

AN ORDINANCE 2017-10-19-0834

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 23 and Lot 24, Block 9, NCB 3128 from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family 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 inspection.

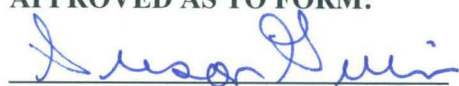
SECTION 5. This ordinance shall become effective October 30, 2017.

PASSED AND APPROVED this 19th day of October 2017.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney
fo

Agenda Item:	Z-9 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, P-4, Z-6, Z-8, Z-9, Z-10, Z-12)						
Date:	10/19/2017						
Time:	02:07:11 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017243 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units on Lot 23 and Lot 24, Block 9, NCB 3128, located at 2501 South Presa 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
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		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
10/19/2017
Item No. Z-9

Exhibit "A"

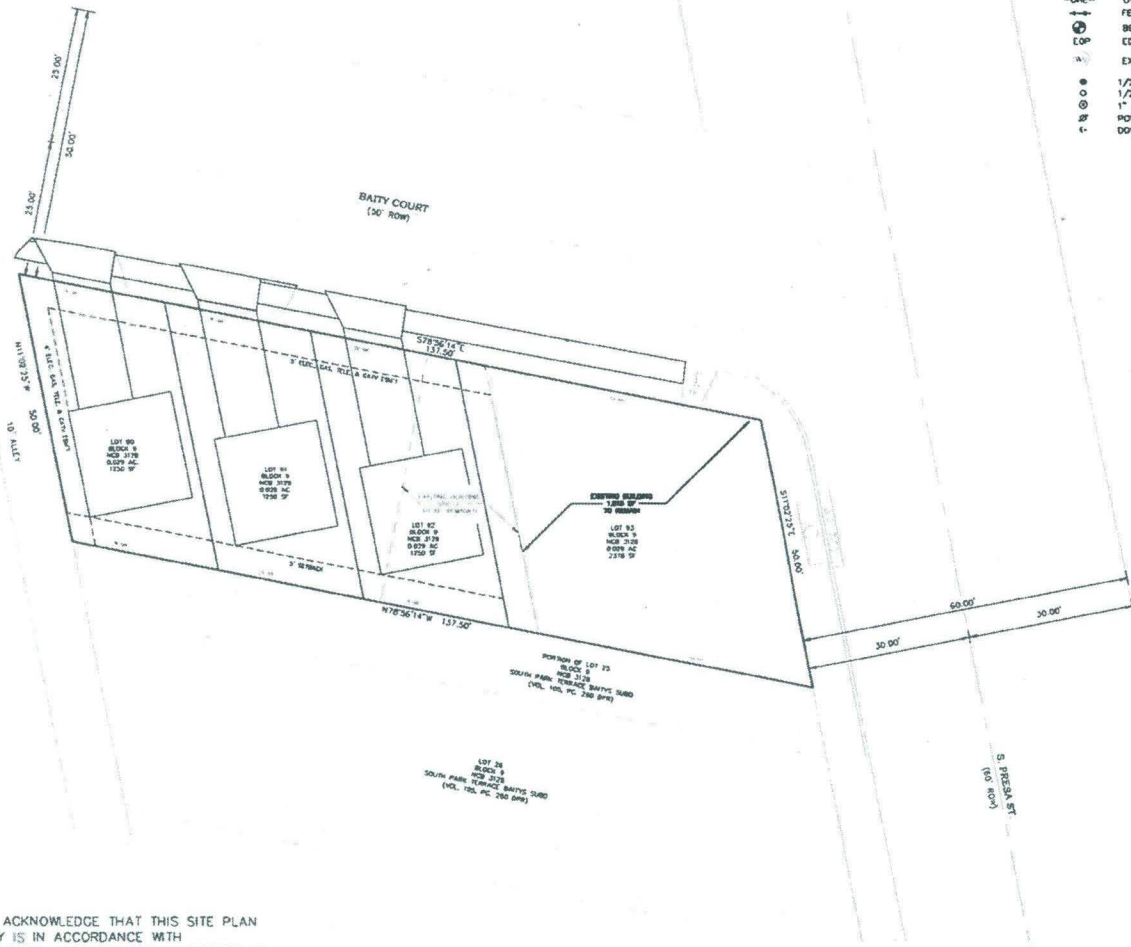
72017243



SCALE 1" = 10'

- LEGEND
- ⊕ EXISTING FIRE HYDRANT
 - ⊕ WATER METER
 - CHAIN LINK FENCE
 - OVERHEAD ELEC. LINE
 - FENCE
 - ⊕ BENCHMARK
 - ⊕ EDGE OF PAVEMENT
 - ⊕ EXISTING WATER VALVE
 - ⊕ 1/2" IRON ROD FOUND
 - ⊕ 1/2" IRON ROD SET
 - ⊕ 1" IRON PIPE FOUND
 - ⊕ POWER POLE
 - ⊕ DOWN CUT

Exhibit "A"



CURRENT LEGAL DESCRIPTION:
 LOTS 23 & 24, BLOCK 9, NCB 3128

PROPOSED LAND USE:
 SINGLE FAMILY RESIDENTIAL DEVELOPMENT - 3 LOTS
 COMMERCIAL - 1 LOT

LOT SIZE:
 MINIMUM LOT SIZE TO BE 1,250 SF

- NOTES:
- 1) REZONING TO IDZ (INFILL DEVELOPMENT ZONE)
 - 2) TOTAL SITE ACREAGE = 0.146 AC.

TOTAL NUMBER OR PROPOSED
 PARKING SPACES = 2 PER HOME (GARAGE + DRIVEWAY)

I, CCP PREMIER INVESTMENTS, 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.

ZONING CASE #: Z2017

REVISIONS:

CK at PRESA IDZ
 2501 S. PRESA
 SAN ANTONIO, TEXAS 78210

SITE PLAN

Benfiction
 BENFICTION ENGINEERING, LLC
 14412 Dwyer (1313) 240048 Phoebe
 100 AT FARMVIEW, SUITE 101, SAN ANTONIO, TX 78247

ACC NO: CCP
 SCALE 1" = 10'
 DRAWN BY: SF
 DATE: 8/18/17
 SHEET:
 SP-CPS

1 of 1