

ORDINANCE 2021-06-17-0496

**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 the east 33.335 feet of Lot 2, Block A2, NCB 500; Lot 10, Block AZ, NCB 500; Lots 4, 7, the east 22.5 feet of Lot 9, the west 44.17 feet of Lot 9, and Lots 11-15, Block Mid 25, NCB 500, the east 22.5 feet of Lot 9, Block Mid 25, NCB 500 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for sixteen (16) dwelling units.

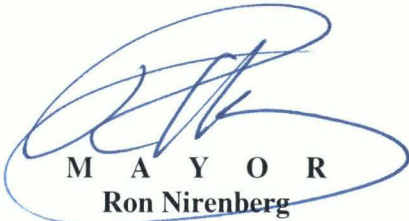
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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:


For Andrew Segovia, City Attorney



City of San Antonio

City Council

June 17, 2021

Item: Z-6

File Number: 21-4320

Enactment Number:

2021-06-17-0496

ZONING CASE Z-2021-10700084 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for sixteen (16) dwelling units on the east 33.335 feet of Lot 2, Block A2, NCB 500; Lot 10, Block AZ, NCB 500; Lots 4, 7, the east 22.5 feet of Lot 9, the west 44.17 feet of Lot 9, and Lots 11-15, Block Mid 25, NCB 500, the east 22.5 feet of Lot 9, Block Mid 25, NCB 500, located at 211, 215, 223, 227 and 231 Yoakum Alley, 416 Duval Street, 417 and 419 Milam, 206 and 212 Dalton Alley. Staff recommends Approval. Zoning Commission recommendation pending the June 15, 2021 hearing.

Councilmember Jalen McKee-Rodriguez made a motion to approve. Councilmember Ana E. Sandoval seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
06/17/2021
Item No. Z-6

Exhibit “A”

TOTAL ACRES	0.8 ACRES
TOTAL LOTS	17
TOTAL DWELLING LOTS	16
TOTAL OPEN SPACE	1515 SQ FT
TOTAL PAVED AREA	6285 SQ FT

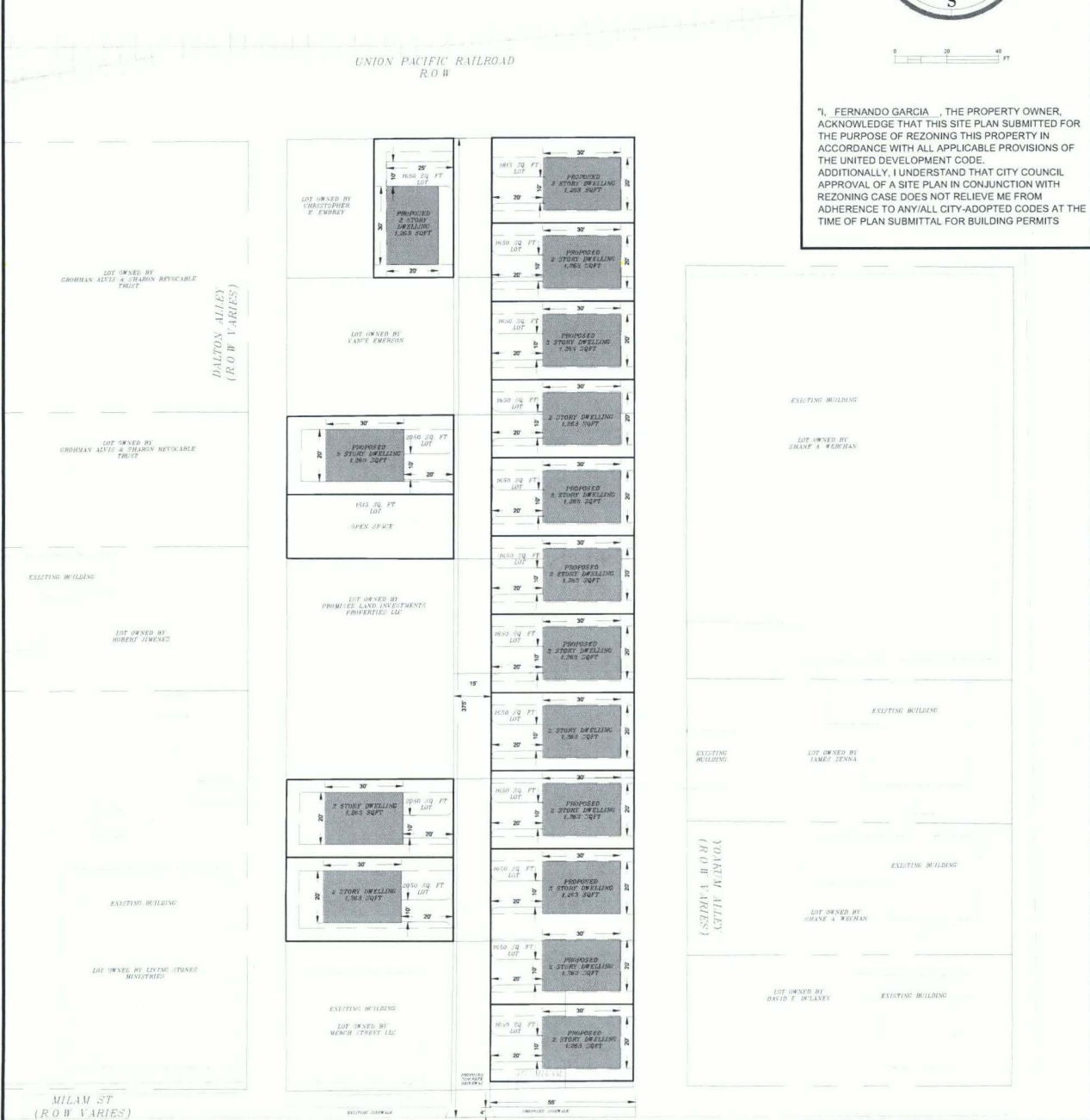
Z2021-10700084

Current zoning: "I-1"
 Requested zoning: "IDZ-2" with uses permitted for 16 dwelling units
 0.7582 acres out of NCB 500



0 20 40 FT

"I, FERNANDO GARCIA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS



NOTE: THIS EXHIBIT IS FOR CITY OF SAN ANTONIO REZONING APPLICATION FOR PROPERTIES OWNED BY MDYO LLC

LEGEND:





-  PROPOSED BUILDINGS
-  PROPOSED LOT LINE
-  MIN. 5' SETBACK LINE

Exhibit "A"

PLANS PREPARED FOR



NATIONAL ASSOCIATION FOR LATINO COMMUNITY ASSET BUILDERS

5804 WYKSBACH RD
 SAN ANTONIO, TX 78238

MILAM TOWNHOMES SITE PLAN
417 MILAM SAN ANTONIO, TEXAS 78202
IDZ-2 RE-ZONING APPLICATION

PLANS PREPARED BY



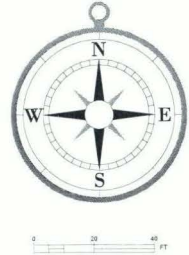
AEPARMIA ENGINEERING
 18911 HARDY OAK BLVD.
 SUITE 211
 SAN ANTONIO, TX 78258
 info@aeparmia.com
 www.aeparmia.com
 (THIS FIRM NO. 1927)

THESE DOCUMENTS ARE THE SOLE PROPERTY OF THEIR OWNER & MAY NOT BE REPRODUCED, UNLESS AUTHORIZED & OR REPRODUCED WITHOUT THE OWNER'S EXPRESS WRITTEN CONSENT

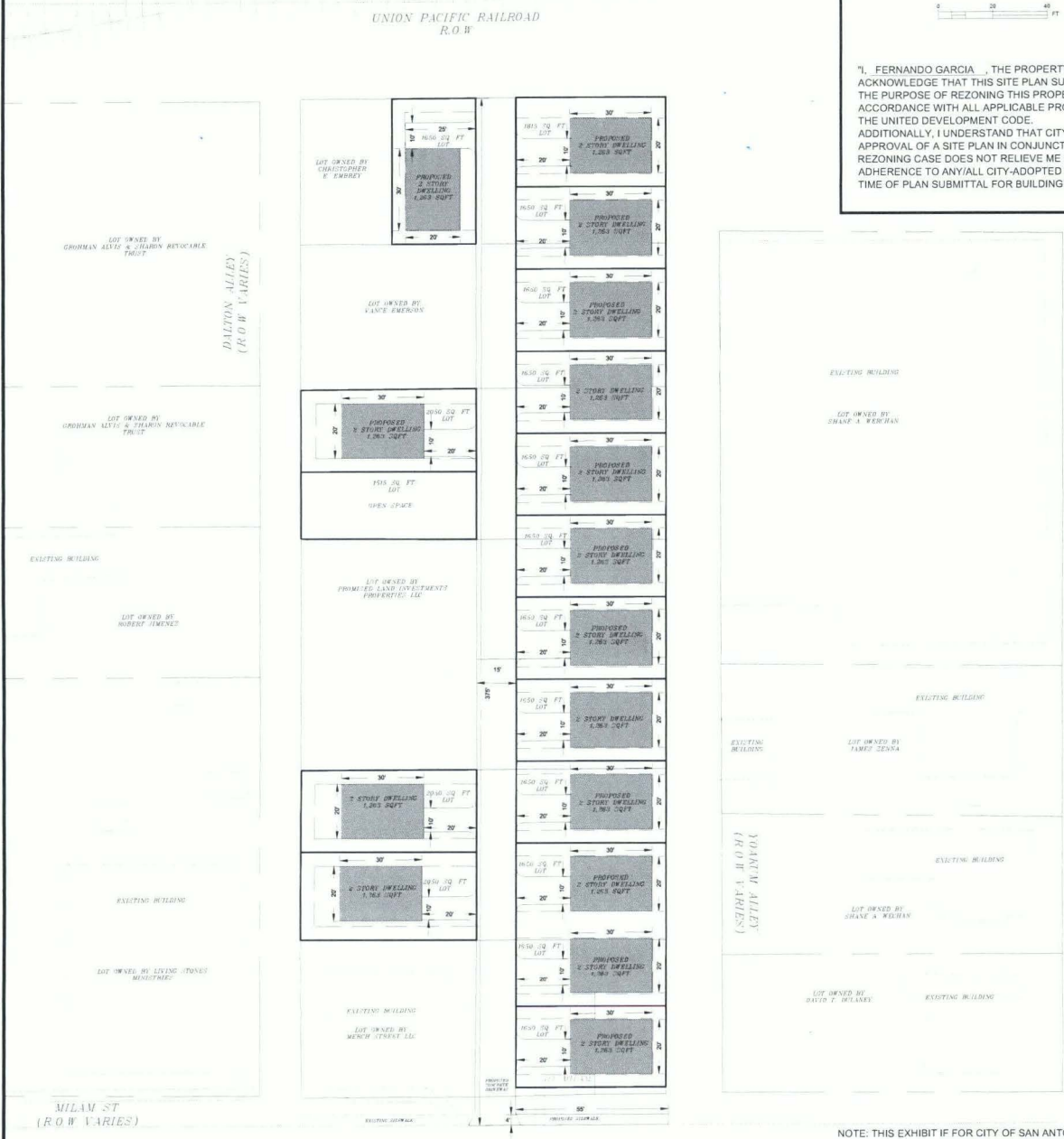
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 TBBE FIRM NO. 19271

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