

ORDINANCE 2022-06-16-0473

**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 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue, from "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units.

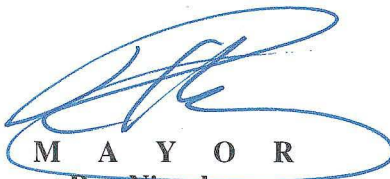
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

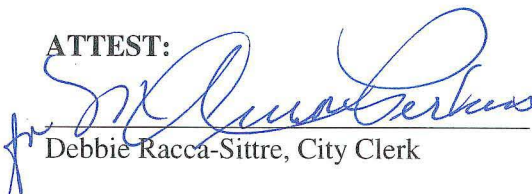
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective June 26, 2022.

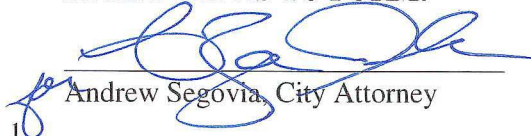
PASSED AND APPROVED this 16th day of June, 2022.


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 Zoning & Land Use Session Meeting June 16, 2022

14.

2022-06-16-0473

ZONING CASE Z-2022-10700069 (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2022-11600032) (Continued from June 2, 2022)

Councilmember Viagran moved to Approve with Conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

Absent: Sandoval, Perry

Exhibit “A”

Amibo Microstates LLC, the property owner, acknowledges 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.

[Signature]

Ben Bowman, Managing Member, Amibo Microstates LLC

Z-2022-10700069
PA-2022-11600032

Current Zoning: "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Requested Zoning: "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units



ASSETS & ARCHITECTS

NO. | DATE | DESCRIPTION OF ISSUE

317 E. THEO

317 E. THEO ST.
SAN ANTONIO TX 78204

ARCHITECT

ASSETS & ARCHITECTS, LLC
BEN@ASSETSANDARCHITECTS.COM
210.332.8193

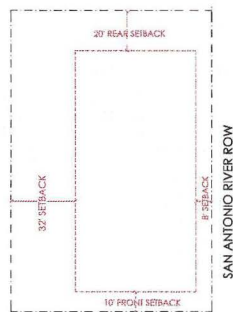


PROJECT NUMBER
22-01 317 E. THEO
DATE
JANUARY 13, 2022

SHEET TITLE
317 E. THEO
IDZ SITE PLAN

PROJECT NUMBER

IDZ



THEO AVE.

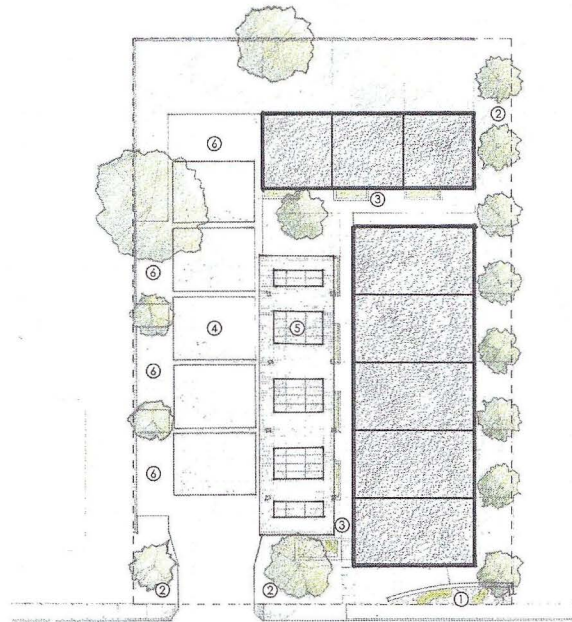
3 CONTROLLING SETBACKS
SCALE: NTS

METRICS

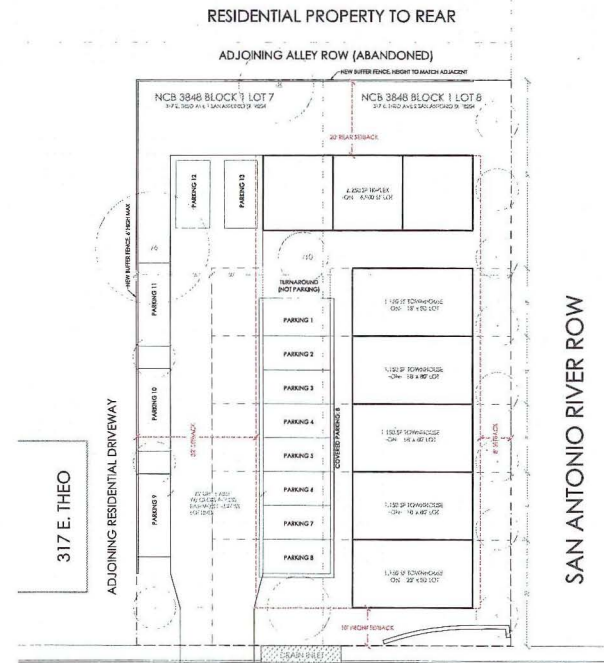
TOTAL LAND AREA 0.3444 AC
TOTAL UNIT COUNT 8
UNITS PER ACRE 23.2
AVERAGE UNIT SIZE 1,000 SF
FLOOR AREA RATIO 0.53
PARKING PROVIDED 13 SPACES

KEYNOTES

- ① 32" LANDSCAPE WALL + PLANTINGS
- ② LANDSCAPE BUFFER
- ③ STRUCTURED PLANTERS
- ④ SEMI-PERMEABLE DRIVE
- ⑤ COVERED PARKING + SOLAR ARRAYS
- ⑥ SURFACE PARKING



2 GRAPHIC IDZ SITE PLAN
SCALE: 1/16" = 1'-0"



THEO AVE.

1 DETAILED IDZ SITE PLAN
SCALE: 1/16" = 1'-0"

Exhibit "A"

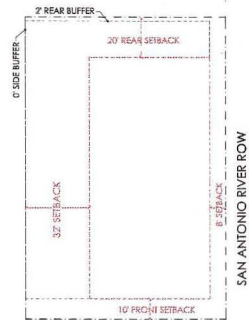
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Ben Bowman, Managing Member, Amibo Microstates LLC

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THEO AVE.

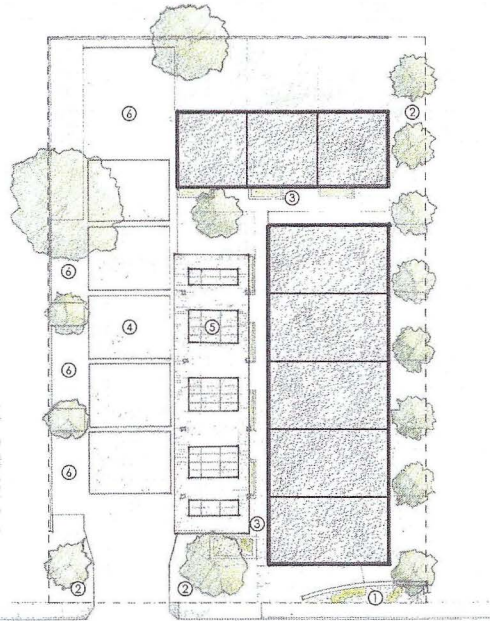
3 CONTROLLING SETBACKS
SCALE: NTS

METRICS

TOTAL LAND AREA 0.3444 AC
TOTAL UNIT COUNT 8
UNITS PER ACRE 23.2
AVERAGE UNIT SIZE 1,000 SF
FLOOR AREA RATIO 0.53
PARKING PROVIDED 15 SPACES

KEYNOTES

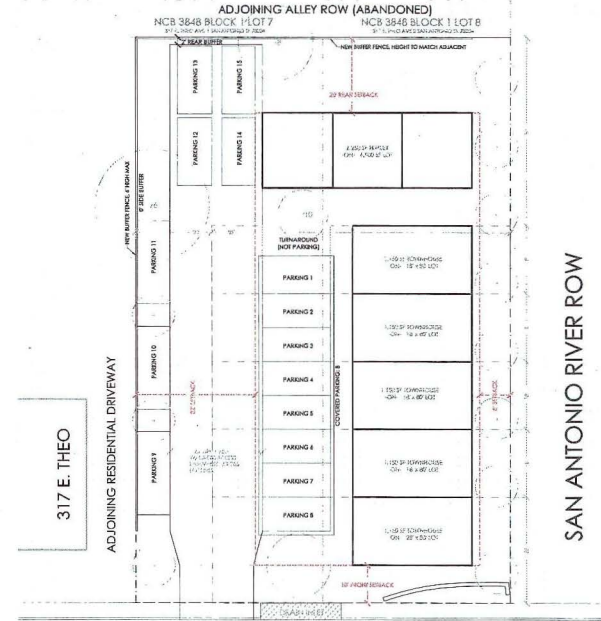
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2 GRAPHIC IDZ SITE PLAN
SCALE: 1/16" = 1'-0"

Amended Site Plan

RESIDENTIAL PROPERTY TO REAR



THEO AVE.

1 DETAILED IDZ SITE PLAN
SCALE: 1/16" = 1'-0"

Exhibit "A"



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IDZ SITE PLAN

DESIGN NUMBER

IDZ