

ORDINANCE 2022-09-15-0707

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 21 and Lot 22, Block 6, NCB 1424, located at 627 Belmont, from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) 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 September 25, 2022.

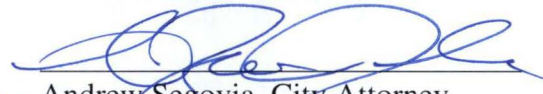
PASSED AND APPROVED this 15th day of September, 2022.


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 September 15, 2022

13.

2022-09-15-0707

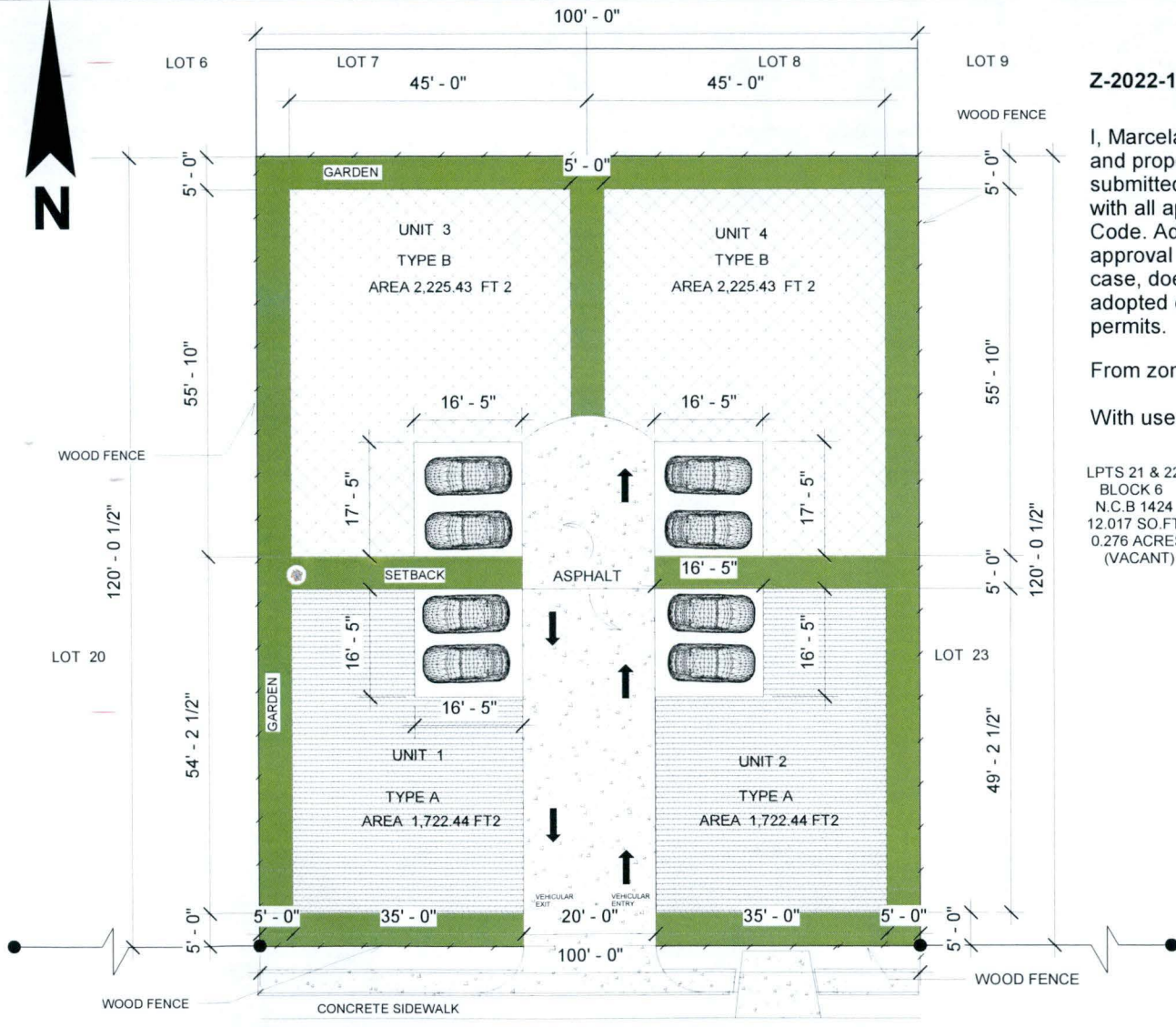
ZONING CASE Z-2022-10700214 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 21 and Lot 22, Block 6, NCB 1424, located at 627 Belmont. Staff and Zoning Commission recommend Approval.

Councilmember Viagran 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: Sandoval

EXHIBIT “A”



Z-2022-10700214

I, Marcela Midence, CEO of FERMA Investments LLC, and property owner, acknowledge that the site plan submitted for the purpose of rezoning, is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of the site plan, in conjunction with rezoning the case, does not relieve me from adherence to any/all city adopted codes at the time of plan submittal for building permits.

From zoning R4 to zoning IDZ 1

With use of up to 4 dwellings

LPTS 21 & 22
BLOCK 6
N.C.B 1424
12.017 SO.FT.
0.276 ACRES
(VACANT)

INDEX

TYPE A= 2 BDRM 2 1/2 BATH AREA 1,722.44 FT2	
TYPE B = 3 BDRM 3 1/2 BATH AREA 2,225.43 FT 2	
ASPHALT	
WOOD FENCE	

SITE PLAN 627 BELMONT

SCALE: 1/200

UNITS 1- 4 , AREA 7,895.75 FT2

Exhibit "A"

SHEET NO.:	
DESIGN :	
SCALE:	DATE:
CONTENT:	
OWNER:	LOCATION:
PROJECT:	