

ORDINANCE 2020-12-17-0944

**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 0.334 acres out of NCB 1011 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS RIO-7E AHOD" General Industrial Historic River Improvement Overlay Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Bar/Tavern and "C-2 CD HS RIO-7E AHOD" Commercial Historic River Improvement Overlay Airport Hazard Overlay District with Conditional Use for Bar/Tavern.

**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** The City Council finds as follows:

- A.** The conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.


**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** 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 6.** 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 7.** This ordinance shall become effective December 27, 2020.

**PASSED AND APPROVED** this 17<sup>th</sup> day of December, 2020.



**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**



Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**



for Andrew Segovia, City Attorney



## City of San Antonio

### City Council

December 17, 2020

**Item: Z-4**

**Enactment Number:**

**File Number: 20-7171**

**2020-12-17-0944**

ZONING CASE Z-2020-10700221 CD (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS RIO-7E AHOD" General Industrial Historic River Improvement Overlay Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Bar/Tavern and "C-2 CD HS RIO-7E AHOD" Commercial Historic River Improvement Overlay Airport Hazard Overlay District with Conditional Use for Bar/Tavern on 0.334 acres out of NCB 1011, located at 120 Nogalitos Street and 1521 South Flores 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-4

# Exhibit “A”



# MHR Engineering, LLC.

Development . Transportation . Water Resources . Environmental . Surveying

**0.334 ACRE PROPERTY OUT OF LOT A-29, NCB 1011, SAN ANTONIO, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF DEEDS RECORDED IN VOLUME 6535, PAGE 86 AND VOLUME 5359, PAGE 30, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 0.334 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**POINT OF BEGINNING:** At a found iron rod on the northwest corner of Lot A-29, NCB 1011 on the southerly right-of-way line of Nogalitos Street; said point also being the southwest corner of Lot A-30, NCB 1011;

**THENCE:** South 55°41'53" East a distance of 82.14 feet along the southerly property line of Lot A-30, NCB 1011 to a set iron rod for a corner on the westerly right-of-way line of South Flores Street;

**THENCE:** South 16°20'17" West a distance of 89.94 feet along the westerly right-of-way line of South Flores Street to a found ½" iron rod;

**THENCE:** South 16°20'17" West a distance of 50.78 feet along the westerly right-of-way line of South Flores Street to a set iron rod for a corner at the intersection of South Flores Street and Keller Street right-of-way;

**THENCE:** North 63°27'57" West a distance of 90.76 feet along the northerly right-of-way line of Keller Street to a set iron for a corner;

**THENCE:** North 36°18'49" East a distance of 52.37 feet to a set iron for a corner;

**THENCE:** North 62°10'46" West a distance of 72.90 feet to a found iron rod on the southerly right-of-way line of Nogalitos Street for a corner;

**THENCE:** North 53°13'50" East a distance of 107.85 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.334 acre tract of land, more or less.

10/28/2020

Date:

Harun Rashid  
Registered Professional Land Surveyor  
Texas No. 6411



Exhibit "A"

SG  
12/17/2020  
Item No. Z-4

# Exhibit “B”



PARKING  
CALCULATIONS

$A+B+D+F = 5002 \text{ S.F.} @ 50\% =$   
 $2501 \text{ S.F./100} = 25 \text{ PARKING}$   
 $\text{SPACES REQ'D.}$   
 $6 \text{ EXISTING PARKING SPACES}$   
 $\text{ON SITE} + 26 \text{ ADJACENT LOT}$   
 $\text{SPACES}$



120  
Nogalitos  
Historic  
Structure

ZONING CASE  
Z2020-10700221  
120 Nogalitos Street  
San Antonio, TX

design set

not for  
construction

Alvin Peters  
#15199

11.04.2020  
2020.054  
11.04.2020

SITE PLAN EXHIBIT

## A1.2