SG/lj
08/04/2016
Z-3 Amended

CASE NO. Z2016145

AN ORDINANCE 2016-08-04-0560

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 Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 NR" Commercial Noise Restricted District and a Bar with no outside sound amplification.

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 the 14th day of August 2016.

PASSED AND APPROVED this 4th day of August 2016.

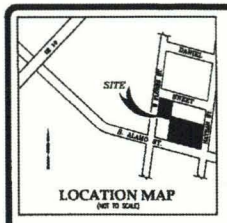
M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney



Z2016145

LINE TABLE		
NO.	BEARING	DISTANCE
T1	S66°08'41"E	15.13'
T2	N68°04'32"W	25.00'
T3	S15°33'47"W	4.81'

SCALE: 1"=20'

LEGEND

EXISTING FIRE HYDRANT
WATER METER
CHAIN LINK FENCE
BENCHMARK
EDGE OF PAVEMENT
EXISTING WATER VALVE
CALCULATED POINT
1/2" IRON ROD SET
FND 1/2" IRON ROD
RECORD INFORMATION
BUILDING SETBACK
CONTROLLING MONUMENT
POWER POLE
SEWER MANHOLE
WATER METER
GAS METER
ELECTRIC TRANSFORMER
OVERHEAD ELECTRIC
CHAIN LINK FENCE
GUY WIRE
FND NAIL
SET PK NAIL

SWEET
(45' ROW)

TRACT 2
0.203 AC.
1302 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

TRACT 1
0.557 AC.
1811 S. ALAMO ST
SAN ANTONIO, TEXAS 78204

EXISTING BUILDING
TO REMAIN
12,895 SF

SEE ARCHITECTURAL PLANS
FOR REHAB DETAILS AND
FLOORPLAN

S. FLORES ST.
(60' ROW)

NATHAN
(50' ROW)

S. ALAMO ST.
(75' ROW)

ZONING CLASSIFICATION: IDZ

PARKING DATA (MIXED LAND USE)

TOTAL BUILDING AREA = 12,895 SF

OFFICE/WAREHOUSE
MINIMUM PARKING REQUIRED = IDZ ZONING - NOT APPLICABLE

TOTAL PARKING STALLS = 32
HANDICAP PARKING STALLS REQUIRED = 1
HANDICAP PARKING STALLS PROVIDED = 2

I, David M. Adelman, Manager of ACK Management, LLC, the general partner of 1811 South Alamo, LP, 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.

David M. Adelman 4/2/2016

Property Address:
1811 S. ALAMO ST. (ARANSAS PER PLAT) / 1302 S. FLORES

Property Description:

Tract 1 – Being 0.557 acres of land, more or less, out of Lots 9, 10, 11, 12, 13, 14, 15, 16, and 17, Block C, New City Block 2563, Bexar County, Texas, and being that same property conveyed in a Warranty Deed recorded in Volume 6333, Page 557, Official Records of Bexar County, Texas, said 0.557 being more particularly described by metes and bounds attached hereto.

Tract 2 – 0.205 acres of land consisting of LOTS 1, 2, 3, BLOCK C, NEW CITY BLOCK 2563, BEXAR COUNTY, TEXAS.

REVISIONS:

WAREHOUSE ADAPTIVE RE-USE
1811 S. ALAMO
SAN ANTONIO, TEXAS 78204

FOR REVIEW ONLY

SITE PLAN
Attachment "A"

Bendición Engineering
BENDICION ENGINEERING, LLC
19215 Deer Elk Crest San Antonio, Texas 78258
(210) 315-7966
EMAIL: alfonso@bendicionengineering.com
TBPE FIRM REGISTRATION NO. F-14482

ACC NO.: UC
SCALE : 1"=20'
DRAWN BY : SF
DATE: 3/29/16
SHEET :
C2.0
2 of 8

Agenda Item:	**Z-3**
Date:	08/04/2016
Time:	02:42:47 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2016145 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563, located at 1302 S. Flores Street and 1811 S. Alamo 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			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				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				