

ORDINANCE 2021-03-18-0189

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 Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297 from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family 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.

SG/lj
03/18/2021
Z-6

CASE NO. Z-2020-10700301

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SECTION 5. This ordinance shall become effective March 28, 2021.

PASSED AND APPROVED this 18th day of March, 2021.




M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

March 18, 2021

Item: Z-6

Enactment Number:

File Number: 21-2090

2021-03-18-0189

ZONING CASE Z-2020-10700301 (Council District 1): 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 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 "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family District on Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297, located at 2023 and 2015 West Commerce Street. Staff and Zoning Commission recommend Approval.

Councilmember John Courage made a motion to approve. Councilmember Clayton H. Perry 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
03/18/2021
Item No. Z-6

Exhibit "A"

**IDZ Site Plan
Zoning Case Z-2020-10700301**

2015 & 2023 W. Commerce St.



**Commercial/Retail/Office on ground level + Residential Units on level 2+ **Not to exceed 22 dwelling units*

FROM: "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 "O-1.5" Mid-Rise Office District, "C-1" Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, janitorial/cleaning service, and uses permitted in "MF-50" District on Lot 7 and Lot 8 and Lot 9, Block 5, NCB 2297, located at 2023 and 2015 West Commerce Street.

I, Henry Cisneros, 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.

Exhibit "A"