

ORDINANCE 2021-04-15-0248

**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 Lots 1 through 6, NCB 6857 from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Infill Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) 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 April 25, 2021.

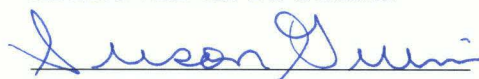
**PASSED AND APPROVED** this 15<sup>th</sup> day of April, 2021.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
for Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



# City of San Antonio

## City Council

April 15, 2021

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**Item: Z-1**

**File Number: 21-2875**

**Enactment Number:**

**2021-04-15-0248**

ZONING CASE Z-2020-10700266 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Infill Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) dwelling units on Lots 1 through 6, NCB 6857, located at 114 West Carolina Street. Staff and Zoning Commission recommend Approval. (Continued from April 1, 2021)

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

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
04/15/2021  
Item No. Z-1

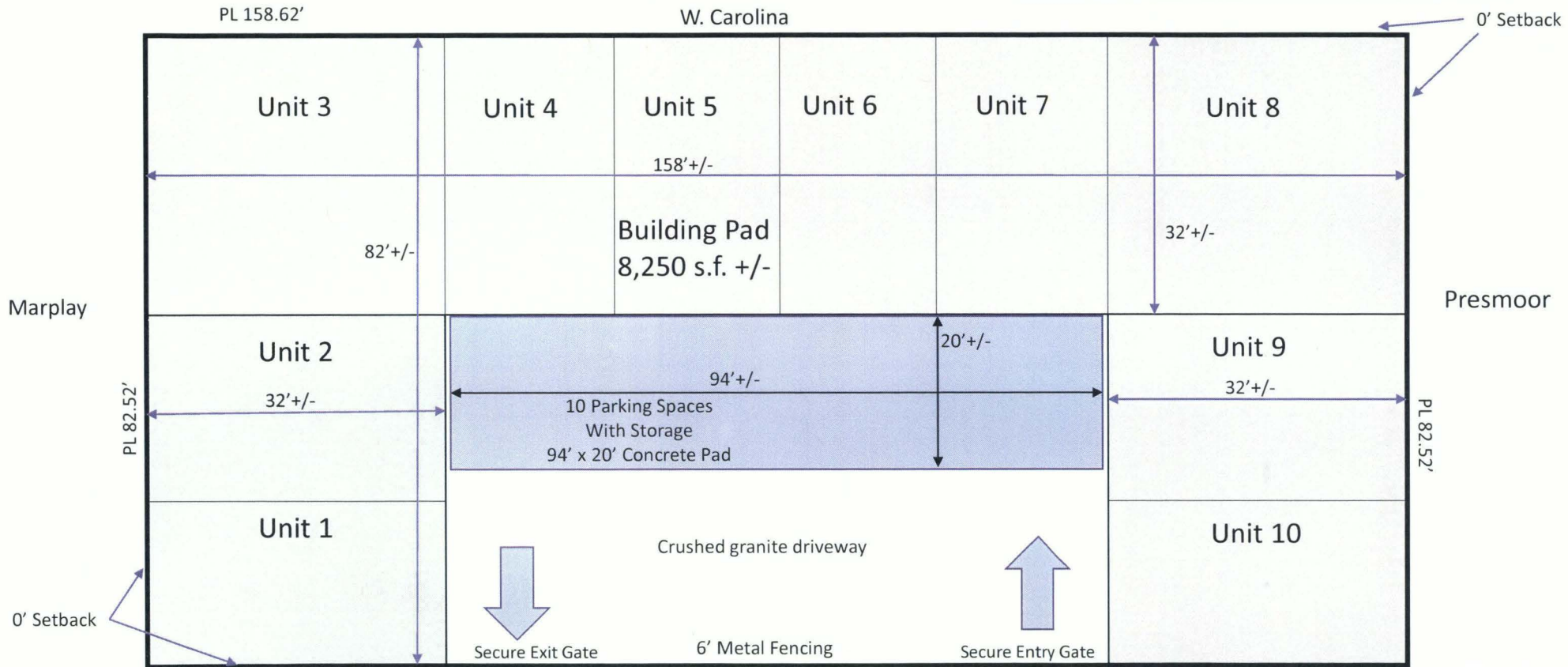
# Exhibit "A"



**Site Plan**  
**2114 W Carolina Street**  
**13,090 S.F./ .30 Acre**

Total Off-Street Parking – 10 Spaces  
 Property will have secure entry and exit  
 Gates to the parking area.

Current Zoning C-3, NCD-1  
 Requested Zoning IDZ-2 consisting of 10 live/work dwelling  
 units with commercial uses as permitted by C-2 zoning  
 Zoning Case Number Z-2020-10700266



The intended use of this property is to construct 10 live/work units totaling 24,000 s.f.+/- with varying areas and layouts. Each unit will provide an opportunity for the user to live and work within the local area helping to restore and revitalize the surrounding community.

PL 158.88'  
 Playmoor  
 Exhibit "A"

I, Carolina Partners 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.