SG/cla
11/19/2015
Z-4

CASE NO. Z2015272

AN ORDINANCE 2015-11-19-0983

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, and 4 (save and except the West 5 feet of Lot 4), Block 1, NCB 3097 from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard District with uses allowed in "MF-18" Limited Density Multi-Family District not to exceed ten (10) 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 **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 November 29th, 2015.

SG/cla
11/19/2015
Z-4

CASE NO. Z2015272

PASSED AND APPROVED this 19th day of November, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

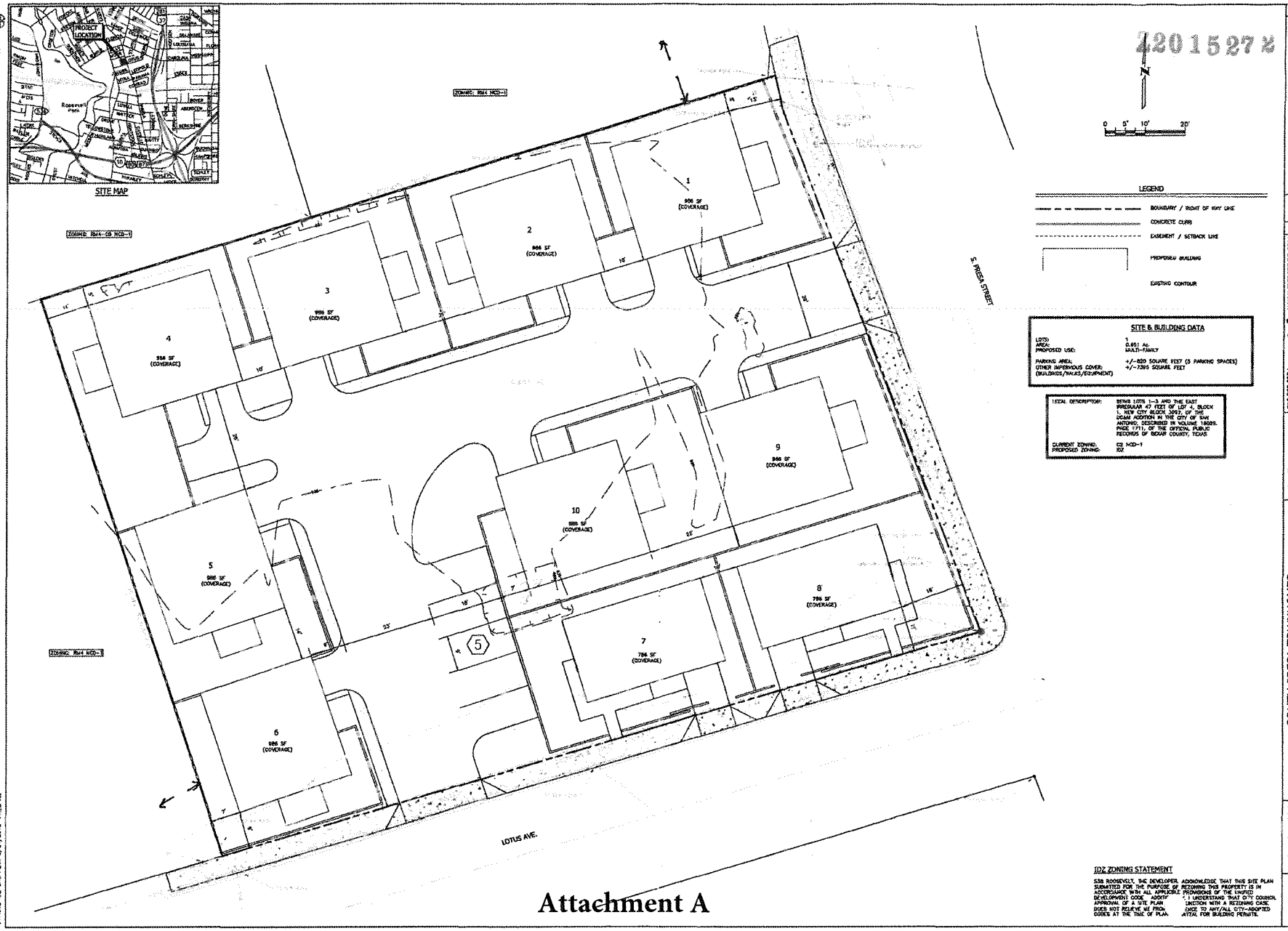
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-4 (in consent vote: 27, 29, P-1, Z-1, P-2, Z-2, Z-4, Z-5, Z-6, P-3, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, Z-17, Z-18, P-4, Z-20, Z-22, P-5, Z-24)**
Date:	11/19/2015
Time:	02:34:55 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015272 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard District with uses permitted in "MF-18" Limited Density Multi-Family Residential District not to exceed ten (10) units on Lots 1, 2, 3, and 4 (save and except the west 5 feet of Lot 4), Block 1, NCB 3097, located at 1519 South Presa 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				
Alan Warrick	District 2		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			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				


SITE MAP
PROJECT LOCATION
ZONING: RM4 NCD-1
ZONING: RM4-CB NCD-1
ZONING: RM4 NCD-1
1
2
3
4
5
6
7
8
9
10
S. PRESA STREET
LOTUS AVE.
LEGEND
BOUNDARY / RIGHT OF WAY LINE
CONCRETE CURB
EASEMENT / SETBACK LINE
PROPOSED BUILDING
EXISTING CONTOUR
SITE & BUILDING DATA
LOTS: 1
AREA: 0.851 Ac.
PROPOSED USE: MULTI-FAMILY
PARKING AREA: +/-820 SQUARE FEET (3 PARKING SPACES)
OTHER IMPERVIOUS COVER: (BUILDINGS/WALKS/EQUIPMENT) +/-7395 SQUARE FEET
LEGAL DESCRIPTION: BEING LOTS 1-3 AND THE EAST IRREGULAR 47 FEET OF LOT 4, BLOCK 1, NEW CITY BLOCK 3093, OF THE DEAN ADDITION IN THE CITY OF SAN ANTONIO, DESCRIBED IN VOLUME 1809, PAGE 1711, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
CURRENT ZONING: C2 NCD-1
PROPOSED ZONING: IDZ
IDZ ZONING STATEMENT
536 ROOSEVELT, INC 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 DOES NOT RELIEVE ME FROM UNION WITH A REZONING CASE, SUBJECT TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN-ATTAL FOR BUILDING PERMITS.
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF CHRIS E. BIDLINGMAIER, P.E. March 24, 2015
BIG RED DOG
ENGINEERING | CONSULTING
SAN ANTONIO, TEXAS 78249 TBPEL REG. NO. F-13849
210.860.9224
WWW.BIGREDDOG.COM
SOUTH PRESA TOWNHOMES
1519 S. PRESA
SAN ANTONIO, BEXAR COUNTY, TEXAS
PRELIMINARY SITE PLAN
SHEET
EXHIBIT
Attachment A
4201527