

ORDINANCE 2021-02-04-0081

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 1, Lot 2, and Lot 3, NCB 6306 from "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units (All overlays remain the same).

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.

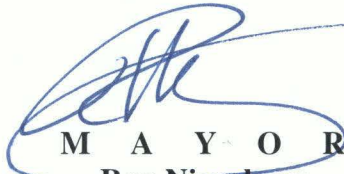
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
02/04/2021
Z-11

CASE NO. Z-2020-10700262


1800-40-50-1303
SECTION 5. This ordinance shall become effective February 14, 2021.

PASSED AND APPROVED this 4th day of February, 2021.




M A Y O R
Ron Nirenberg

ATTEST:

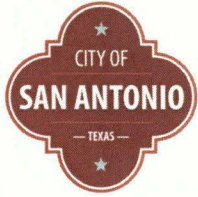


Tina J. Flores, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney



City of San Antonio

City Council

February 04, 2021

Item: Z-11

File Number: 21-1133

Enactment Number:

2021-02-04-0081

ZONING CASE Z-2020-10700262 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units (All Overlays Remain the Same) on Lot 1, Lot 2, and Lot 3, NCB 6306, located at 214 Yellowstone Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

Absent: 1 Perry

SG
02/04/2021
Item No. Z-11

Exhibit “A”



LOCATION MAP
NOT TO SCALE

OFF STREET PARKING		
GARAGE PARKING	12	20'X20' EACH (MINIMUM)
DRIVEWAY PARKING	9	18'X9' EACH (MINIMUM)
TOTAL	21	

Z-2020-10700262

C-2Na and R-6 to IDZ-1 with uses permitted for 6 units

IMPERVIOUS/PERVIOUS COVER CALCULATION

TOTAL AREA	6,443 SQ. FT.	19,446 SQ. FT.
PERVIOUS	13,003 SQ. FT.	
IMPERVIOUS		
TOTAL		19,446 SQ. FT.

LEGEND:

- TRASH BIN
- 9'X18' PARKING SPACE
- 6' PRIVACY FENCE



GRAPHIC SCALE

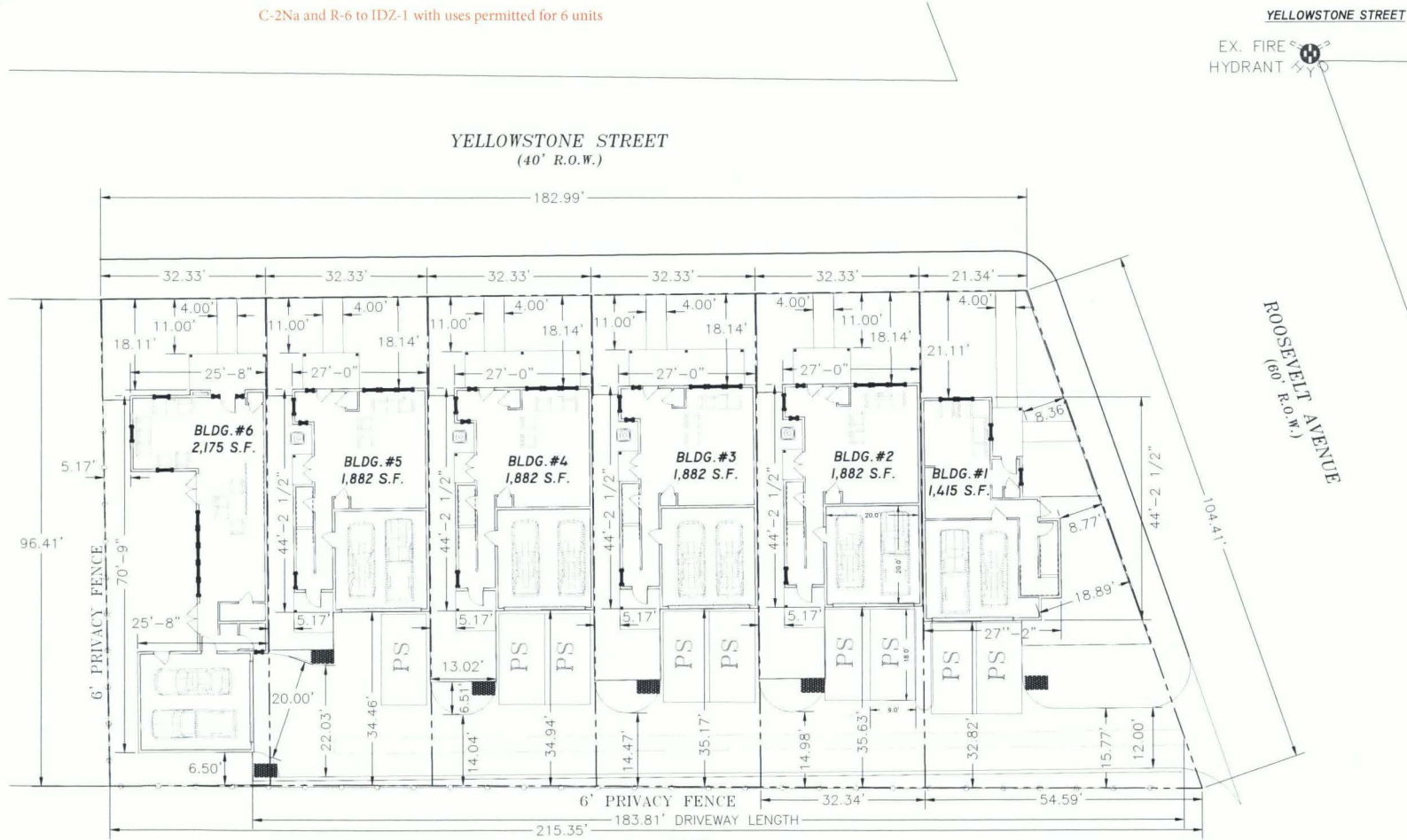


Exhibit "A"

I, 602 ROOSEVELT 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.



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Professional Engineer
CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER



YELLOWSTONE SUBDIVISION
YELLOWSTONE SINGLE FAMILY
SITE DIMENSIONAL PLAN

JOB NO. 1766
DATE: 05/29/2020
DRAWN BY: JWL/OFA
CHECKED BY: SED
SHEET: SDP-1 OF 1