

AN ORDINANCE 2014 - 09 - 04 - 0668

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 11 and 37, Block 4, NCB 600 from "AE-1 AHOD" Arts and Entertainment-1 Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential Uses not to exceed 55 Units Per Acre.

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 **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds that the following standards shall be met to insure compatibility with the surrounding Arts and Entertainment District properties:

1. Entryways, parking areas and other public spaces shall be adequately illuminated to serve as a deterrent to personal and property crime. Lighting fixtures shall be chosen and placed so as to minimize light spillover onto adjacent properties.
2. Exterior lighting fixtures for parking lots and walkways shall be shielded with a cut-off angle of less than ninety (90) degrees. Any structural part of the fixture providing this cut-off angle shall be permanently affixed.
3. The maximum permitted height for pole mounted exterior lighting fixtures is fifteen (15) feet.
4. Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.
5. Flood lamps shall be shielded so that the light sources are not visible from a public right-

- of-way or abutting properties.
6. All canopy lighting shall be fully shielded. Indirect uplight is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct up light is emitted beyond the opaque canopy
 7. UDC standards for fences (35-514: Fences) shall apply except that the following materials are not permitted:
 - Chain link (permitted in side and rear yards only).
 - Barbed wire.
 - Razor wire.
 - Sheet metal.
 - Unfinished concrete masonry units (i.e. cinderblock).
 - Plywood.
 - Cast-off, secondhand or other items not originally intended to be used for constructing or maintaining a fence or wall.
 8. Fences (including retaining walls) shall be designed to deter or facilitate the removal of graffiti.
 9. Outside storage, off-street loading areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility vaults, utility cabinets, microwave and satellite antennas and other mechanical equipment shall be located in the side or rear yards. If any of the elements listed above are required by utility providers to be located within the front yard or are located in the side or rear yards but are visible from the right-of-way, these elements shall be completely screened from public view. Screening may be achieved with a solid wall that matches the material and finish of the primary structure, dense native landscaping, or a combination of both.
 10. Off-street parking areas shall be screened from view from the right-of-way.
 - Screening shall consist of dense native landscaping or a solid screen fence or wall. If a solid screen fence or wall is to be utilized, the fence or wall shall be set back from the sidewalk edge and the set back area shall be landscaped with native plants so as to discourage graffiti.
 - Screenings consisting only of native landscaping are encouraged to vary in height, density and species but where installed shall average four (4) feet in height above the parking lot grade at maturity to form an opaque visual barrier.
 11. Roof-top mechanical equipment shall be screened from ground level view with a parapet or other architectural feature.
 12. Facades shall be built parallel to the principal frontage line.
 13. Buildings shall have their principal entrance on a street frontage line unless they front a plaza, green or courtyard.
 14. The following building materials are permitted for use as the primary cladding material for elevations visible from a public right-of-way: Native stone, brick, tile, stucco, cultured stone or cast stone, architecturally finished block (i.e. burnished block, split faced concrete masonry units), architecturally finished pre-cast or poured in place concrete wall that is profiled, sculptured or otherwise provides three dimensional interest, EIFS (but not less than four (4) feet above grade), cement fiber siding, natural wood clapboard siding.
 15. The following building materials are prohibited for use as the primary cladding material

- or accent material for elevations visible from a public right-of-way.
- Pre-engineered metal building panels,
 - Plastic siding.
 - Exposed aggregate.
 - Reflective glass.
16. Materials not expressly permitted may be used as accent material for elevations visible from a public right-of-way. The total area of all accent materials shall not exceed twenty-five (25) percent of any single elevation.
 17. No building shall be constructed with a single material or color.
 18. The use of materials that deter or facilitate the removal of graffiti is encouraged.
 19. The use of security appurtenances on windows and doors is discouraged. If security appurtenances are utilized, they shall be located on the interior of the building, shall be constructed of materials that do not fully obscure vision and shall fully retract so as not to be visible during business hours.
 20. Flat roofs shall include a parapet.
 21. If roofing material is painted or if color is added during the manufacturing process, paint or color shall be limited to earth tone colors.
 22. Off-premises signs are prohibited.
 23. Portable signs are permitted subject to the following restrictions:
 - One (1) portable sandwich board sign shall be permitted per tenant with an exterior public entrance.
 - Portable sandwich board signs shall have a maximum area of eight (8) square feet and a maximum height of four (4) feet.
 - Portable signs shall be located entirely on private property and must not present a physical or visual obstruction to pedestrians or motorists.
 - Portable signs shall not be illuminated.
 - Portable sandwich board signs shall not be displayed outside of the posted hours of operation.
 24. Driveway shall not exceed thirty (30) percent of the front yard.
 25. New sidewalks shall adhere to the traditional street design standards for a main street (Table 506-4: Traditional Street Design Standards) except that a planting strip shall not be required. Street trees shall be planted in tree wells. Single trees shall require a tree well of at least one hundred (100) square feet. Parts of the tree well may be capped with pervious or impervious materials as permitted by approval of the city arborist.
 26. An improved pedestrian walkway from the front property line to the main customer entrance shall be provided. The improved pedestrian walkway may be constructed of concrete, crushed granite, pavers, weather resistant boards or similar materials. The improved pedestrian walkway shall be separated from parking stalls and drives with landscaping consisting of plants included on the San Antonio Recommended Plant List (Section 35-E).
 27. All publicly accessible structures within the property shall be linked by an improved pedestrian walkway.
 28. Improved pedestrian walkways shall be shaded by tree canopies, awnings or other coverings except where crossing loading areas or driveways.
 29. The improved pedestrian walkway may cross loading areas or driveways but in such case

shall include high visibility pavement markings.

30. Parking shall not be permitted in the front yard.
31. Off-street parking facilities shall be provided in accordance with Table 526-3b: Parking in Nonresidential Use Districts except that the following reductions to the minimum off-street parking requirements shall apply:
 - Minimum off-street parking requirement may be reduced one (1) space for each on-street parking space located adjacent to the property.
 - Minimum off-street parking requirement shall not apply if existing primary structure is to be substantially improved (see 35-A101 for definition of substantial improvement) even if the use of the structure is to be changed.
 - Minimum off-street parking requirement may be reduced by up to fifty (50) percent if a cooperative parking plan is utilized pursuant to 35-526(g): Sharing Off-Street Parking Facilities - Cooperative Parking Plan.
 - Minimum off-street parking requirements may be reduced by one (1) space for every five (5) bicycle parking spaces provided.
 - Minimum off-street parking requirements may be reduced by utilizing the sharing factors in Table 358-2: Parking Sharing Factor Matrix when two (2) or more categories of uses will share parking facilities. The reduced minimum off-street parking requirement is calculated by adding the total number of spaces required for each separate category of uses and dividing the total by the appropriate factor from the parking sharing factor matrix.
32. Buildings shall not exceed a height of four (4) stories.
33. Section 35-517(d): "Setbacks for Height Increases" shall not apply.
34. Maximum building height may be increased to six (6) stories for a mixed-use building provided any height above four (4) stories is stepped back at least ten (10) feet from the face of the building.
35. In order to achieve a more finished appearance the use of architectural accent features is required. Architectural accent features may include overhang eaves, pilasters, cornices, string courses, window sills, lintels, banding, articulated parapets, columns, projecting windows, porches, recessed entryways, decorative kick plates, and marquees.
36. On-premises freestanding signs are prohibited.
37. On-premises attached signs are permitted subject to the following restrictions:
 - One (1) attached sign per tenant with an exterior public entrance is permitted provided the sign shall consist of the name of the tenant only. Attached signs including wall signs, canopy signs, awning signs, projecting blade signs and vertical projecting signs are permitted and shall be designed as integral elements of the building design.
 - Attached signs that project beyond the face of a building shall be located a minimum of eight (8) feet above grade.
 - Maximum attached sign message area (as a percentage of the area of each building elevation).
 - A. Ten (10) percent cabinet sign.
 - B. Fifteen (15) percent channel letters raised or incised.
 - C. Fifteen (15) percent painted or flat sign.

SECTION 4. 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 5. 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 6. This ordinance shall become effective September 14, 2014.


PASSED AND APPROVED this 4th day of September 2014.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

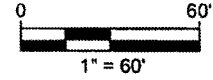
APPROVED AS TO FORM:


Robert F. Greenblum, City Attorney
for

Agenda Item:	Z-5 (in consent vote: 29, P-1, Z-1, Z-2, Z-3, Z-4, Z-5, Z-7, Z-8, Z-9, Z-10)
Date:	09/04/2014
Time:	02:07:23 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014209 (District 2): An Ordinance amending the Zoning District Boundary from "AE-1 AHOD" Arts and Entertainment-1 Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential Uses not to exceed 55 Units Per Acre on Lots 11 and 37, Block 4, NCB 600 located at 1602 East Commerce Street and 305 Omaha Street. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				x
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2014209



PROJECT NO.
068683300

DATE
July 2014

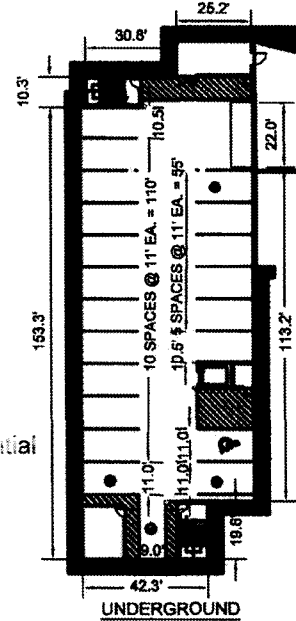
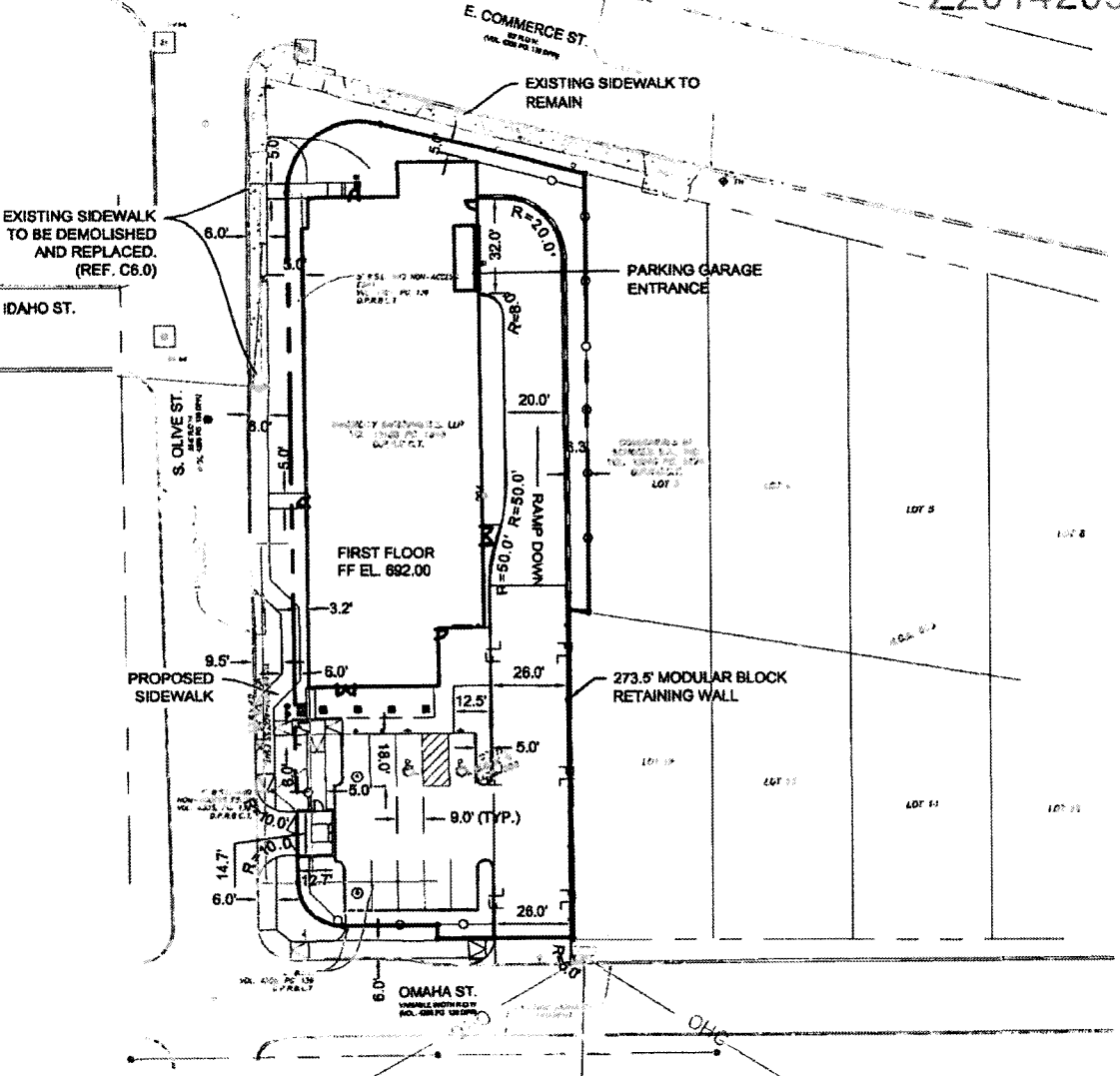
SITE DATA TABLE	
GENERAL SITE DATA	
ZONING	AE-1(IDZ)(CD)
ADDRESS	1602 COMMERCE STREET
IMPERVIOUS COVER	0.57 ACRES (24,828 S.F.)
SIDEWALK COVER	0.08 ACRES (3,600 S.F.)
PAVEMENT COVER	0.22 ACRES (9,717 S.F.)
LOT AREA	0.81 AC. (26,572 SF)
BUILDING DATA	
BUILDING SQUARE FOOTAGE (GROUND FLOOR)	10,282 S.F.
PARKING GARAGE SQUARE FOOTAGE	9,893 S.F.
TOTAL NUMBER OF BEDS	33
BUILDING HEIGHT	3 STORY + BASEMENT
PARKING DATA	
REQUIRED PARKING SPACES	MIN: 1.5/UNIT = 50 SPACES MAX: 2.0/UNIT = 66 SPACES
STANDARD SPACES PROVIDED	27 SPACES
ACCESSIBLE SPACES PROVIDED	3 SPACES
TOTAL SPACES PROVIDED	30 SPACES (.91/UNIT)

Kimley»Horn

OSCAR EASON SENIOR
APARTMENTS
1602 COMMERCE STREET
SAN ANTONIO, TEXAS

REZONING SITE PLAN

FIGURE
1.0



I, Charles W. Hunt, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF THIS 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.

IDZ with multi-family residential
uses not to exceed 55 units
per acre