

ORDINANCE 2022-12-01-0928

**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 26, the western 20 feet of Lot 25, Block 3, NCB 1601, located at 200 Vine Street, from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed 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 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 December 11, 2022.

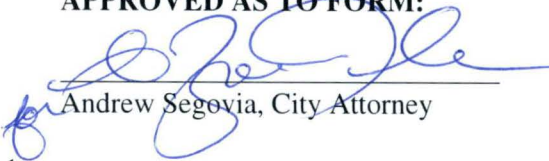
**PASSED AND APPROVED** this 1<sup>st</sup> day of December, 2022.

  
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 December 1, 2022

17.

**2022-12-01-0928**

ZONING CASE Z-2022-10700262 (Council District 2): Ordinance amending the Zoning District from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed 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 for four (4) dwelling units on Lot 26, the western 20 feet of Lot 25, Block 3, NCB 1601, located at 200 Vine Street. Staff and Zoning Commission recommend Approval.

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

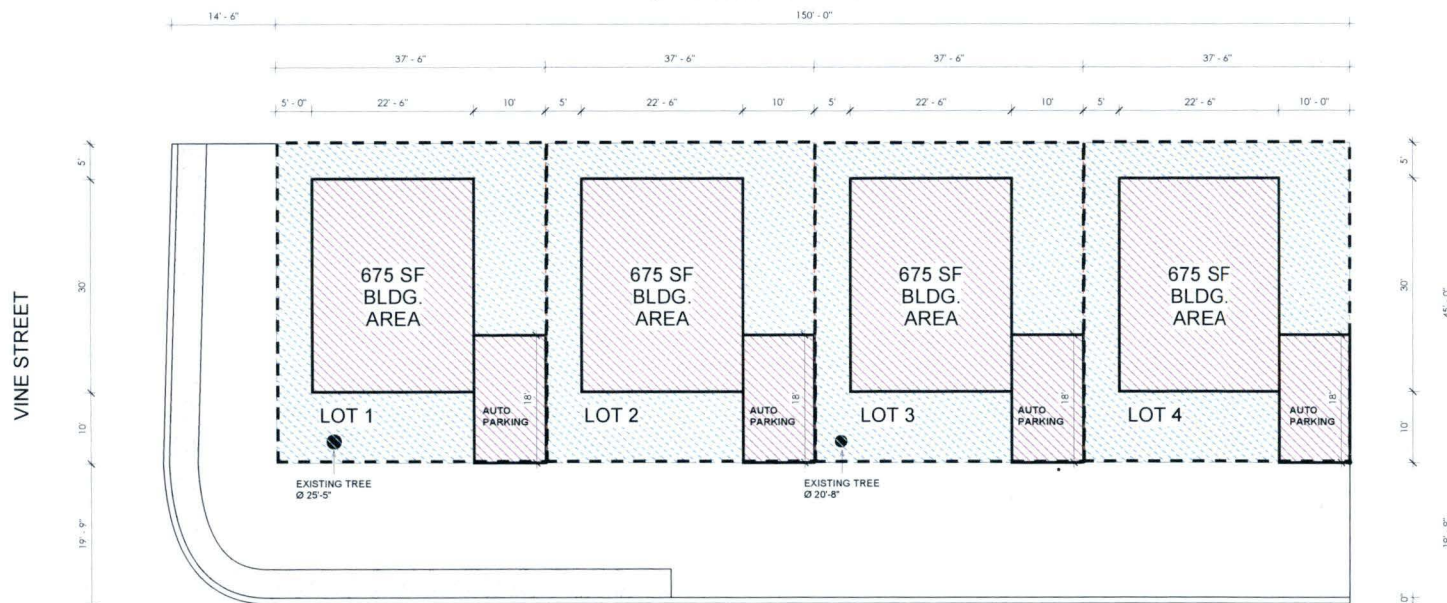
<b>Aye:</b>	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage
<b>Abstain:</b>	Gallagher
<b>Absent:</b>	McKee-Rodriguez, Pelaez

# **Exhibit “A”**



I, A & B CAPITAL LLC, the property owner, I acknowledge that the site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the United Development Code. Additionally, I understand that the City Council approval of the site plan is in conjunction with rezoning case does not relieve me frp, adherence to any/all City-adopted Codes at the time of plan submittal for building permits

Z-2022-10700262



200 Vine St. San Antonio, Tx. 78210

**Zoning From: "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District**

**Zoning to "IDZ-2 MLOD-3 MLR-2 AHOD" Mid-Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Uses Permitted for four (4) dwelling units.**

NCB 1601 Block 3 Lot 26, and western 20-feet of Lot 25

6,750 sqf

S GEVERS STREET

-  PROPERTY LINE  
 WOODEN FENCE  
 CHAIN LINK FENCE  
 CONCRETE

	IMPERVIOUS	PERVIOUS	AREA LOT
LOT 1	855 SF	832.5 SF	1,687.5 SF
LOT 2	855 SF	832.5 SF	1,687.5 SF
LOT 3	855 SF	832.5 SF	1,687.5 SF
LOT 4	855 SF	832.5 SF	1,687.5 SF
<b>TOTAL</b>	<b>3420 SF</b>	<b>3,330 SF</b>	<b>6,750 SF</b>

① Design Proposal Plan 5'  
1/8" = 1'-0"

Exhibit "A"

[illegible]

PROJECT NAME: **VINE**

200 VINE ST, SAN ANTONIO TX 78210

THESE DRAWINGS & ACCOUNT STATEMENTS ARE TO BE AN INSTRUMENT OF SERVICE AND SHOULD REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED ON OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING FROM THE DESIGNER, WHOSE THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. CONSTRUCTION RESPONSIBILITY FOR CONSTRUCTION

CONTENTS :

**DESIGN  
PROPOSAL  
PLAN**

DRAWN BY : Author

DATE: 09/20/2022

SCALE:  $1/8" = 1'-0"$

SHEET No. :

A103