

ORDINANCE 2022-01-27-0052

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 22, Block 10, NCB 2021 from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18".

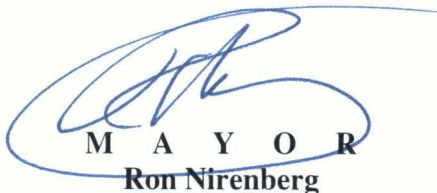
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 February 6, 2022.


PASSED AND APPROVED this 27th day of January, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 27, 2022

37.

2022-01-27-0052

ZONING CASE Z-2021-10700279 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for up to 25 units per acre on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff and Zoning Commission recommend Denial.

Councilmember Bravo moved to approve as amended. Councilmember Viagran seconded the motion. The motion carried by the following vote:

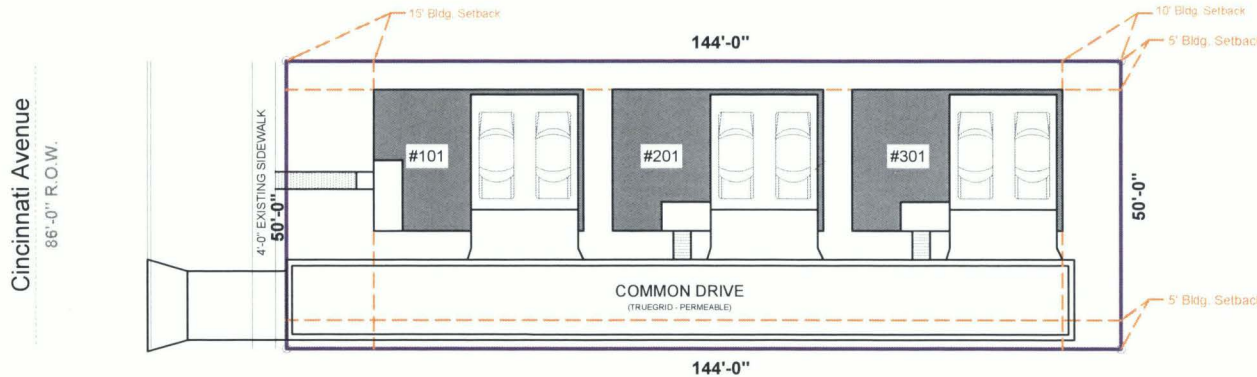
Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: Rocha Garcia

Exhibit “A”

Z-2021-10700279

"I, Francisco Mancera, 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."



Lot Information	
Lot Area:	0.16 ac
Unit/AC:	18.75
Total Lots:	1
Total Units:	3

Unit Square Footage	
Unit 101:	1,800 SF
Unit 201:	1,800 SF
Unit 301:	1,800 SF
Total SF:	5,400 SF

Project Parking	
Unit 101:	2
Unit 201:	2
Unit 301:	2
Total Parking:	6

Property Legal Description: NCB 2021 BLK 10 LOT 22
 Current Zoning: R-6
 Proposed Zoning: IDZ-1 (Infill Development Zone 1) Single-Family not to exceed 18.75 units per acre.



SITE PLAN

SCALE: 1/32" = 1'-0"

Exhibit "A"

315 Cincinnati Ave (315 Cincinnati Ave., San Antonio, TX)

Project Name

Zoning Site Plan

Sheet Name

12-24-2021

Date

1/32" = 1'-0"

Scale

Z

Sheet