

ORDINANCE 2020-02-20-0119

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 Lot 9, the west 42.8 feet of the south 22 feet of Lot 10 , the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979 from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and uses permitted for multi-family with up to 36 dwelling 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 **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

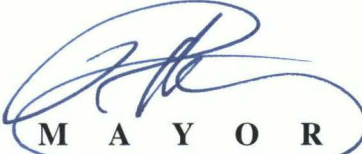
SG/lj
02/20/2020
Z-1 Amended

CASE NO. Z-2019-10700187

inspection.


SECTION 5. This ordinance shall become effective March 1, 2020.

PASSED AND APPROVED this 20th day of February, 2020.




M A Y O R
Ron Nirenberg

ATTEST:

60r 
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for 
Andrew Segovia, City Attorney



City of San Antonio

City Council

February 20, 2020

Item: Z-1

Enactment Number:

File Number: 20-1448

2020-02-20-0119

ZONING CASE Z-2019-10700187 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel (all overlays remain the same) on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10, the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)

Councilmember Roberto C. Treviño made a motion to Motion to Appr w Cond. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales, Cabello Havrda, Sandoval, Pelaez and Perry

Nay: 1 Courage

Absent: 1 Rocha Garcia

SG/lj
02/20/2020
Item No. Z-1

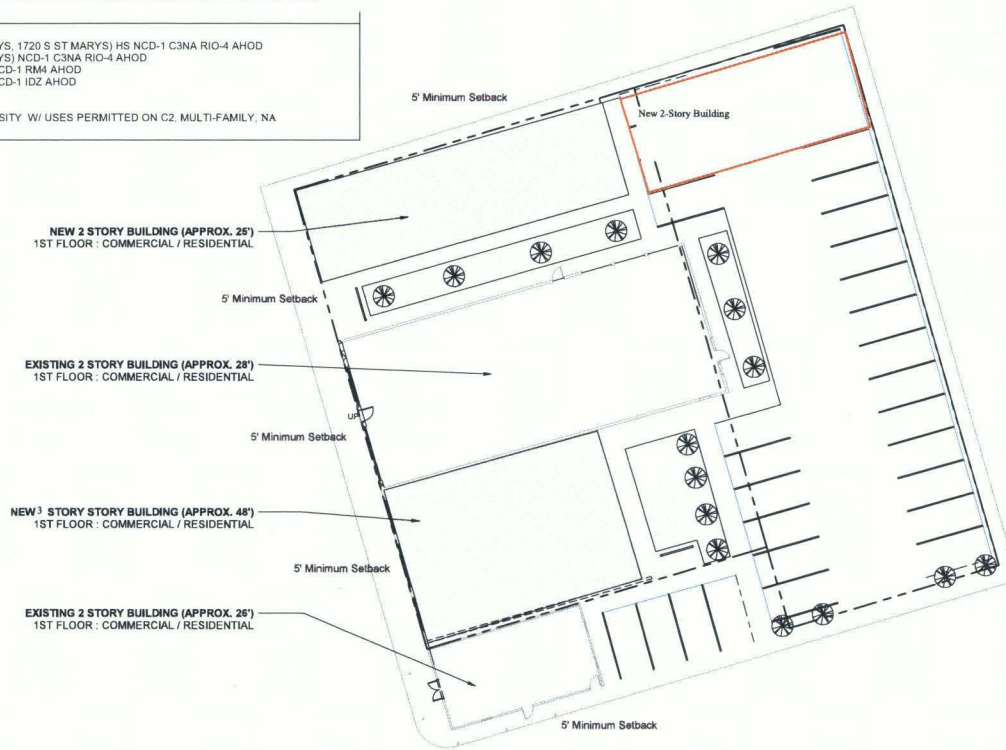
EXHIBIT "A"

SITE & BUILDING DATA	
LOCATION:	1714, 1720, 1722 S ST MARYS / 141, 143 JACOBS SAN ANTONIO, TEXAS 78210
LOTS:	5
LEGAL DESCRIPTION:	(1714 S ST MARYS) NCB 2979 BLK 0 LOT 10 (1720 S ST MARYS) NCB 2979 BLK 0 LOT 10 (1722 S ST MARYS) NCB 2979 BLK 0 LOT 21 (141 JACOBS) NCB 2979 BLK 0 LOT 9 (143 JACOBS) NCB 2979 BLK 0 LOT 20
CITY COUNCIL DISTRICT:	1
FUTURE LAND USE:	HIGH DENSITY MIXED USE
PLAN NAME:	LAVACA
PROPOSED USE:	MIXED USE / COMMERCIAL / MULTIFAMILY : 36 Total Dwelling Units
ZONING INFORMATION	
CURRENT ZONING:	(1417 S ST MARYS, 1720 S ST MARYS) HS NCD-1 C3NA RIO-4 AHOD (1722 S ST MARYS) NCD-1 C3NA RIO-4 AHOD (141 JACOBS) NCD-1 RM4 AHOD (143 JACOBS) NCD-1 IDZ AHOD
PROPOSED ZONING:	IDZ-3 HIGH DENSITY W/ USES PERMITTED ON C2, MULTI-FAMILY, NA

IDZ ZONING STATEMENT

**Z2019-10700187 Zoning Change From
C-3 NA, RM-4, NCD-1, HS, RIO-4 AHOD to
IDZ-3 NA HL with 36 Multi-Family Units, and C-2 Uses**

I, **Aspire Family LLC**, 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.



SITE SUMMARY
30 PARKING SPACES AVAILABLE
POTENTIAL 1ST FLOOR COMMERCIAL SPACE

Level 1
1/16" = 1'-0"

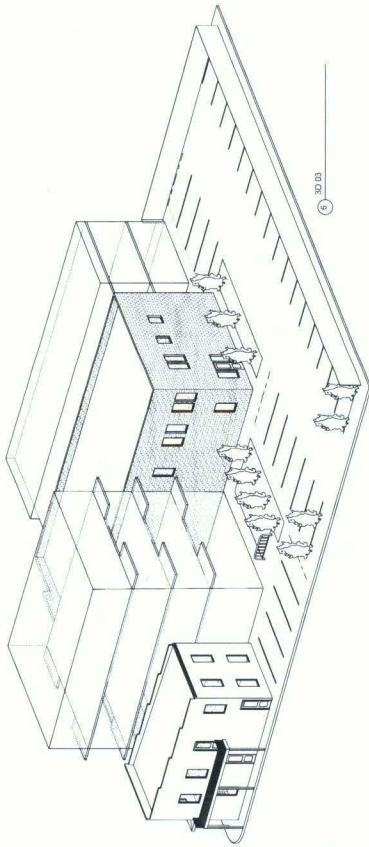
.5013 Acres

SITE PLAN

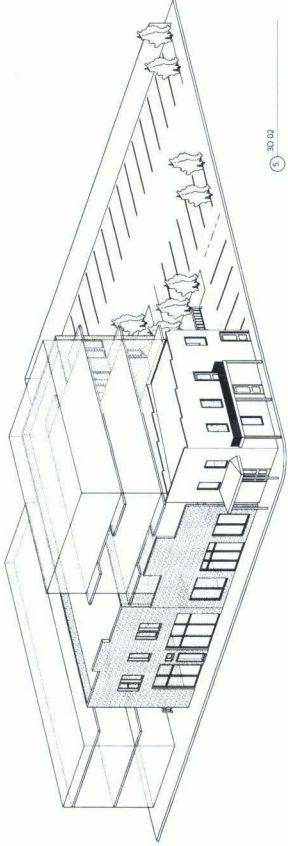
SHEET A101

NAME: HARRIS BAY	ADDRESS: 1714 S ST MARYS
PROJECT: 20191714	ISSUE DATE: 06/20/21

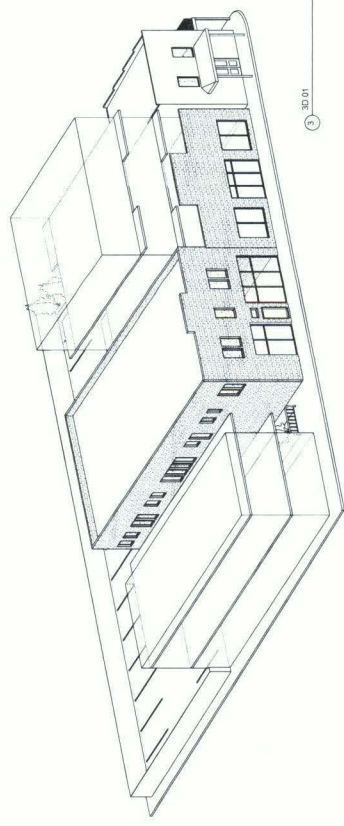
Exhibit "A"



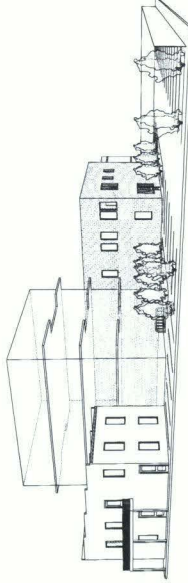
3D 03



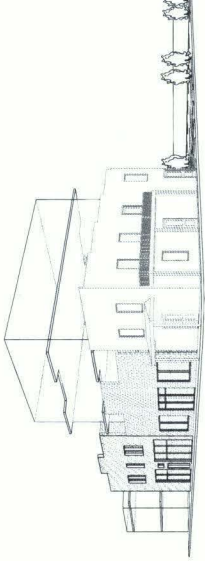
3D 02



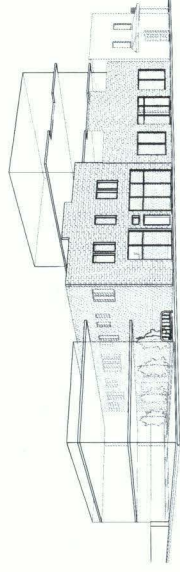
3D 01



STREET 03



STREET 02



STREET 01

3D VIEWS

SHEET

A900

NAME

MARKS BY

ADDRESS

1714 E. ST. MARKS

SCALE

PROJECT

10/20/2014

ISSUE DATE

10/20/2014