

ORDINANCE 2021-02-04-0076

**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 9 and Lot 10, NCB 6056 from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) 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 February 14, 2021.

**PASSED AND APPROVED** this 4<sup>th</sup> 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-6**

**File Number: 21-1184**

**Enactment Number:**

**2021-02-04-0076**

ZONING CASE Z-2020-10700269 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600074)

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-6

# Exhibit “A”

**IDZ SITE PLAN FOR 1222 SHERMAN**  
 (LOTS 9 & 10, N.C.B. 6056)

**ZONING-Z-2020-10700269**

**CURRENT ZONING:** "I-2 MLOD-3 MLR-2 AHOD"  
**PROPOSED ZONING:** "IDZ-1 MLOD-3 MLR-2 AHOD"

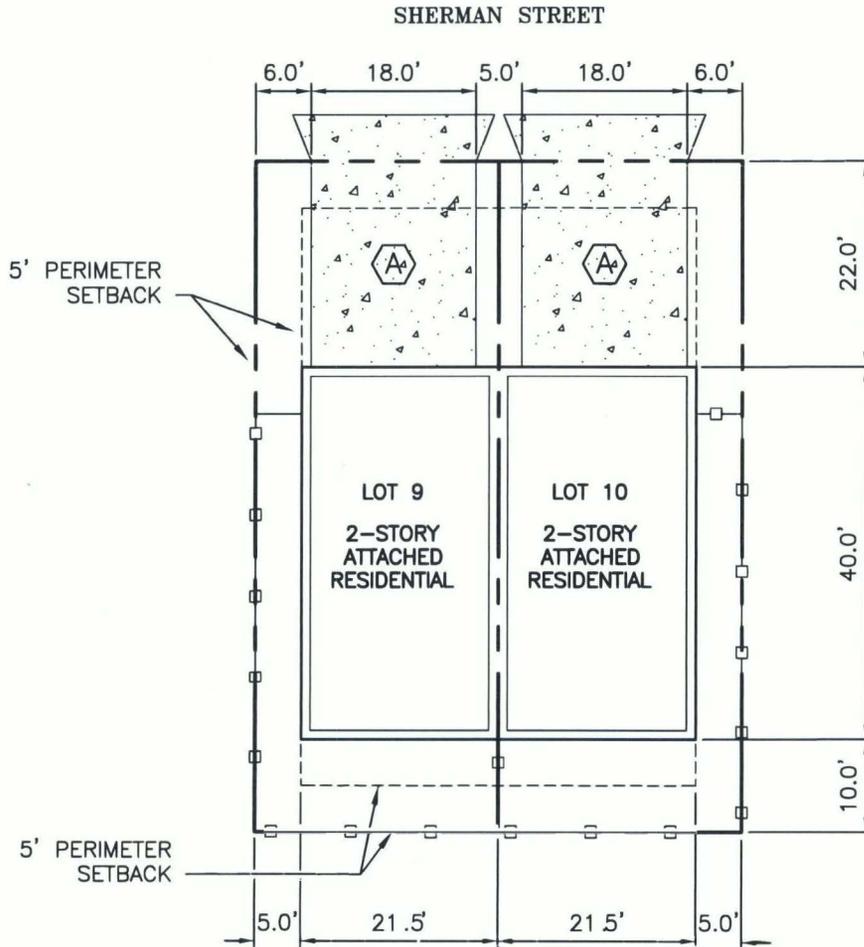
**ACREAGE:** 0.0876 ACRES

**USES:** TWO (2) SINGLE FAMILY ATTACHED RESIDENTIAL UNITS  
 EACH UNIT 1720 S.F. (21.5 x 40 FT FOOTPRINT)  
 TWO STORIES

**NOTES:** NO EXISTING SIDEWALKS, FENCES, WALLS AND/OR LANDSCAPING  
 NO PROPOSED SIDEWALKS, WALLS (SEE PLAN FOR PROPOSED FENCING)  
 PROPOSED LANDSCAPING IN ALL REMAINING AREAS

**LEGEND:**

-  IMPERVIOUS AREA FOR DRIVEWAY, CARPORT, AND/OR COVERED FRONT PORCH
-  PROPOSED WOOD FENCE



"I, Maria Mercedes Carpio Perez, the property owner, acknowledges 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."

DATE: 2020-11-18

Exhibit "A"