

AN ORDINANCE

2019-03-21-0260

**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.**

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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 Lot 13, Block 4, NCB 2820 from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution.

SECTION 2. The City council approves this High Intensity Infill Development 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 March 31, 2019.

PASSED AND APPROVED this 21st day of March 2019.

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Andrew Segovia, City Attorney

Agenda Item:	Z-13 (in consent vote: Z-1, Z-2, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-9, Z-13, Z-16)						
Date:	03/21/2019						
Time:	03:27:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2019-10700008 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution on Lot 13, Block 4, NCB 2820, located at 502 North Zarzamora Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10	x					

SG/lj
03/21/2019
Item No. Z-13

EXHIBIT “A”

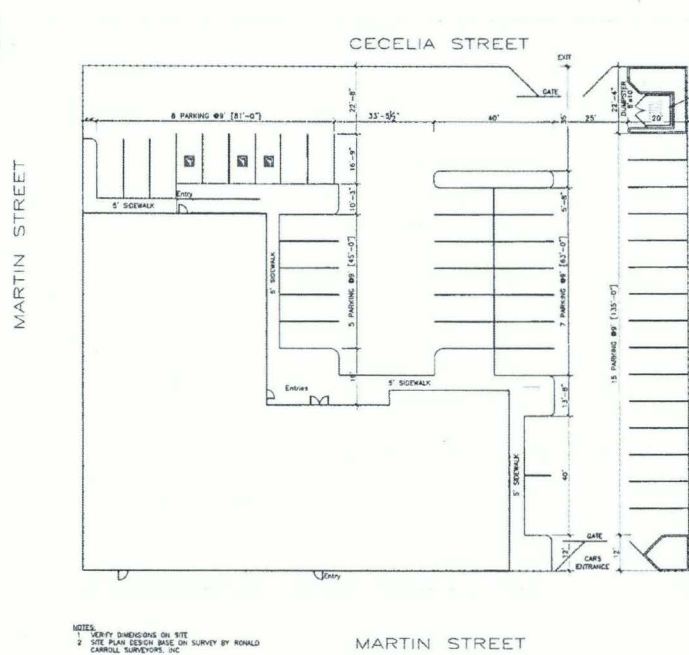
NOTE:
MODIFICATIONS TO THE PLAN AND ELEVATIONS
ARE SOMETIMES NECESSARY DUE TO JOB SITE
CONDITIONS AND OWNER PREFERENCES.

90% COMPLETE
12/05/2018

REVISIONS



02 PROJECT LOCATION
NTS



NOTES:
1. VERIFY DIMENSIONS ON SITE
2. SITE PLAN DESIGN BASED ON SURVEY BY RONALD
CARROLL SURVEYORS, INC.

01 SITE PLAN
1/16" = 1'-0"

DRAWING INDEX

A100	Site plan / Project Location
A101	First Floor Plan / Elevator Specs
A102	Second Floor Plan / Steel Stairs Details
A103	Details / Wall Sections / Wdw & Door Schedule
A201	Elevations
A202	Elevations

I, Dan Markson, 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 Code at the time of plan submittal for building permits.

BASILIA FROCKS RENOVATION
SITE PLAN / PROJECT LOCATION
500 N. ZARZAMORA ST.
San Antonio, TX 78207

ARCHITECTURAL
DESIGN
ASSOCIATES, INC.
1321 Research Pkwy. Ste. 2
San Antonio, TX 78203
P.O. Box 800
alberta1952@aol.com

DESIGNED BY	PKR/CAD
DATE	12/05/2018
CHECKED BY	AM
PROJ. #	NA
SCALE	AS SHOWN
DRAWN BY	A100

Exhibit "A"