

AN ORDINANCE 2016-08-18-0623

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 14, Block 16, NCB 367 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) uses not to exceed 33 units per acre.

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 Attachment "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 the 28th day of August 2016.

PASSED AND APPROVED this 18th day of August 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

5
Leticia M. Vacek, City Clerk

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Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-2 (in consent vote: P-1, Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, Z-10, P-3, Z-11, P-4, Z-12, P-5, Z-13)						
Date:	08/18/2016						
Time:	02:06:20 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016175 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

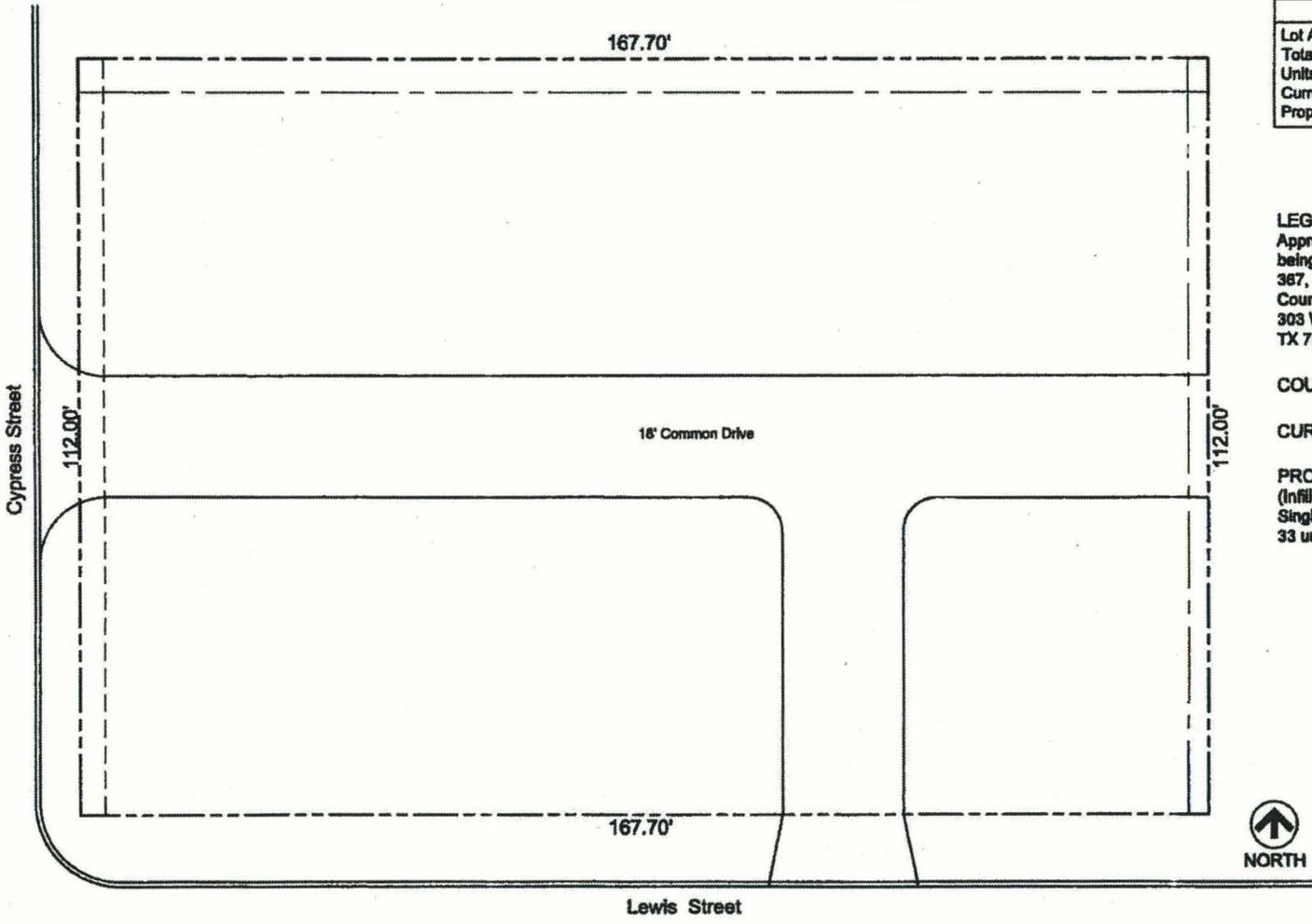
Z2016175

"I, John Cooley, 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."

303 W. Cypress
San Antonio, TX 78212

Project Data	
Lot Area:	0.43 acres
Total SF Units:	14
Units Per Acre:	32.55
Current Zoning:	C-1
Proposed Zoning:	IDZ

K/T TX
Holdings
LLC.



LEGAL DESCRIPTION:
Approximately 0.43 acres
being Lot 14, Block 16, NCB
367, San Antonio, BEXAR
County, TX, also known as
303 W. Cypress, San Antonio,
TX 78212

COUNCIL DISTRICT: 1

CURRENT ZONING: C-1

PROPOSED ZONING: IDZ
(Infill Development Zone) -
Single family not to exceed
33 units to the acre

TERRAMARK
Urban Homes
City View - Cypress Homes



Zoning
Site Plan
18 May 2016
Scale: 1/4"=1'-0"

Attachment "A"