

ORDINANCE 2022-12-01-0915

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 A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue, from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for a Self Storage Facility and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Self Storage Facility.

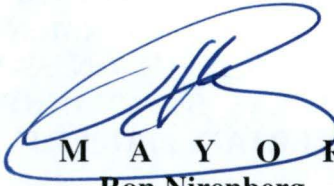
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 11, 2022.

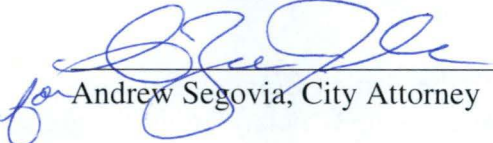
PASSED AND APPROVED this 1st day of December, 2022.


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 1, 2022

3.

2022-12-01-0915

ZONING CASE Z-2022-10700163 (Council District 1): Ordinance amending the Zoning District

Boundary from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for a Self Storage Facility and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Self Storage Facility on Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600076)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

IDZ - 2 Site Plan for Z - 2022 - 10700163

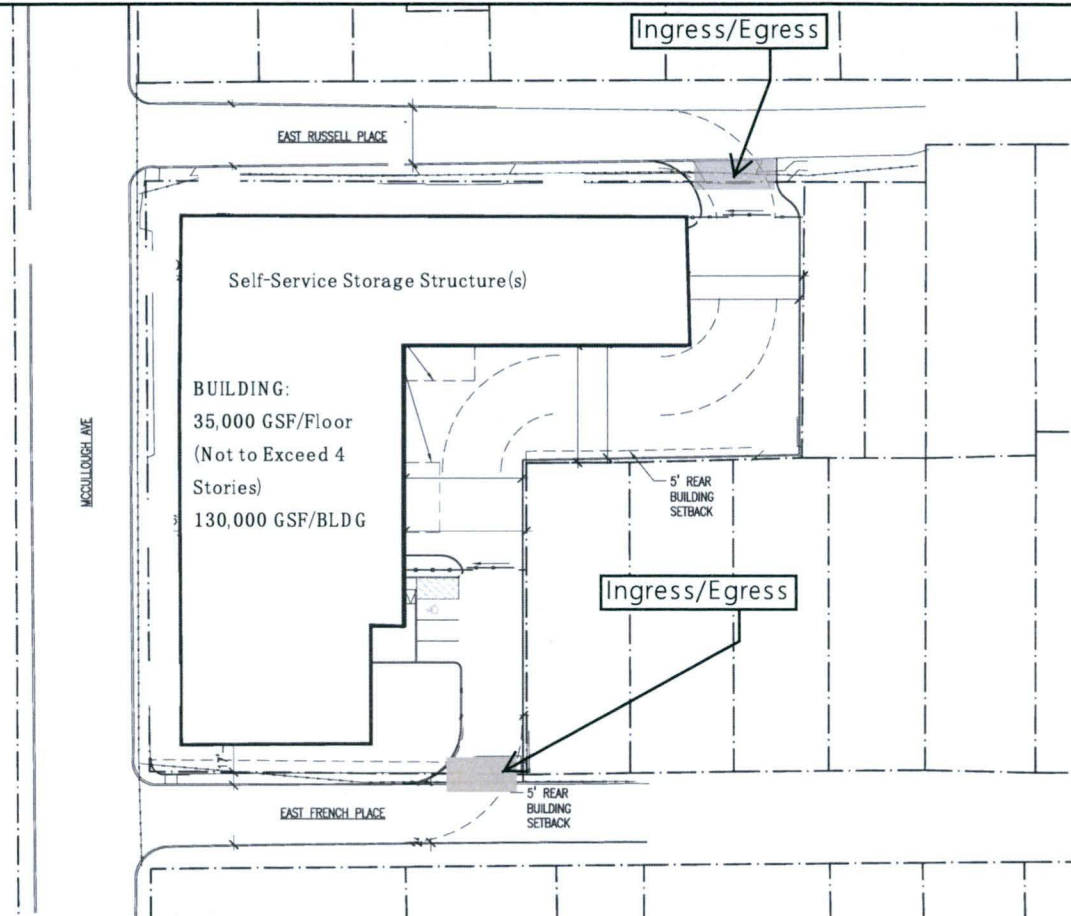
Address: 2200 McCullough Avenue

Acreage: 1.249

Legal Description: NCB 1714, Block 2, Lots A, F, B, C, D, and 2B

Current Zoning: C - 2 UC - 5 AHOD, R - 6 AHOD & R - 6 UC - 5 AHOD

Proposed Zoning: IDZ - 2 UC - 5 AHOD and IDZ - 2 AHOD with Uses Permitted for a Self-Storage Facility



SITE PLAN

SCALE: 1" = 50'-0"



MCCULLOUGH STORAGE

SAN ANTONIO, TEXAS

I, MIV 2200 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.