

AN ORDINANCE 2015-05-07-0383

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 for Lots 7, 8, 14, 15, 16, A19, and A20, Block 7, NCB 734 from "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District, and for Lots A17 and A18, Block 7, NCB 734, from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD " Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in "C-2" Commercial District.

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.

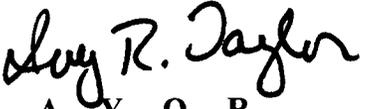
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/cia
05/07/2015
Z-4. Amended Site Plan.

CASE NO. Z2015150

SECTION 5. This ordinance shall become effective May 17, 2015.

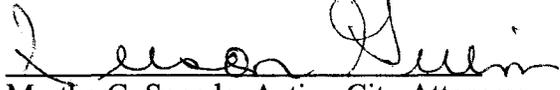
PASSED AND APPROVED this 7th day of May 2015.


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

Agenda Item:	Z-4
Date:	05/07/2015
Time:	02:11:50 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2015150 (District 1):An Ordinance amending the Zoning District Boundary from "R-6 NCD-1 AHOD" Residential Single-Family South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "R-6 H AHOD" Historic Residential Single-Family Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in Multi-Family not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District and "IDZ H AHOD " Historic Infill Development Zone Airport Hazard Overlay District with uses permitted in Multi-Family not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District on Lots 7,8,14,15,16, A17, A18, A19, A20, Block 7, NCB 734 located at 1226 South Presa Street and 903 Labor Street. Staff and Zoning Commission recommend Approval.
Result:	Passed

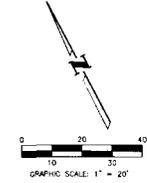
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

PLEASE RECYCLE



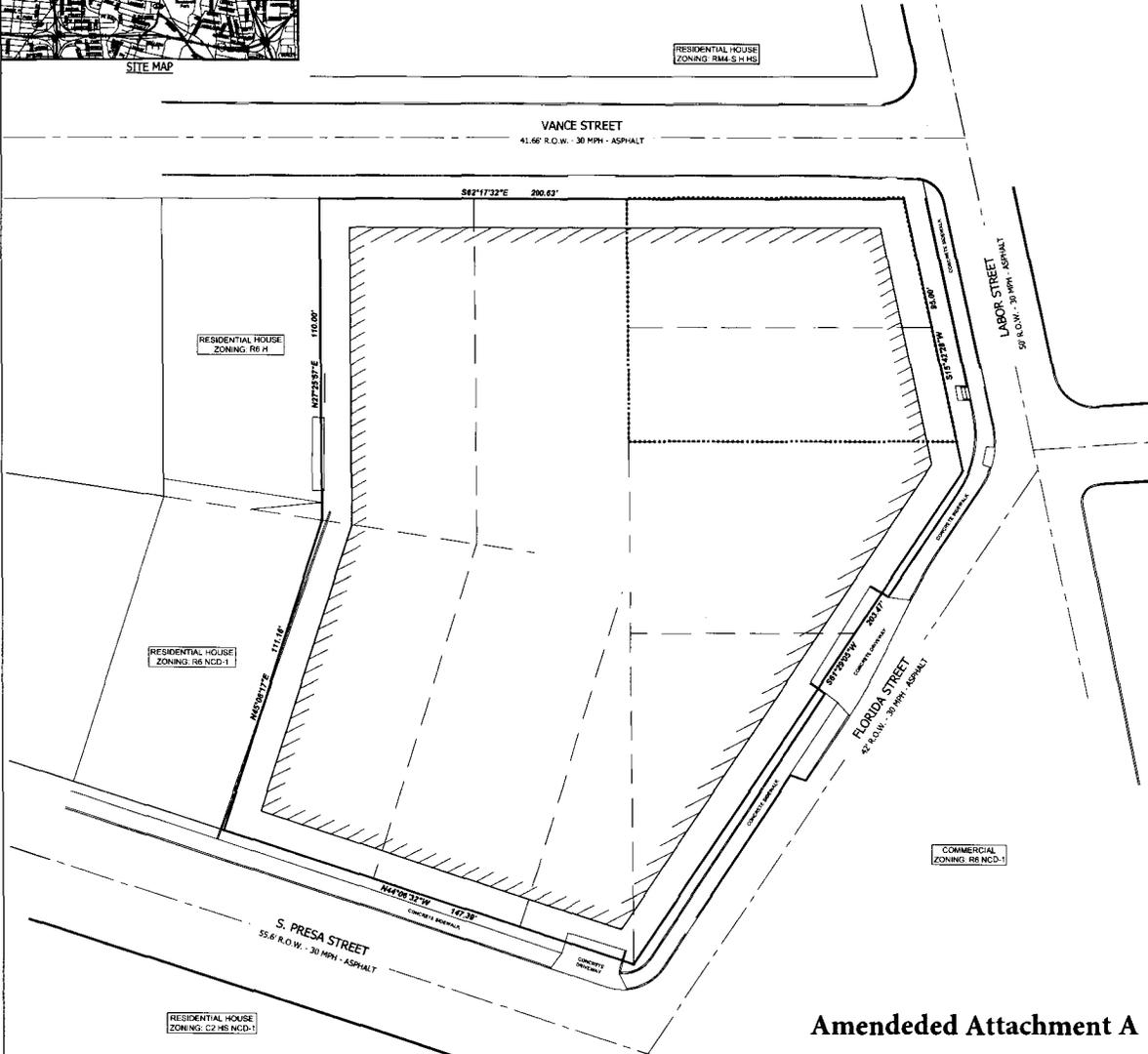
SITE MAP

Z2015150



LEGEND

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- - - - - EASEMENT / SETBACK LINE
- BOUNDARY/ HISTORIC DISTRICT TO REMAIN



Site & Building Data

Lots: 1
 Area: 1.084 Ac.
 Proposed Use: Multifamily 70/Units/Acre
 Retail/Commercial +/- 5,000 SF
 Parking Area: Covered Structured Parking +/- 38,940 Square Feet
 Other Impervious Cover: (Buildings/Walks/Equipment)
 Legal Description: 1226 S. Presa Street & 903 Labor (See Attached Metes & Bounds)
 Current Zoning: "R-6 NCD-1 AHOD" & "R-6 H AHOD"
 Proposed Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in the "C-2" Commercial District & "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in Multi-Family Residential District not to exceed 70 units per acre and with uses permitted in "C-2" Commercial District

Comprehensive Land Use Categories: Residential, Community Commercial/Retail, Office, & Mixed Use

IDZ ZONING STATEMENT

I, KEVIN COVEY, THE DEVELOPER, 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 CODFS AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Amended Attachment A

CLIENT: GRAY STREET PARTNERS	DATE: 2/6/2013	BY: [Signature]
DRAWN BY: [Signature]	CHECKED BY: [Signature]	DATE: [Signature]
DESIGNED BY: [Signature]	REVIEWER: [Signature]	DATE: [Signature]
PROJECT: IDZ SITE PLAN	REVISION	

210.860.9224
 WWW.BIGREDDOG.COM
BIGREDDOG
 CIVIL ENGINEERING CONSULTING
 4811 UNIVERSITY NORTH BLVD, SUITE 100
 SAN ANTONIO, TEXAS 78248

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSES.
 PREPARED UNDER THE
 PROFESSIONAL SEAL OF
 CHRISTOPHER A. WELAND,
 P.E., LICENSED ON
 AUGUST 6, 2015

GRAY STREET PARTNERS
 4515 SAN PEDRO AVENUE
 SAN ANTONIO, BEXAR COUNTY, TEXAS 78212

SHEET
 EXHIBIT

2/6/2013 2:18 PM
 07/001 02 SITE PLAN 2/6/2013 2:18 PM