

ORDINANCE 2022-12-15-1005

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.

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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 15 and Lot 16, Block 2, NCB 1494, generally located in the 300 Block of South New Braunfels, from "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District.


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 December 25, 2022.

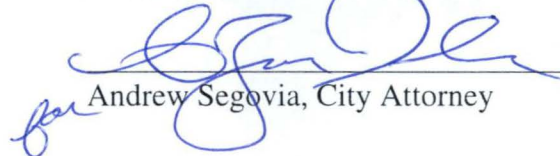
PASSED AND APPROVED this 15th day of December, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 15, 2022

9.

2022-12-15-1005

ZONING CASE Z-2022-10700260 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on Lot 15 and Lot 16, Block 2, NCB 1494, generally located in the 300 Block of South New Braunfels.

Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600093)

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

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Gallagher

Absent: McKee-Rodriguez, Sandoval

Exhibit “A”



North

330 S. New Braunfels

Proposed Site Plan

September 1, 2022

Z-2022-10700260

**Legal Description: Lots 15 & 16
Block 2 NCB 1494**

Current Zoning: C-3R

**Proposed Zoning: IDZ 2 with
MF - 33 uses**

"I, K/T TX Holdings 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, 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."

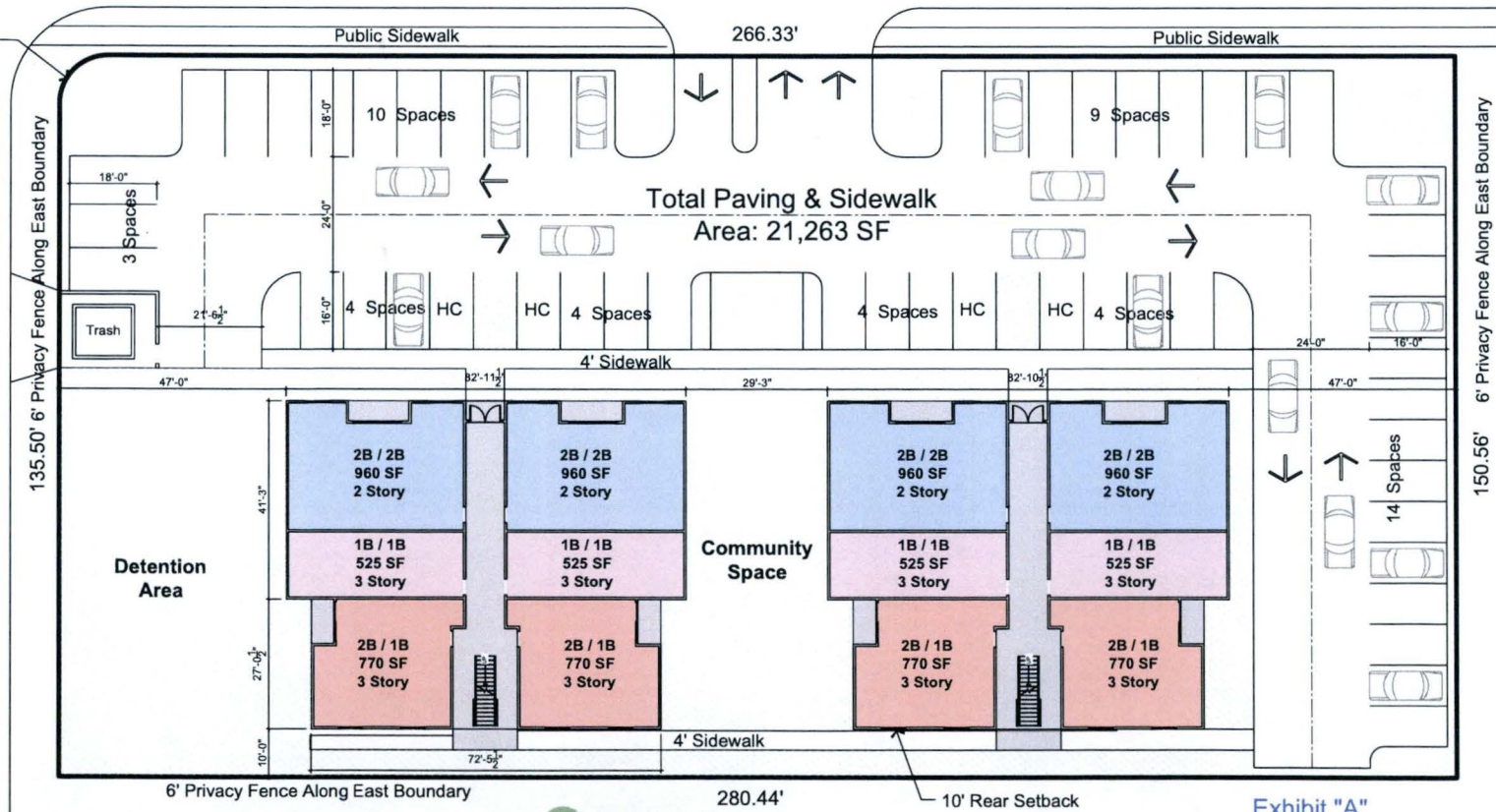
Site Data	
Site Area:	0.970 Ac.
Total Units:	32
Units / Acre:	32
Parking Spaces:	52
Spaces / Unit:	1.625
Open Space:	0.222 Ac.
Building(s) Area:	10,780 SF

Site Square Footages	
Site Area:	43,428 SF
Total Buildings Slabs:	10,780 SF
Impervious Area:	21,263 SF
Pervious Area:	11,385 SF

S. NEW BRAUNFELS AVE.

R-15.00'
L=23.63'

DAKOTA ST.



Terraforma Homes

Exhibit "A"