

AN ORDINANCE 2013-08-15-0552

**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 south 25 feet of the east 90 feet of Lot 6 and the east 90 feet of Lot 7, Block 2, NCB 3081 and Lot 23, Block 3, NCB 3081 from "R-4 RIO-1" Residential Single-Family River Improvement Overlay-1 District and "C-2 RIO-1" Commercial River Improvement Overlay-1 District to "IDZ RIO-1" Infill Development Zone River Improvement Overlay-1 District with Attached Single-Family Residential uses not to exceed 27 units per acre.

**SECTION 2.** 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 3.** 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 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 August 25, 2013.

**PASSED AND APPROVED** this 15th day of August 2013.

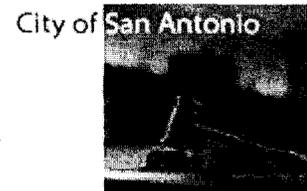
  
M A Y O R  
Julián Castro

**ATTEST:**  
  
Jeticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
Michael D. Bernard, City Attorney  
for



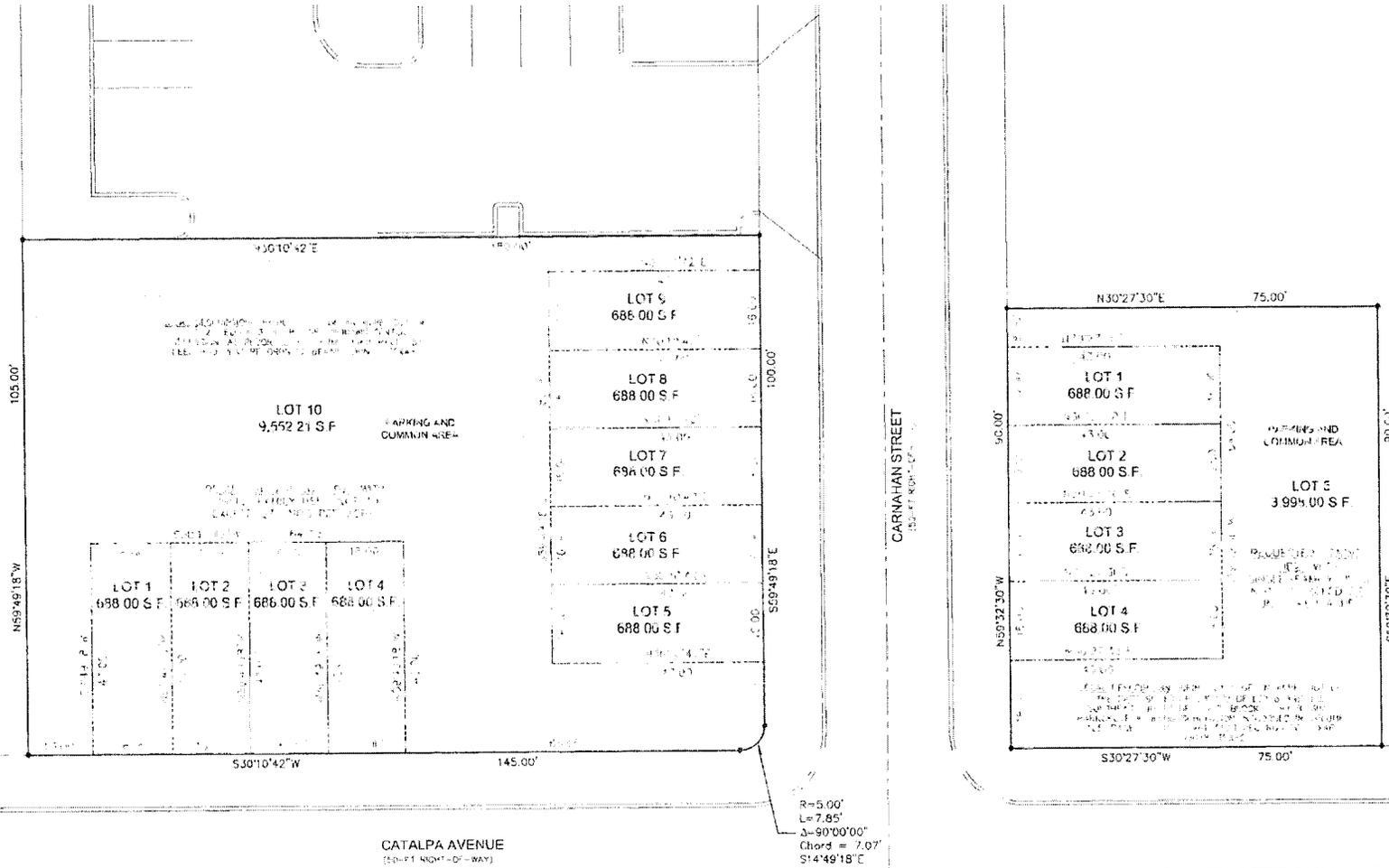
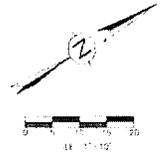
Request for  
**COUNCIL**  
ACTION



**Agenda Voting Results - Z-4**

<b>Name:</b>	Z-1, P-1, Z-4, Z-5, Z-6, Z-7, Z-11						
<b>Date:</b>	08/15/2013						
<b>Time:</b>	02:11:49 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2013113 (District 2): An Ordinance amending the Zoning District Boundary from "R-4 RIO-1" Residential Single-Family River Improvement Overlay-1 District and "C-2 RIO-1" Commercial River Improvement Overlay-1 District to "IDZ RIO-1" Infill Development Zone River Improvement Overlay-1 District with Attached Single-Family Residential uses not to exceed 27 units per acre on the south 25 feet of the east 90 feet of Lot 6 and the east 90 feet of Lot 7, Block 2, NCB 3081 and Lot 23, Block 3, NCB 3081 located at 123 Carnahan Street and 137 Catalpa. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case # 13031)						
<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>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Elisa Chan	District 9	x					
Carlton Soules	District 10		x				

ATTACHMENT A



I, MONTE N. LLC, FKL MONTEAN, LTD., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN IS SUBMITTED FOR THE PURPOSE OF REVIEWING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONAL, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A RESOLVING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ALL CITY-ADOPTED CODES, THE BUREAU OF PLANNING AND ZONING DEPARTMENT, AND THE BUREAU OF BUILDING PERMITS.

CATALPA AVENUE AND CARNAHAN STREET  
IDZ SITE PLAN

**CH** CAMACHO-HERNANDEZ & ASSOCIATES, LLC  
Engineering • Planning • Transportation • Related Services  
415 Embassy Oaks, Suite 205  
San Antonio, Texas 78216  
Phone: (210) 341-6200, Fax: (210) 341-6300  
TBPE Firm No. F-8478