

ORDINANCE 2019-09-19-0779

**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 4 and Lot 5, Block 3, NCB 2582 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential 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.

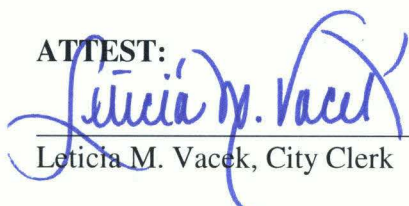
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective September 29, 2019.

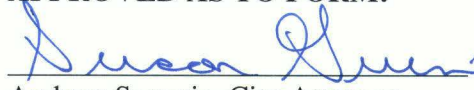
**PASSED AND APPROVED** this 19<sup>th</sup> day of September, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-16 ( in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29 )</b>						
<b>Date:</b>	09/19/2019						
<b>Time:</b>	04:20:25 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE Z-2019-10700144 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) residential units on Lot 4 and Lot 5, Block 3, NCB 2582, located at 124 East La Chappelle. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1	x					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj  
09/19/2019  
# Z-16

# EXHIBIT “A”



LA CHAPELLE

**ENVELOPE GROSS: GROSS SQUARE**  
FOOTAGE CALCULATED TO THE  
OUTSIDE FACE OF THE EXTERIOR  
WALLS OF THE CONDITIONED LIVING  
SPACES, AND EXCLUDES PORCHES,  
BALCONIES, AND TERRACES.

**BUILDING GROSS:** GROSS SQUARE FOOTAGE CALCULATED TO THE OUTER EXTREMITY OF WALL ASSEMBLIES AND BUILDING ELEMENTS, AND INCLUDES PORCHES, BALCONIES, AND TERRACES.

<u>LOT 1</u>	0.05 ACRE
LOT AREA:	2,175 SF
LOT WIDTH:	27.5 FEET
EFF. DEPTH:	19.02 FEET

OPEN SPACE: 900 SF  
ROOF TERRACE: 514 SF

BUILDING

1st STORY GROSS:	1193 SF
1st STORY ENVELOPE:	564 SF
2nd STORY GROSS:	1193 SF
2nd STORY ENVELOPE:	1000 SF
3rd STORY GROSS:	1193 SF
3rd STORY ENVELOPE:	619 SF
ROOF TERRACE:	514 SF

<u>LOT 2</u>	0.04 ACRE
LOT AREA:	1,730 SF
LOT WIDTH:	22.5 FEET
EFF. DEPTH:	11.23 FEET

OPEN SPACE: 545 SF  
ROOF TERRACE: 514 SF

BUILDING

1st STORY GROSS:	1193 SF
1st STORY ENVELOPE:	569 SF
2nd STORY GROSS:	1193 SF
2nd STORY ENVELOPE:	1000 SF
3rd STORY GROSS:	1193 SF
3rd STORY ENVELOPE:	679 SF
ROOF TERRACE:	514 SF

LOT 3

LOT AREA:	1.439 SF
LOT WIDTH:	19 FEET
EFF. DEPTH:	75.75 FEET

OPEN SPACE:	470 SF
ROOF TERRACE:	545 SF

BUILDING

1st STORY GROSS:	969 SF
1st STORY ENVELOPE:	447 SF
2nd STORY GROSS:	969 SF
2nd STORY ENVELOPE:	874 SF
3rd STORY GROSS:	969 SF
3rd STORY ENVELOPE:	716 SF

4th STORY GROSS:	969 SF
4th STORY ENVELOPE:	0 SF
ROOF TERRACE:	545 SF

<u>LOT 4</u>	0.032 ACRE
LOT AREA:	1,413 SF
LOT WIDTH:	19 FEET
EFF. DEPTH:	74.94 FEET

OPEN SPACE:	444 SF
ROOF TERRACE	545 SF

BUILDING

1st STORY GROSS:	989 SF
1st STORY ENVELOPE:	447 SF
2nd STORY GROSS:	969 SF
2nd STORY ENVELOPE:	874 SF
3rd STORY GROSS:	969 SF
3rd STORY ENVELOPE:	716 SF

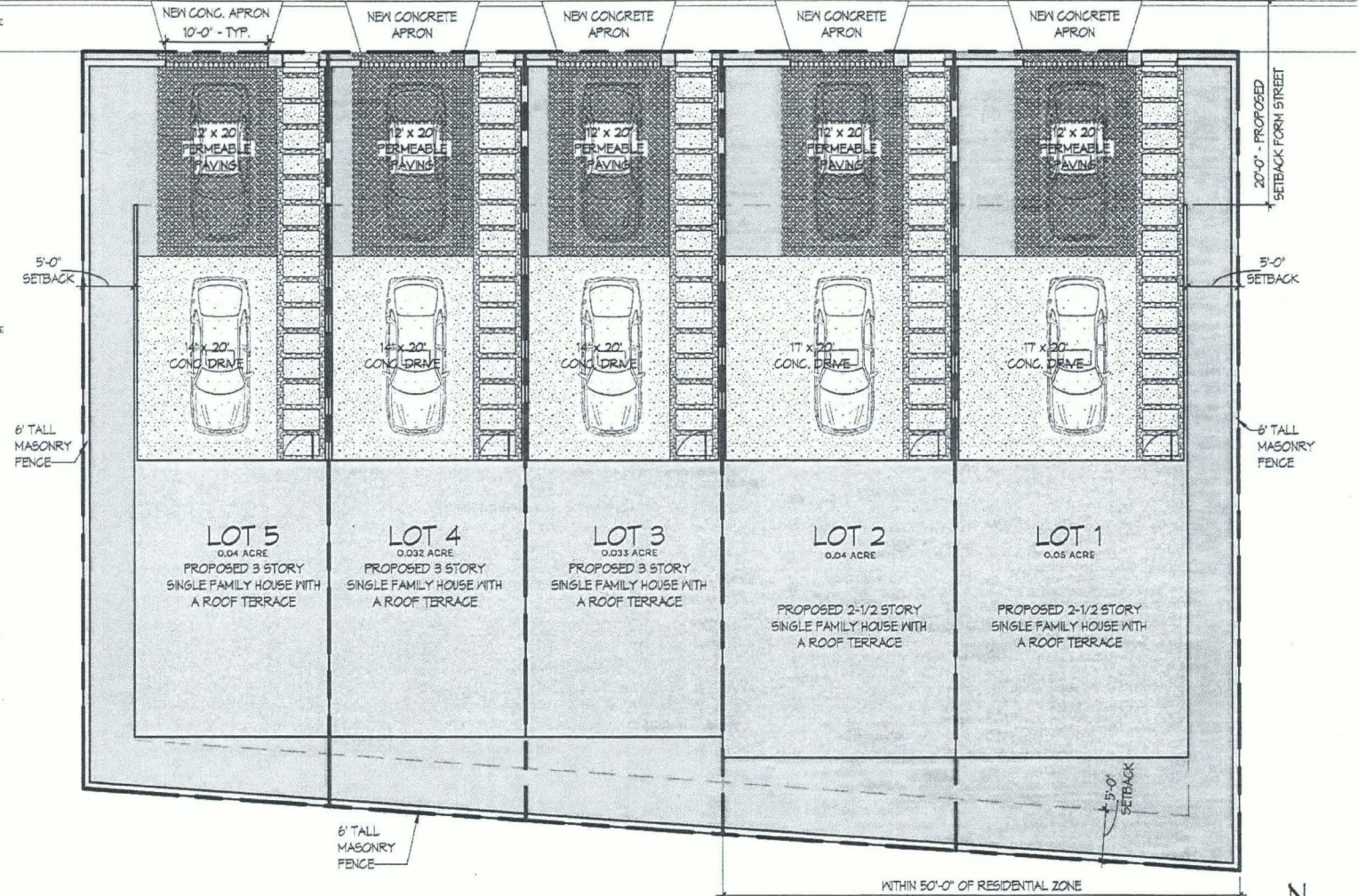
<u>LOT 5</u>	0.04 ACRE
LOT AREA:	1,749 SF
LOT WIDTH:	24 FEET
EFF. DEPTH:	12.06 FEET

OPEN SPACE:	700 SF
ROOF TERRACE:	545 SF

BUILDING

1st STORY GROSS:	969 SF
1st STORY ENVELOPE:	447 SF
2nd STORY GROSS:	969 SF
2nd STORY ENVELOPE:	874 SF
3rd STORY GROSS:	969 SF
3rd STORY ENVELOPE:	716 SF

4th STORY GROSS:	564 SF
4th STORY ENVELOPE:	0 SF
ROOF TERRACE:	545 SF



I, James M. Gorman, 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.

← LIMITED TO 4 STORIES      LIMITED TO 2-1/2 STORIES  
AND/OR 35 FEET IN HEIGHT →

0' 5' 10' 20'

SCALE: 1" = 10'

PROPOSED TOWNHOMES AT 124 E. LA CHAPELLE

Exhibit "A"

