

AN ORDINANCE 2014 - 10 - 16 - 0 811

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 Lots 3, 4, 5, 6, & 14, Block 3, NCB 1726 from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "C-3 UC-5 AHOD" General Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 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 October 26, 2014.

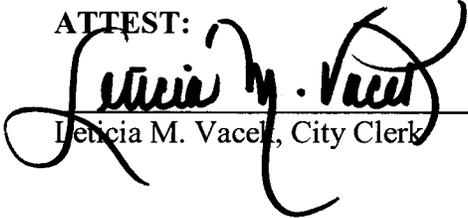
SG/cia
10/16/2014
Z-6

CASE NO. Z2014244

PASSED AND APPROVED this 16th day of October 2014.

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacel, City Clerk

APPROVED AS TO FORM:



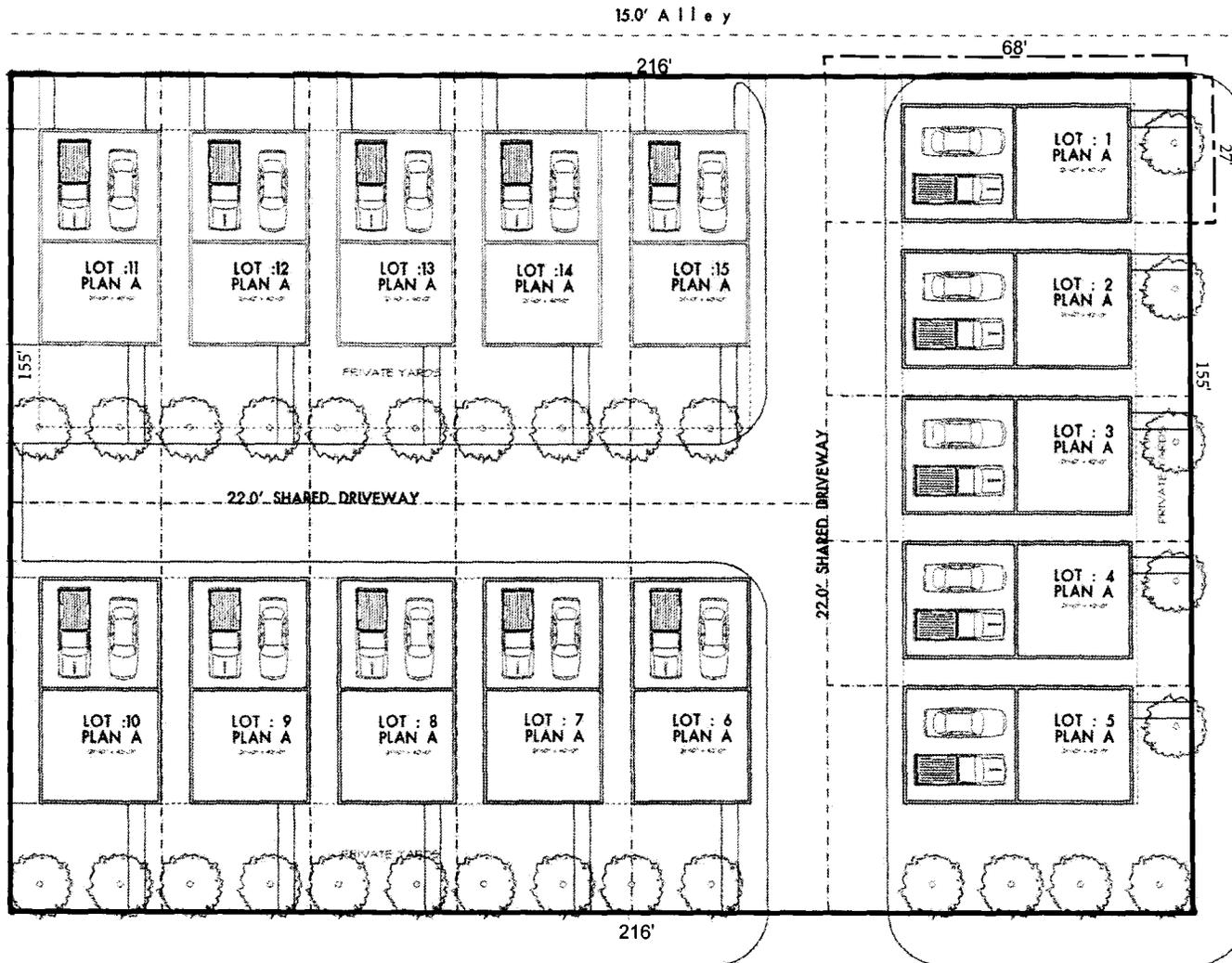
For Robert F. Greenblum, City Attorney

Agenda Item:	Z-6 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, Z-6, Z-9, Z-10, Z-11, Z-13)
Date:	10/16/2014
Time:	02:06:31 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014244 (District 1): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "C-3 UC-5 AHOD" General Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre on Lots 3, 4, 5, 6, & 14, Block 3, NCB 1726 located at 211, 215 & 219 East Courtland Place and 2003 & 2011 McCullough Avenue. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor	x					
Diego Bernal	District 1		x				
Keith Toney	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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Proposed "IDZ" Rezoning Site Plan

Z2014244



- Property Acreage: 0.7995 (Per BCAD)
- Current Zoning: MF-33 AHOD & C-2 AHOD
- Legal Description: Lots 3, 4, 5, 6, & 14, Block 3, NCB 1762
- Proposed Use: Detached Single-Family Dwelling
- Density: Up to 20 Units/Acre
- Impervious Cover: APPROX. 31,343 (Up to 90% of 34,826)
- Parking: 2-Car Garage (Attached) Permitted in Each Unit.
- Typical Lot Size = 27' x 68'
- Lots to be a min. of 1,836 SF EA. Both Paved and Unpaved Areas EA. Lot
- Typical Unit = 20' x 39' Footprint: Approx. 780SF EA.

McCullough Ave

E. Courtland Place

"I, The Wenz, LLC by Wendy Liddle its President, 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.

NOTE: SITE DRAWN FROM GOOGLE AND GIMS INFO. NO SURVEY PROVIDED TO DATE.
 NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

SITE PLAN

SCALE: 1" = 20'
 0 2 5 10