

ORDINANCE 2022-09-15-0710

**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 67, Block 6, NCB 7525, located at 237 Chickering Avenue, from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for up to five (5) 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.

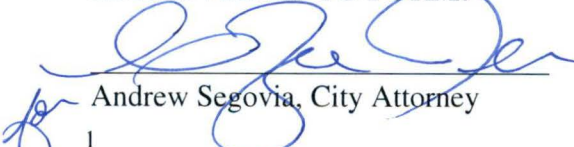
PASSED AND APPROVED this 15th day of September, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting September 15, 2022

16.

2022-09-15-0710

ZONING CASE Z-2022-10700138 (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to five (5) dwelling units on Lot 67, Block 6, NCB 7525, located at 237 Chickering Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

Councilmember Viagran moved to approve. 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”

Z2022-10700138
Rezoning from "R-6" to "IDZ-1" with uses permitted for five (5) units



Location



Site



Zoning

PROJECT AREAS

LOT AREAS	
Lot 1	4,095 SF
Lot 2	3,838 SF
Lot 3	4,792 SF
Total Lot Areas	12,725 SF

TOTAL LOT AREAS	
(4) 3 bed, 2 bath, two stories single SF	12,725 SF
(2) 4 bed, 3.5 bath, two stories single SF	12,725 SF
Single Parking (4)	1,410 SF
Single Parking (2)	2,820 SF
Total Units	5 units
Total Units	5 units
Total Units	5 units

DEVELOPMENT AREAS	
Total Area	75,414.44 SF 100%
Street	13,114 SF 17.4%
Single Residential	4,800 SF 6.4%
Single Commercial	1,000 SF 1.3%
Total Parking Space (4)	720 SF 1.0%
Single Parking (4)	1,410 SF 1.9%
Single Parking (2)	2,820 SF 3.7%
Driveway	175 SF 0.2%
Green common area	3,815 SF 5.1%
Green private area	4,955 SF 6.6%
Impervious area	20,910 SF 27.7%
Paved area	6,756 SF 9.0%



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CONTRACT NO. 10700138
PROJECT NO. 10700138
SHEET NO. 10700138
DATE: 07/20/22
DRAWN BY: JAV
CHECKED BY: JAV

OCTAVIO A. VARGAS

ARCHITECT
101 E. Loop W., Suite 1000, San Antonio, TX 78205
Tel: 214.591.1234 Fax: 214.591.1235
www.adelantusinc.com



The State Board of Professional Engineers has
certified that the engineer named herein is
a duly licensed professional engineer in the
State of Texas, and is duly qualified to
prepare and seal the drawings herein.

1 GENERAL LOT PLAN SCALE: 1"=30'-0"



ZONING REQUEST FOR
IDZ-1
237 CHICKERING AVE. SAN ANTONIO, TX 78210
NCB 7525 BLK 6 LOT 67

REVISIONS	
No.	Description
1	7-19-22 Final plans
2	8-25-22 5 units

PROJECT # 18278
DATE: 07/20/22
DRAWN BY: JAV
CHECKED BY: JAV

SHEET #
A2.1
OF 2

2 GENERAL SITE PLAN SCALE: 1"=30'-0"



Exhibit "A"

The following statement: "I, Octavio A. Vargas, 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."