

ORDINANCE 2021-04-01-0219

**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 11 and Lot 12, Block 6, NCB 1726 from "C-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for eight (8) 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 April 10, 2021.

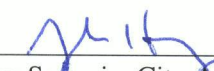
PASSED AND APPROVED this 1st day of April, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
for



City of San Antonio

City Council

April 01, 2021

Item: Z-2

Enactment Number:

File Number: 21-2390

2021-04-01-0219

ZONING CASE Z-2020-10700295 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2020-11600078)

Councilmember Roberto C. Treviño made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 8 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Cabello Havrda, Pelaez, Courage and Perry

Absent: 3 Rocha Garcia, Gonzales and Sandoval

SG
04/01/2021
Item No. Z-2

Exhibit “A”

Z2020-10700295

Rezone

From: "C-2 UC-5 AHOD" to: "IDZ-2 UC-5 AHOD" with uses permitted for eight (8) dwelling units

SITE PLAN REQUIREMENTS CHECKLIST

SITE PLAN REQUIREMENTS FOR INFILL DEVELOPMENT ZONES (IDZ), FORM BASED ZONING SPECIALIZED DISTRICTS (FBZ SD), CONDITIONAL USES, and SPECIFIC USE AUTHORIZATIONS. Zoning change requests for "IDZ-2 Infill Development Zone District," "FBZ SD" Form Based Zoning Specialized Districts, a Conditional Use, or a Specific Use Authorization require the applicant to submit a site plan of the subject property and proposed development. All site plans shall be drawn to scale, using a scale that creates a legible final document.

1. Tabulation of the number of acres in the proposed development, showing the total number of lots, and area of open space for the site including the following:

a) Dimensions and square footage of all buildings and structures;

b) For nonresidential uses, multi-family dwellings, and any portion of a site located within the ERZD, the approximate location and area of impervious cover;

c) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment.

2. All setbacks as required by the proposed and surrounding zoning districts/uses. For lot and building dimension requirements, see Section 35-510 Table 310-1 of the Unified Development Code. For setbacks, block, lot and building dimension requirements in Form Based Zoning districts, see Section 35-209 Table 209-18.

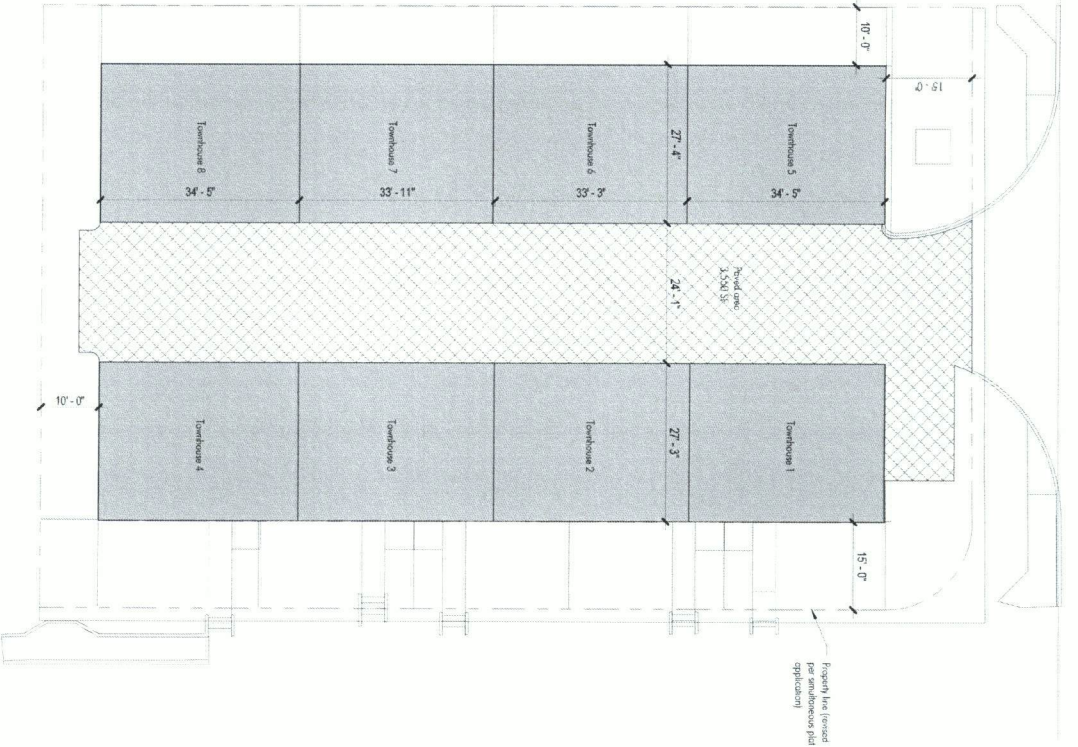
3. All off-street parking and loading areas/structures, including the number of spaces, dimensions of spaces and aisles, ADA required spaces and loading areas, and landscaping for parking areas. For parking requirements see Section 35-526 of the Unified Development Code. For parking requirements in Form Based Zoning districts, see Section 35-209 and Tables 209-14 A-D.

4. The location, dimensions and type of all walls, fences (other than fences on private residential lots) and landscaping. For landscape buffer requirements, see Based Zoning districts, see Section 35-209.

5. All existing and proposed driveways, sidewalks and other infrastructure above, at or below grade, showing the existing and proposed physical layout, dimensions, and other relevant characteristics of the subject property.

6. The intended use of the property to which the current and proposed improvements relate.

7. The following statement: "I, Andrew K. [Signature], 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 submission for building permits."



Unit/Lot	Footprint (gross SF)	Square Footage (gross SF)	Off-Street Parking Spaces	Open Space (SF)	Useage
1	925	2485	2	420	Single-Family Residential
2	925	2485	2	500	Single-Family Residential
3	925	2485	2	500	Single-Family Residential
4	925	2485	2	420	Single-Family Residential
5	937	3157	2	345	Single-Family Residential
6	914	3088	2	338	Single-Family Residential
7	914	3088	2	338	Single-Family Residential
8	937	3157	2	345	Single-Family Residential

Site Plan

Rezoning
Courtland Townhouses

1/16" = 1'-0"
08 March 2021



Exhibit "A"