

ORDINANCE 2021-06-17-0507

**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 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units.

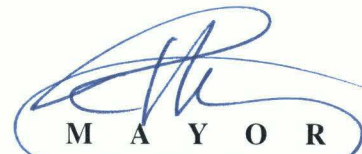
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 June 27, 2021.

PASSED AND APPROVED this 17th day of June, 2021.

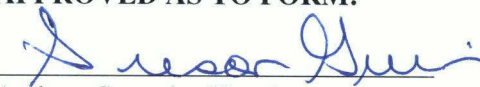

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

June 17, 2021

Item: Z-19

File Number: 21-4318

Enactment Number:

2021-06-17-0507

ZONING CASE Z-2021-10700083 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units, on Lot 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163, located at 628 Ira Lee Road. Staff and Zoning Commission recommend Approval.

Councilmember Ana E. Sandoval made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Abstain: 1 Bravo

SG
06/17/2021
Item No. Z-19

Exhibit "A"

ADDRESS: 700, 634, 632, 630 AND 628 IRA LEE ROAD
 SAN ANTONIO, TEXAS 78218
 BORROWER: HENK DANIEL VON DINKLAGE

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT
 COMMUNITY/FLOOD NO. 48038C 0270 0
 MAP REVISION 06/26/2010
 ZONE X

THIS PLAN IS THE PROPERTY OF THE
 SURVEYOR AND IS NOT TO BE REPRODUCED
 OR COPIED IN ANY MANNER WITHOUT THE
 WRITTEN PERMISSION OF THE SURVEYOR.

SITE PLAN

Z-2021-10700083

FIVE LOTS - TOTAL ACRES .359

all improvements are existing
 total paved/hard surfaced areas 5,401 sf
 total open areas 3,119 sf
 total bldg area including all stories - 12,404 sf

Proposed IDZ-2 zoning with residential usage - 6 units total
 (2 units in 700 Ira Lee MF40 usage
 - others would be single family townhome usage)

no front bldg setback line
 required for IDZ-2

proposed 5' rear setback line

700 Ira Lee
 4160 sf bldg
 3571 sf land
 2 parking spaces
 current zoning R5
 (2 units)

634 Ira Lee
 2061 sf bldg
 2613 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

632 Ira Lee
 2061 sf bldg
 2874 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

630 Ira Lee
 2061 sf bldg
 3049 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

628 Ira Lee
 2061 sf bldg
 3528 sf land
 2 parking spaces
 current zoning MF33
 (1 unit)

Exhibit "A"

"I, Tuyen Tran - Salado Townhomes 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."

LOTS 19, 20, 21, 22 AND 23
 BLOCK 2
 NEW CITY BLOCK 12163
 PROVIDENCE ON SALADO SUBDIVISION
 AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 9540, PAGE 13 AND RE-PLATED IN VOLUME 20001, PAGE 1253
 DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE ORIGINAL DATA AND THAT THE SAME
 REPRESENTS THE FACTS FOUND AT THE TIME
 THIS SURVEY WAS MADE AND THAT THE SAME
 IS CORRECT AND ACCURATE IN ALL RESPECTS
 EXCEPT AS OTHERWISE INDICATED THEREON
 AND THAT I AM NOT PROVIDING THIS SURVEY AS
 GUARANTEE FOR THE TRANSACTION ONLY AND
 ABSTRACTING PROVIDED BY THE AGENT.
 RESIGNATION FILED COMPLYING WITH RULES
 UPON IN PROMULGATION OF THIS SURVEY:

TOWNHOMES AND
 PROFESSIONAL LAND SURVEYOR
 NO. 6587
 DORNING, P.O. BOX 2021-21273
 FEBRUARY 14, 2021



ALL IN ORIGINAL, CORRECT LINE
 DRAWING NUMBER: 20-2021-10700083
 DRAWN BY: DC/MM

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYORS
 1-800-455-4555
 281-488-1000
 281-488-1001
 281-488-1002
 281-488-1003
 281-488-1004
 281-488-1005
 281-488-1006
 281-488-1007
 281-488-1008
 281-488-1009
 281-488-1010