

ORDINANCE 2020-02-20-0120

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, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 30, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792 from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or corporate apartment, hotel, Studio-sound and recording, Club-private, Office warehouse (flex space) and multi-family dwelling units not to exceed 325 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.



City of San Antonio

City Council

February 20, 2020

Item: Z-2

Enactment Number:

File Number: 20-1759

2020-02-20-0120

ZONING CASE Z-2019-10700284 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Microbrewery, Winery with bottling, Extended stay hotel/motel, Timeshares or corporate apartment, hotel, massage-parlor, Medical hospital or sanitarium, Studio-sound and recording, Club-private, Office warehouse (flex space) and multi-family dwelling units not to exceed 325 units on Lot 7, Lot 8, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 30, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792, located at 813 East Myrtle Street, 818 East Locust Street, 1212, and 1216-1218 E. Euclid Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Roberto C. Treviño made a motion to Motion to Appr w Cond. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

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

Absent: 1 Rocha Garcia

Z2019-10700284
amended for CC 02.20.2020

LEGAL DESCRIPTIONS:

NBC 6792 BLK 4 LOT 28, 29, 40 &
N 15FT OF 30

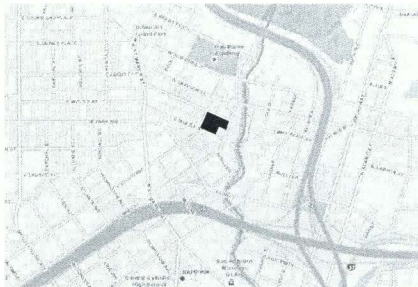
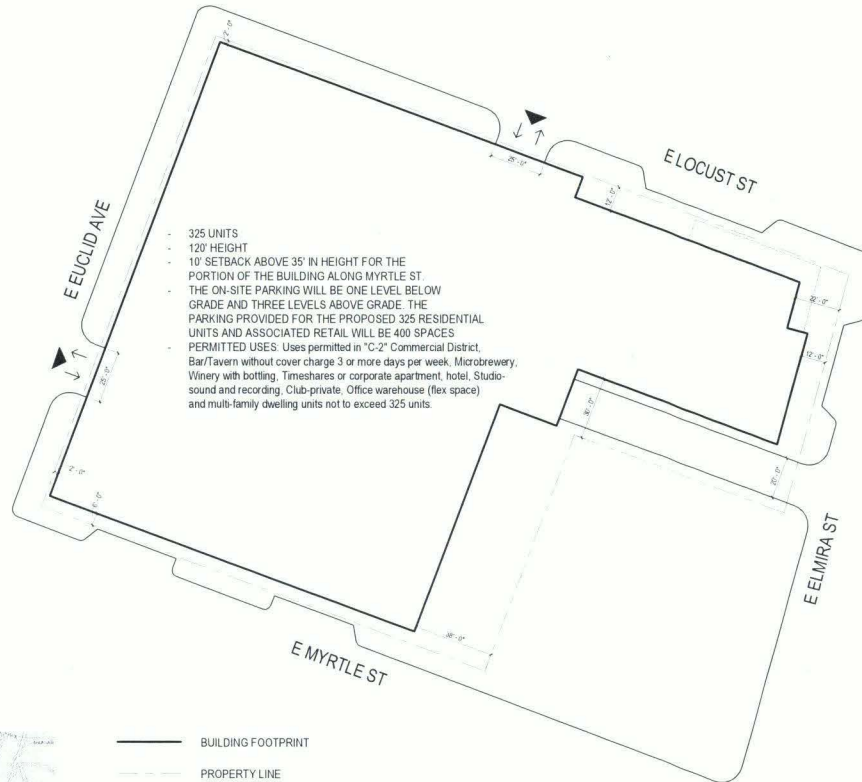
NBC 6792 BLK 4 LOT 32, 33, 41, 42 &
S 15FT OF 31

NBC 6792 BLK 4 LOT 7, 8, 9, 34, 35 & 36

NBC 6792 BLK 4 LOT 19, 20, 21

I, Peter Grojean, 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 the 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.

I, Gregory Porter, 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 the 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.



REZONING SITE PLAN
ELMIRA AT MYRTLE
Exhibit "A"

SG/lj
02/20/2020
Item No. Z-2

EXHIBIT "A"

Z-2019-10700284

LEGAL DESCRIPTIONS:

NBC 6792 BLK 4 LOT 28, 29, 40 & N 15FT OF 30

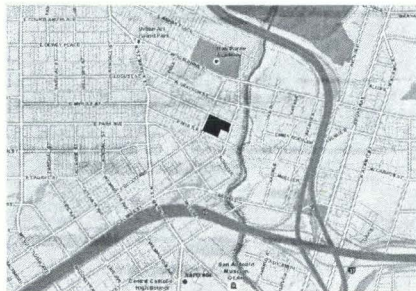
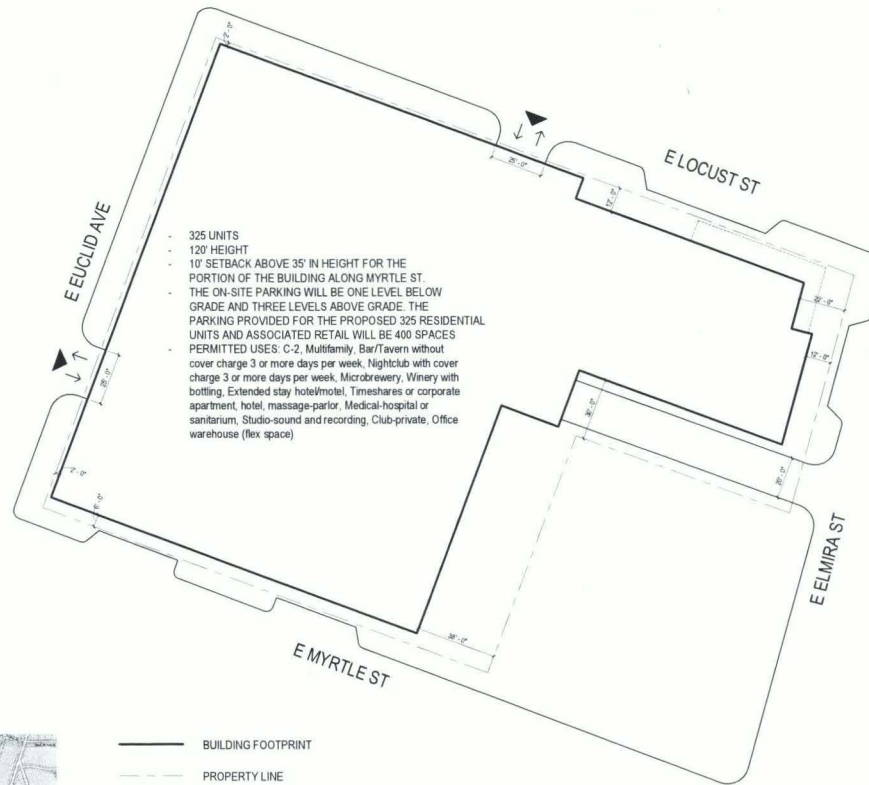
NBC 6792 BLK 4 LOT 32, 33, 41, 42 & S 15FT OF 31

NBC 6792 BLK 4 LOT 7, 8, 9, 34, 35 & 36

NBC 6792 BLK 4 LOT 19, 20, 21

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