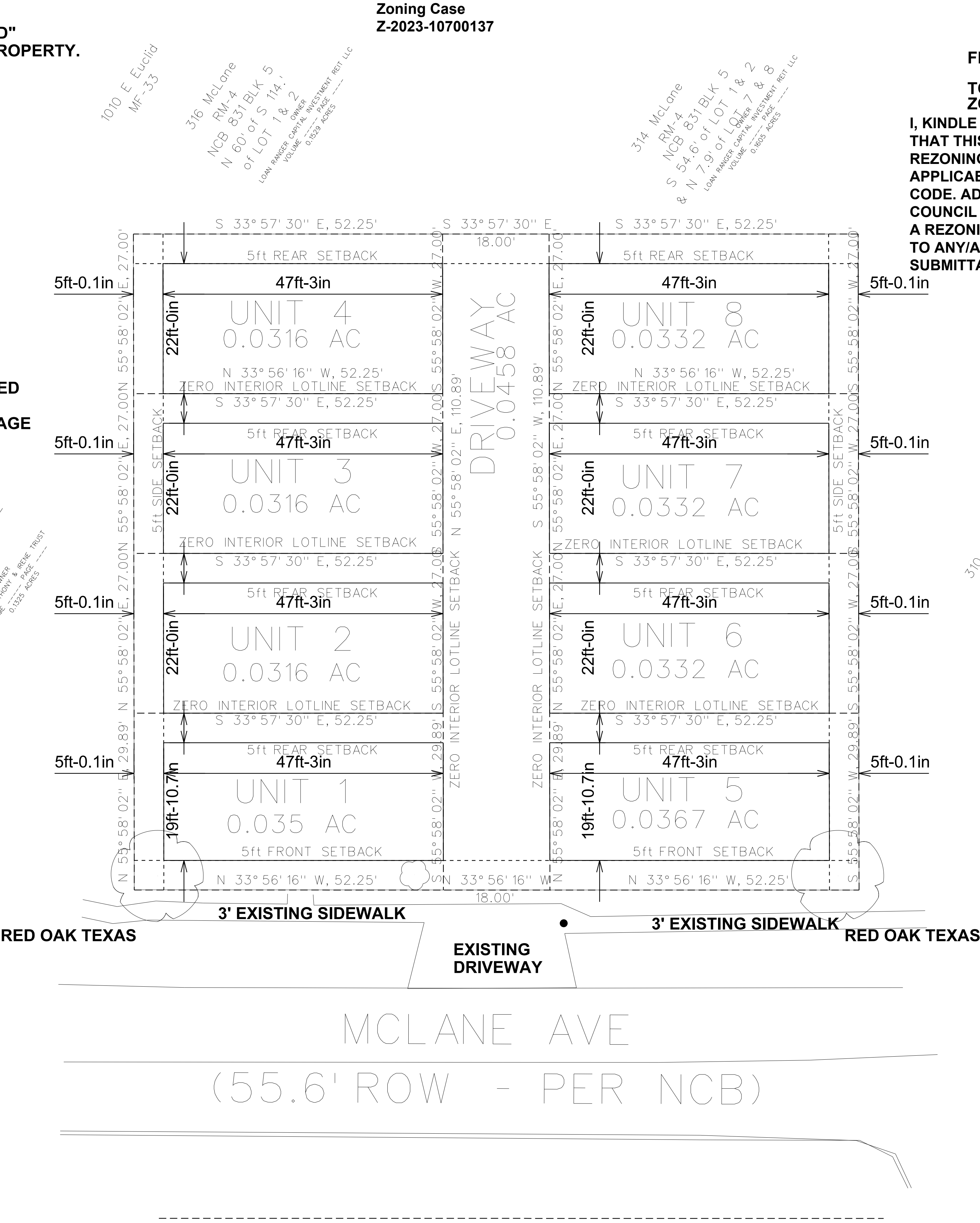
THIS LOT IS VACANT  
0 IMPERVIOUS COVER

PROPOSED IMPERVIOUS COVER

UNIT 1 = 939.88 SF  
UNIT 2 = 1,039.5 SF  
UNIT 3 = 1,039.5 SF  
UNIT 4 = 1,039.5 SF  
UNIT 5 = 939.88 SF  
UNIT 6 = 1,039.5 SF  
UNIT 7 = 1,039.5 SF  
UNIT 8 = 1,039.5 SF  
DRIVEWAY = 1,998 SF

TOTAL = 10,114.76 SF

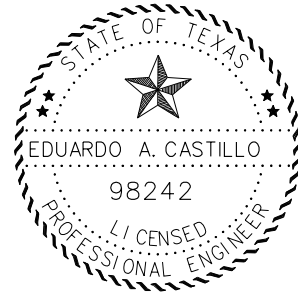
NO OFF STREET PARKING REQUESTED  
1 PARKING SPACE / DWELLING  
EACH TOWNHOME HAS A GARAGE  
1 BICYCLE PARKING SPACE



FROM: "RM-4" RESIDENTIAL MIXED DISTRICT

TO: "IDZ-2" HIGH INTENSITY INFILL DEVELOPMENT  
ZONE W/ USES PERMITTED FOR EIGHT (8) DWELLINGS

I, KINDLE BACK 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, WE UNDERSTAND THAT CITY  
COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH  
A REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE  
TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN  
SUBMITTAL FOR BUILDING PERMITS.



The seal appearing on  
this document was  
authorized by  
EDUARDO A. CASTILLO  
P.E. 98242, on

07.10.23

MCLANE 8

314 - 316McLANE  
SAN ANTONIO, TX. 78212

Eduardo Castillo  
Engineering and Construction

Designer, Engineer, Planner, Consultant  
2419 W Magnolia, San Antonio, TX. 78228  
edwardac2@hotmail.com 210-913-2469  
FIRM # 12012