

ORDINANCE 2019-10-03-0834

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 16, NCB A 36 from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District.

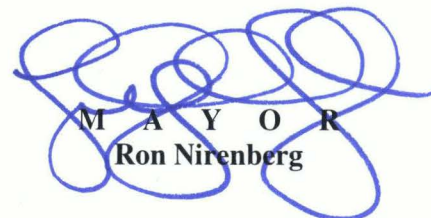
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

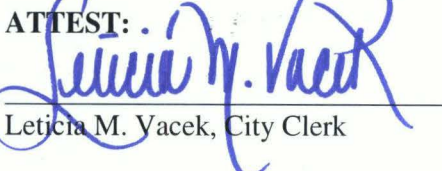
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

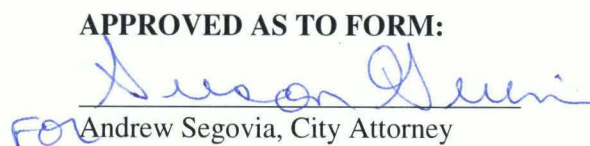
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective October 13, 2019.

PASSED AND APPROVED this 3rd day of October, 2019.


MAYOR
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

| | | | | | | | |
|------------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-12 (in consent vote: Z-4, P-1, Z-5, P-3, Z-7, Z-8, Z-11, Z-12, P-5, Z-14, Z-15, Z-16) | | | | | | |
| Date: | 10/03/2019 | | | | | | |
| Time: | 03:11:27 PM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | ZONING CASE Z-2019-10700178 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 16, NCB A 36, located at 1310 South Brazos 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 | | | | |
| Jada Andrews-Sullivan | District 2 | | x | | | x | |
| Rebecca Viagran | District 3 | | x | | | | |
| 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
10/03/2019
Z-12

EXHIBIT "A"

Z-2019-10700178



**TOTAL PROPOSED
IDZ-2 AREA 5.019 Ac.**
ADDRESS: 1310 S. BRAZOS ST
EXISTING ZONING: I-1
PROPOSED ZONING: IDZ-2 w/ USES LISTED IN SITE & BUILDING DATA TABLE
(REF. THIS EXHIBIT)

| Proposed Infill: IDZ-2 | | | | | | |
|------------------------|-----------------|--------------------------|----------------------|-----------------------------------|------------------------------------|---------------------|
| Address | Existing Zoning | Setback to Structure (1) | Setback to Porch (2) | Setback to Left Property Line (3) | Setback to Right Property Line (4) | Building Height (5) |
| 1310 S. Brazos St | I-1 | 33 | N/A | 17 | 25 - 195' | 1-Story |

| Existing Surrounding Parcel Conditions | | | | | | |
|--|---------|--------------------------|----------------------|-----------------------------------|------------------------------------|---------------------|
| Address | Zoning* | Setback to Structure (1) | Setback to Porch (2) | Setback to Left Property Line (3) | Setback to Right Property Line (4) | Building Height (5) |
| 1225 S. Brazos St. | C3-NA | 10' - 19' | N/A | 0' - 7' | 36' | 1-Story |
| 1305 S. Brazos St. | I-1 | 34' | N/A | 0' - 6' | 0' | 1-Story |
| 1325 S. Brazos St. | I-1 | 26' | N/A | 0' | 48' | 1-Story |
| 1395 S. Brazos St. | I-1 | 51' | N/A | 29' | 50' | 1-Story |
| 2001 S. Laredo St. | C-2 | 212' | N/A | 12' | 43' | 1-Story |
| 2001 S. Laredo St. | I-1 | 185' - 221' | N/A | 285' | 26' | 1-Story |

OWNER NOTE: I, SAN ANTONIO HOUSING FACILITY CORPORATION, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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 CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE & BUILDING DATA

LOTS: LOT 16, BLOCK 3, NEW CITY BLOCK A-36

AREA: 5.019 Ac. (GROSS ACREAGE)

LEGAL DESCRIPTION: BEING 5.019 ACRE TRACT OUT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 16, NEW CITY BLOCK A-36, AS RECORDED IN VOLUME 7600, PAGE 229, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

EXISTING ZONING: GENERAL INDUSTRIAL DISTRICT (I-1) AND GENERAL COMMERCIAL NON ALCOHOLIC SALES DISTRICT (C-3NA)

PROPOSED ZONING: INFILL DEVELOPMENT ZONE - 2 (IDZ-2 BASE) WITH USES PERMITTED IN C-2.

ZONING CASE NO.:

Exhibit "A"

WWW.BIGREDDOG.COM
BIG RED DOG
 a division of BWG
 8700 W. LOOP WEST, SUITE 110
 SAN ANTONIO, TEXAS 78257
 210-880-8224
 PROJECT: SAY SI WEST CAMPUS
 1310 S. BRAZOS STREET
 SAN ANTONIO, BEXAR COUNTY, TEXAS 78207
 SHEET TITLE: IDZ-2 SITE PLAN
 SHEET: EXHIBIT
 PLAT NO. OF

SAN ANTONIO HOUSING FACILITY CORPORATION, 1310 S. BRAZOS STREET, SAN ANTONIO, TEXAS 78207
 8/15/2019 10:28 AM
 4314380 - 001-1 1001 6/14/2019 10:28 AM