

ORDINANCE

2023-02-02-0067

**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 Lot 5, Block 35, NCB 3634, located at 821 Northwest 19<sup>th</sup> Street, from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units.

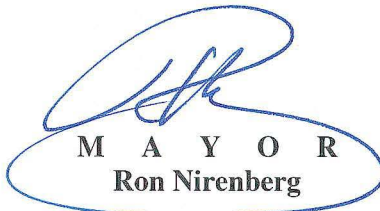
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 February 12, 2023.


**PASSED AND APPROVED** this 2<sup>nd</sup> day of February, 2023.

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

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting February 2, 2023

15.

**2023-02-02-0067**

ZONING CASE Z-2022-10700309 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units on Lot 5, Block 35, NCB 3634, located at 821 Northwest 19th Street. Staff and Zoning Commission recommend Approval.

Councilmember Perry moved to Approve on Zoning Consent. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** DISTRICT 7

# EXHIBIT “A”

Z - 2022 - 10700309

**MAREX SOLUTIONS LLC.**  
2015 GUADALUPE STREET  
SAN ANTONIO TX. 78207  
Email: office@maretllc.com  
214-519-5253 - 214-383-5385

CONSULTANTS

ISSUANCE

REVISIONS

1/10/28/2022

**HNB INVESTMENTS LLC**  
821 NW 19TH ST  
SAN ANTONIO, TEXAS 78207

project no.

date 10/19/2022

drawn by

checked by

description

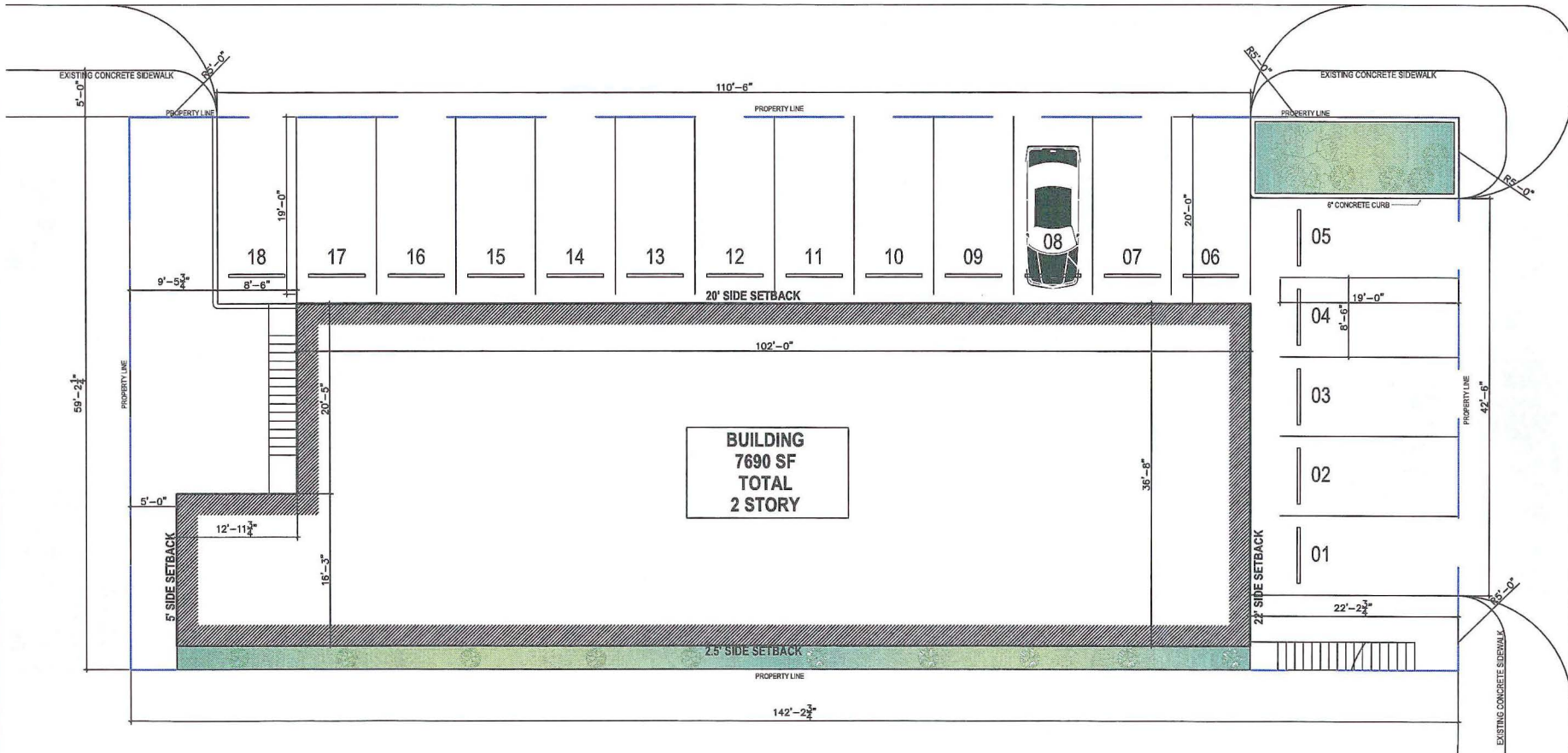
**SITE PLAN**

sheet no.

**CS.01**

RUIZ STREET

From: C2  
To: IDZ-3



**2**

**SITE PLAN**

SCALE: 3/16"= 1'-0"

PARCEL 36880  
8417SF - 0.193 ac  
LOT 5, BLOCK 35 NCB 3634

BUILDING AREA : 3950 SF  
SIDEWALK, PARKING : 3985 SF  
LANDSCAPE AREA : 482 SF

I, Anwar Tahir, 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.

Exhibit "A"