

ORDINANCE

2021-11-18-0889

**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 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610 from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units.

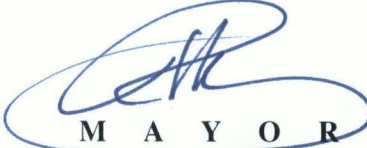
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 November 28, 2021.

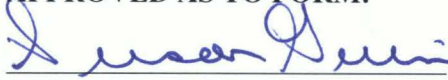
**PASSED AND APPROVED** this 18<sup>th</sup> day of November, 2021.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Acting City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting November 18, 2021

47.

2021-11-18-0889

ZONING CASE Z-2021-10700245 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Rocha Garcia, Castillo, Sandoval, Pelaez, Courage, Perry

**Absent:** Nirenberg, Viagran, Cabello Havrda

# **Exhibit “A”**

Z2021-10700245




Current Zoning  
"R-4"

Proposed Zoning  
"IDZ-1" with uses  
permitted for six  
(6) dwelling units

I, PBG Ventures LLC/Peter Greenblum, 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

Exhibit "A"



**ENGINEERING  
+ SURVEYING**

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**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PURPOSES

PREPARED UNDER THE  
SUPERVISION OF  
NATASHA F. UHLRICH,  
P.E. #89502 ON  
May 12, 2021

138 HERMITAGE COURT

PRELIMINARY LAND PLAN EXHIBIT

[illegible]

EXHIBIT  
1