

ORDINANCE 2022-12-01-0942

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 on the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231, located at 1032 Morales Street, from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone 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 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

36.

2022-12-01-0942

ZONING CASE Z-2022-10700265 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for four (4) dwelling units on the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231, located at 1032 Morales 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:

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

Exhibit “A”

10' Rear Setback

ALLEY / RIEBE STREET.

Z-2022-10700265

From: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

To: "IDZ-1 AHOD" Mid-Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for four (4) dwelling units

Legal Description: the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231

Address: 1032 Morales Street

Existing House:
1,221 sq/ft

approximately
60'x15'

Unit 3:
400 sq/ft

Unit 2:
450 sq/ft

Existing House:
1,140 sq/ft

DRIVE - WAY

20' setback

1038

IDZ

"I, Paula Cruz, 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.

approximately
100'x20'

R-4

PROPERTY ID # 128764

1028

(IDZ - 2)

8' setback (side)

Exhibit "A"

8' setback (front)

1032 MORALES STREET