

ORDINANCE 2020-06-18-0435

**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 31 and Lot 32, Block 7, NCB 1440 from "AE-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for a Hotel.

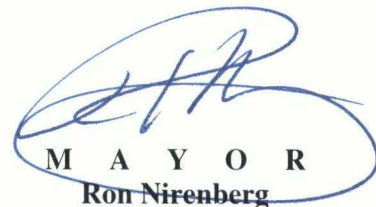
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 June 28, 2020.


PASSED AND APPROVED this 18th day of June, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


fo Andrew Segovia, City Attorney



City of San Antonio

City Council

June 18, 2020

Item: Z-13

File Number: 20-3631

Enactment Number:

2020-06-18-0435

ZONING CASE Z-2020-10700064 (Council District 2) Ordinance amending the Zoning District Boundary from "AE-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for a Hotel on Lots 31 and Lot 32, Block 7, NCB 1440, located at 2203 East Commerce Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Courage and Perry

Absent: 1 Pelaez

SG
06/18/2020
Item No. Z-13

EXHIBIT “A”

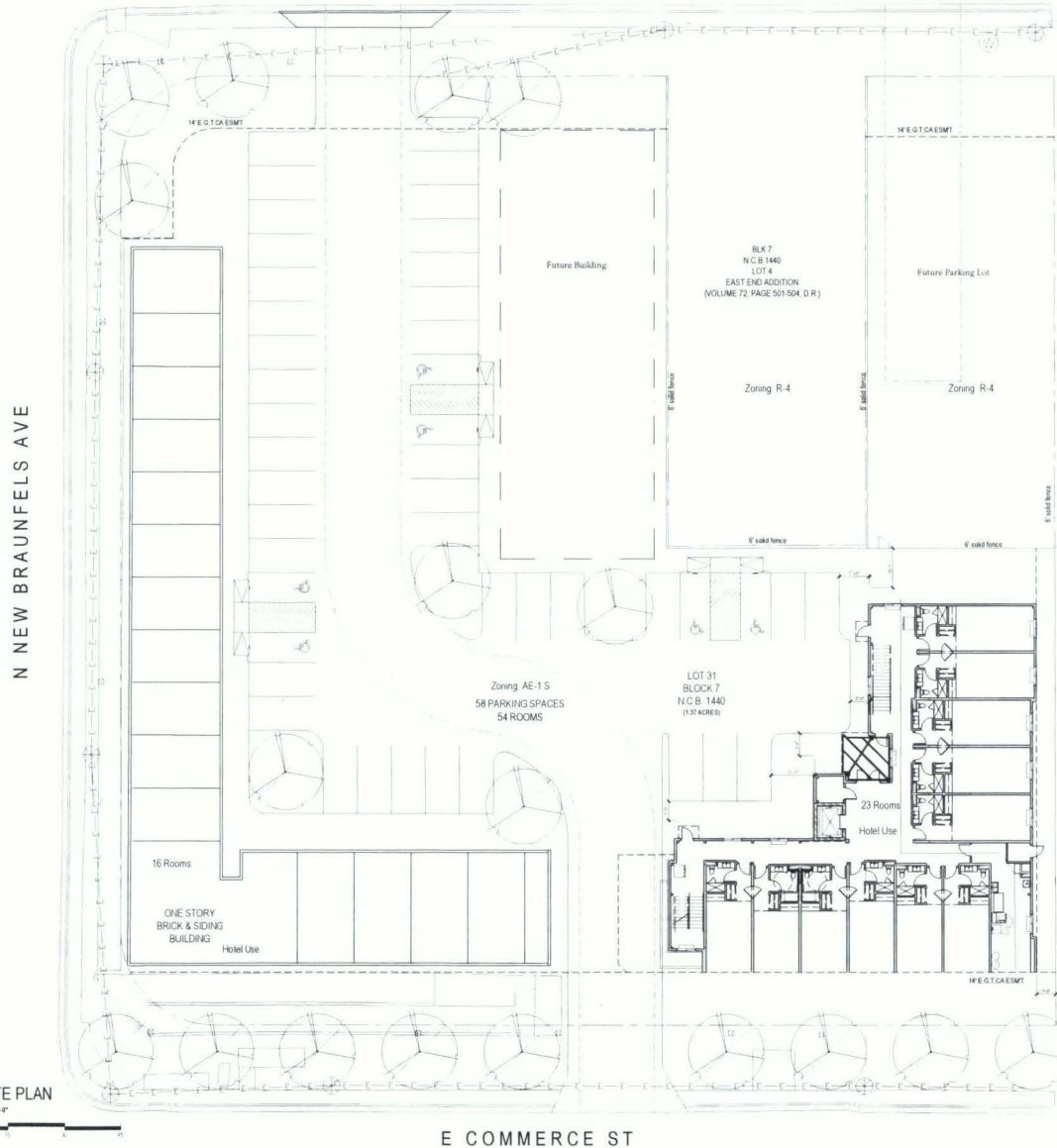
Request for IDZ-2 with uses permitted in C-2 and a Hotel

I, Rakesh Vazir, 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.

Total Room Count: 38 Rooms

Z2020-10700064

BELMONT ST



N NEW BRAUNFELS AVE

E COMMERCE ST

Exhibit "A"



1718 ARCHITECTURE



DATE: 6 Feb 2020 TIME: 10:00 AM
 PROJECT: 1718 ARCHITECTURE
 CLIENT: RAKESH VAZIR
 ADDRESS: 2203 E COMMERCE ST
 SAN ANTONIO, TX 78203

Alamo Inn Building 1

2203 E Commerce St
 San Antonio, TX 78203

Rakesh Vazir

2203 E Commerce St
 San Antonio, TX 78203

19A-B1
 CONSTRUCTION DOCS

1 11/25/18 Progress Set for Bid Only

Site Plan

17 March 2020

A1.01