

ORDINANCE 2020-12-17-0945

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 19 – 25 and the west 6.29 feet of Lot 18, Block N, NCB 3078, Lot 12, Block N, NCB 3078, and Lot 1, Lot 26 and Lot 27, Block N, NCB 3078 from “C-3 NCD-1 AHOD” General Commercial South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA RIO-4 NCD-1 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street and South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District to “IDZ-2 NCD-1 AHOD” Medium Intensity Infill Development South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, and “IDZ-2 RIO-4 NCD-1 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units. (All overlays remain the same)

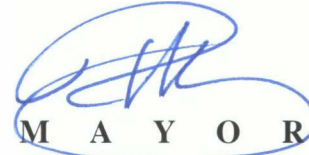
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 December 27, 2020.

PASSED AND APPROVED this 17th day of December, 2020.



M A Y O R
Ron Nirenberg

ATTEST:

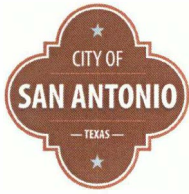


Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney



City of San Antonio

City Council

December 17, 2020

Item: Z-5

Enactment Number:

File Number: 20-7253

2020-12-17-0945

ZONING CASE Z-2020-10700236 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 NCD-1 AHOD" General Commercial South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District, "C-3NA RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District, "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Infill Development South Presa Street/ South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, and "IDZ-2 RIO-4 NCD-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street/ South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, on Lots 19 – 25 and the west 6.29 feet of Lot 18, Block N, NCB 3078, Lot 12, Block N, NCB 3078, and Lot 1, Lot 26 and Lot 27, Block N, NCB 3078 (All Overlays Remain the Same), located at 1508 South Saint Mary's Street, 120 Playmoor Street and 1423 South Presa Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Manny Pelaez seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
12/17/2020
Item No. Z-5

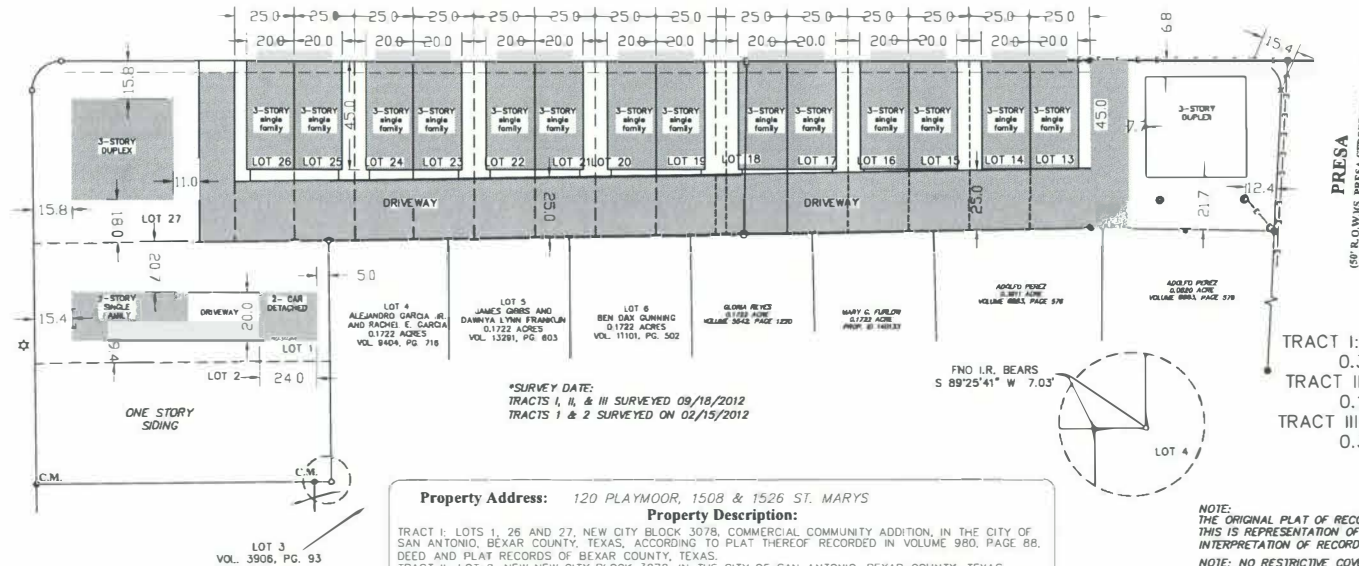
Exhibit "A"

Z2020-10700236

PLAYMOOR STREET
(VARIABLE WIDTH R.O.W.)(COMMERCIAL AVE. PER PLAT)

From: C-3 and C-3NA
To: IDZ-2 for 20 dwelling units

SOUTH ST. MARYS ST.
(60' R.O.W.)



PRESA
(59' R.O.W.)(S. PRESA STREET PER PLAT)



TRACT I: 14232 SQ. FT.
0.327 ACRES
TRACT II: 6100 SQ. FT.
0.140 ACRES
TRACT III: 13750 SQ. FT.
0.316 ACRES

*SURVEY DATE:
TRACTS I, II, & III SURVEYED 09/18/2012
TRACTS I & 2 SURVEYED ON 02/15/2012

FNO L.R. BEARS
S 89°25'41" W 7.03'



Property Address: 120 PLAYMOOR, 1508 & 1526 ST. MARYS

Property Description:
TRACT I: LOTS 1, 26 AND 27, NEW CITY BLOCK 3078, COMMERCIAL COMMUNITY ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 88, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
TRACT II: LOT 2, NEW NEW CITY BLOCK 3078, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 108, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
TRACT III: A TRACT OF LAND CONSISTING ALL OF LOTS 19-25 AND A PORTION OF LOT 18, NEW CITY BLOCK 3078, COMMERCIAL COMMUNITY ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 88, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; BEING ALL OF LOT 18 SAVE AND EXCEPT THAT PORTION CONVEYED IN VOLUME 15382, PAGE 2033, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
Tract 1 - Being Lot 12, New City Block 3078, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 88, Deed and Plat Records, Bexar County, Texas.
Tract 2 - Being 0.232 acres of land, more or less, consisting of all of Lots 13 through 17, and a portion of Lot 18, New City Block 3078, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in a Warranty Deed recorded in Volume 8471, Page 806, Official Public Records, Bexar County, Texas, said 0.232 acres being more particularly described by metes and bounds attached hereto.

Owner: LINCOLN AKIN NORTON

NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS IS REPRESENTATION OF THIS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.
NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

I, Don Thomas, 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.

- = 1/2" IRON ROD TO BE SET
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊕ = FND 1" PIPE
 - ⊙ = POWER POLE
 - ⊚ = ELECTRIC METER
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = METAL FENCE
 - ⊙ = LIGHT POST
 - ⊚ = FENCE POST AT CORNER
- DRAWN BY: MB/JW

G.F. NO. JOB NO.

DATE: