

ORDINANCE 2019-11-07-0922

**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 17, Block 25, NCB 366, from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 120 residential units and 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.

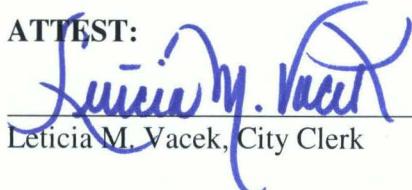
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective November 17, 2019.

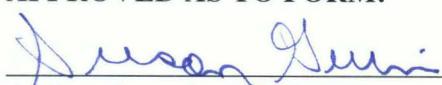
**PASSED AND APPROVED** this 7<sup>th</sup> day of November, 2019.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

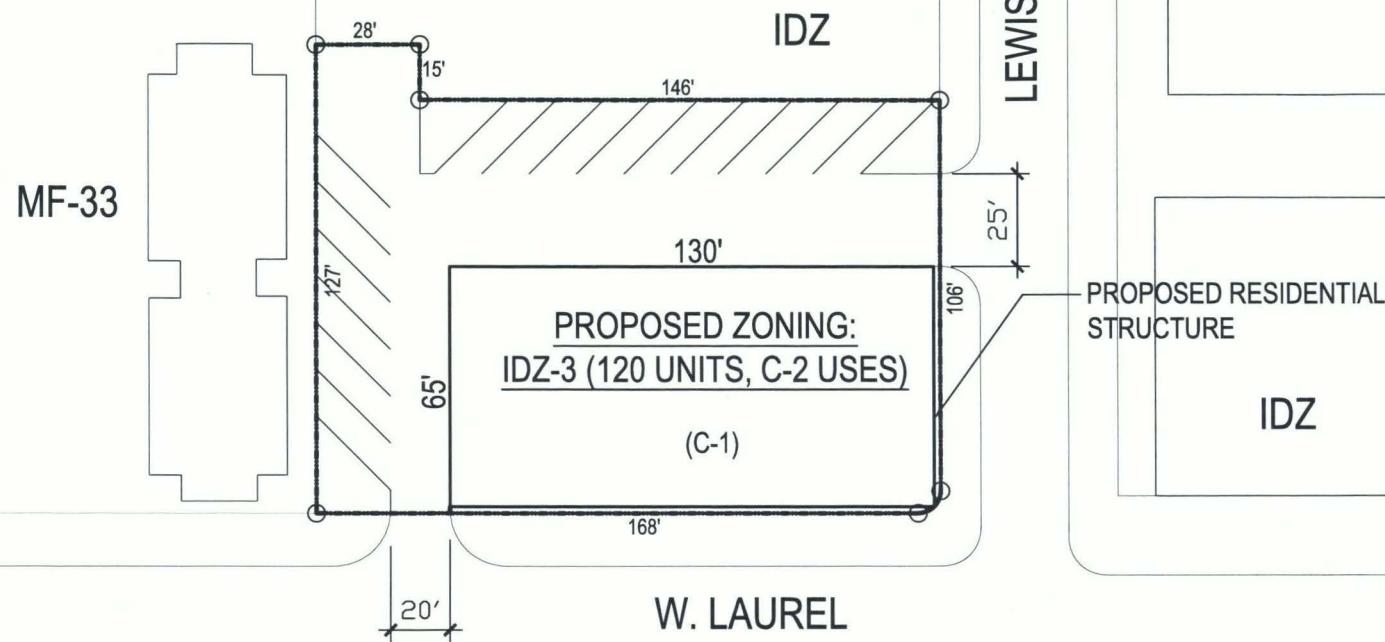
  
Andrew Segovia, City Attorney

| <b>Agenda Item:</b>    | Z-1 ( in consent vote: 31, 32, Z-1, Z-2, Z-5, P-2, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, P-5, Z-16, Z-20, Z-21, Z-23, Z-24, Z-25, Z-26 )   |             |     |     |         |        |        |
|------------------------|--|-------------|-----|-----|---------|--------|--------|
| <b>Date:</b>           | 11/07/2019   |             |     |     |         |        |        |
| <b>Time:</b>           | 02:20:43 PM  |             |     |     |         |        |        |
| <b>Vote Type:</b>      | Motion to Approve  |             |     |     |         |        |        |
| <b>Description:</b>    | ZONING CASE Z-2019-10700183 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 120 residential units and uses permitted in "C-2" Commercial District on Lot 17, Block 25, NCB 366, located at 311 West Laurel Street. Staff and Zoning Commission recommend Approval. |             |     |     |         |        |        |
| <b>Result:</b>         | 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   |     |         |        |        |
| 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   |     |         |        | x      |
| John Courage           | District 9   |             | x   |     |         | x      |        |
| Clayton H. Perry       | District 10  |             | x   |     |         |        |        |

SG/lj  
11/07/2019  
# Z-1

# **EXHIBIT “A”**

- PROPERTY: 0.3985 (17,357 S.F.)
- LEGAL DESCRIPTION: NCB 366, BLK 25, LOT 17
- CURRENT ZONING: C-1 AHOD
- REQUESTED ZONING: IDZ-3 AHOD (W/USES PERMITTED FOR 120 RESIDENTIAL UNITS AND C-2 USES)
- IMPERVIOUS COVER: UP TO 17,357 S.F.
- REQUIRED PARKING: 50% OF 1 PER UNIT REQUIRED. SHARED PARKING AGREEMENT SOUGHT WITH NEIGHBORING PROPERTY (SAME OWNER), BASED ON PROPOSED RESIDENTS



### IDZ SITE PLAN: 311 W. LAUREL

SCALE: 1" = 50'

0 10 20 30 40 50 75

Exhibit "A"

C-2

I, MITCH MEYER, 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.

C-1