

ORDINANCE 2019-08-22-0689

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 Lots 1-5, Block 3, NCB 2308 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District.

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.

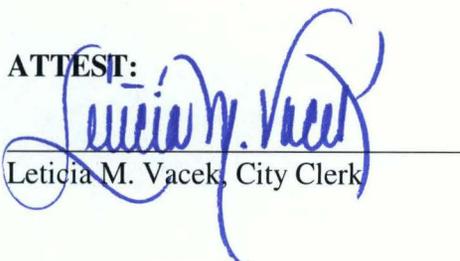
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

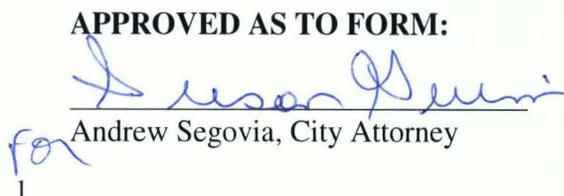
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective September 1, 2019.

PASSED AND APPROVED this 22nd day of August, 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-22 (in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23)
Date:	08/22/2019
Time:	03:57:11 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700141 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 1-5, Block 3, NCB 2308, located at 1500 West Commerce 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			x	
Jada Andrews-Sullivan	District 2	x					
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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
08/22/2019
Z-22

EXHIBIT "A"

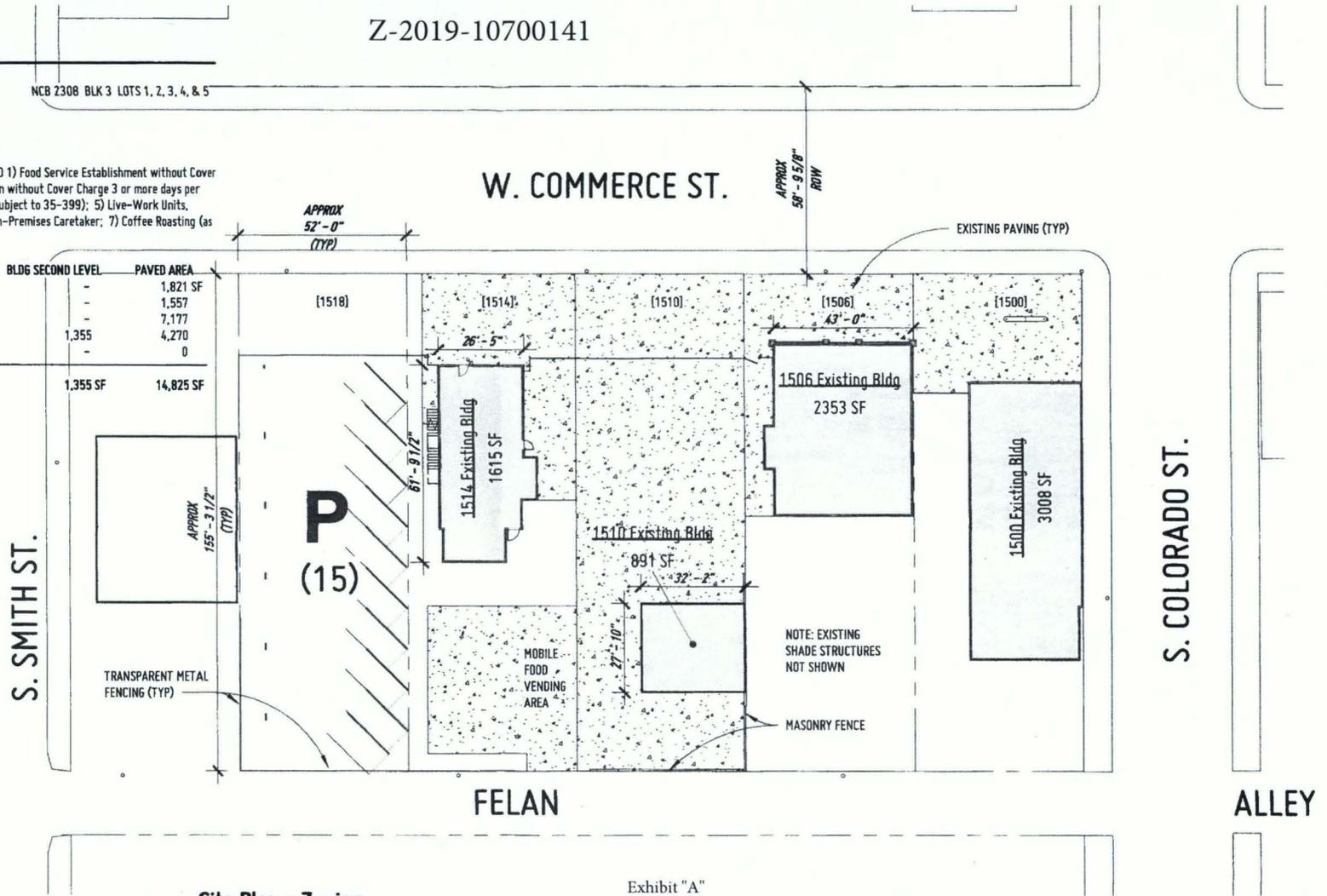
Z-2019-10700141

ZONING NOTES

PROJECT ADDRESS:
1500, 1506, 1510, 1514, & 1518 W COMMERCE STREET
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS 78207

ZONING:
EXISTING: I-1
PROPOSED: IDZ-3, WITH USES PERMITTED IN C-3, AND 1) Food Service Establishment without Cover Charge 3 or more days per week; 2) Alcohol - Bar and/or Tavern without Cover Charge 3 or more days per week; 3) Alcohol - Microbrewery; 4) Food Mobile Food Court (subject to 35-399); 5) Live-Work Units, subject to 35-381; 6) Housing (Temporary or Permanent) for On-Premises Caretaker; 7) Coffee Roasting (as accessory use to a café)

EXISTING AREAS:	LOT	BLDG GROUND LEVEL	BLDG SECOND LEVEL	PAVED AREA
1500	8,075 SF	3,008 SF	-	1,821 SF
1506	8,075	2,353	-	1,557
1510	8,075	891	-	7,177
1514	8,075	1,615	1,355	4,270
1518	8,075	0	-	0
TOTALS	40,375 SF	7,867 SF	1,355 SF	14,825 SF
APPROXIMATE IMPERVIOUS COVER AREA:		22,692 SF		



1 Site Plan - Zoning
1/32" = 1'-0"

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

Scale As Indicated Sheet Size: 11x17
synco architecture studio
David Bogle, R.A. AIA
727 west french place
san antonio, tx 78212

I, *George J. Alazan*, 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.



Z101 ZONING EXHIBIT
Alazan Creek Compound

Jaime Macias
1500-1518 W COMMERCE ST
San Antonio, TX
Rezoning Progress
06/06/19