

ORDINANCE 2020-06-18-0430

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 on Lots 3 through 7, Block 1, NCB 6789; Lots 1 and 2, Block 3, NCB 3029; and Lot 20, Block 3, NCB 3029 from "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed thirty-six (36) units per acre to "IDZ-2 UC-4 AHOD" Medium Density Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for 50 (fifty) dwelling units per acre.

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.

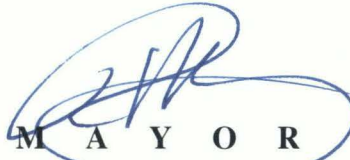
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
06/18/2020
Z-7


CASE NO. Z-2020-10700062

SECTION 5. This ordinance shall become effective June 28, 2020.

PASSED AND APPROVED this 18th day of June, 2020.



M A Y O R
Ron Nirenberg

ATTEST:



Tina Flores, Acting City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

June 18, 2020

Item: Z-7

Enactment Number:

File Number: 20-3628

2020-06-18-0430

ZONING CASE Z-2020-10700062 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed thirty-six (36) units per acre to "IDZ-2 UC-4 AHOD" Medium Density Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units per acre on Lots 3 through 7, Block 1, NCB 6789; Lots 1 and 2, Block 3, NCB 3029; and Lot 20, Block 3, NCB 3029, located at 715-731 East Locust Street and 326-328 West Grayson Street. Staff and Zoning Commission recommend Approval.

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

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

Absent: 1 Pelaez

SG
06/18/2020
Item No. Z-7

EXHIBIT “A”

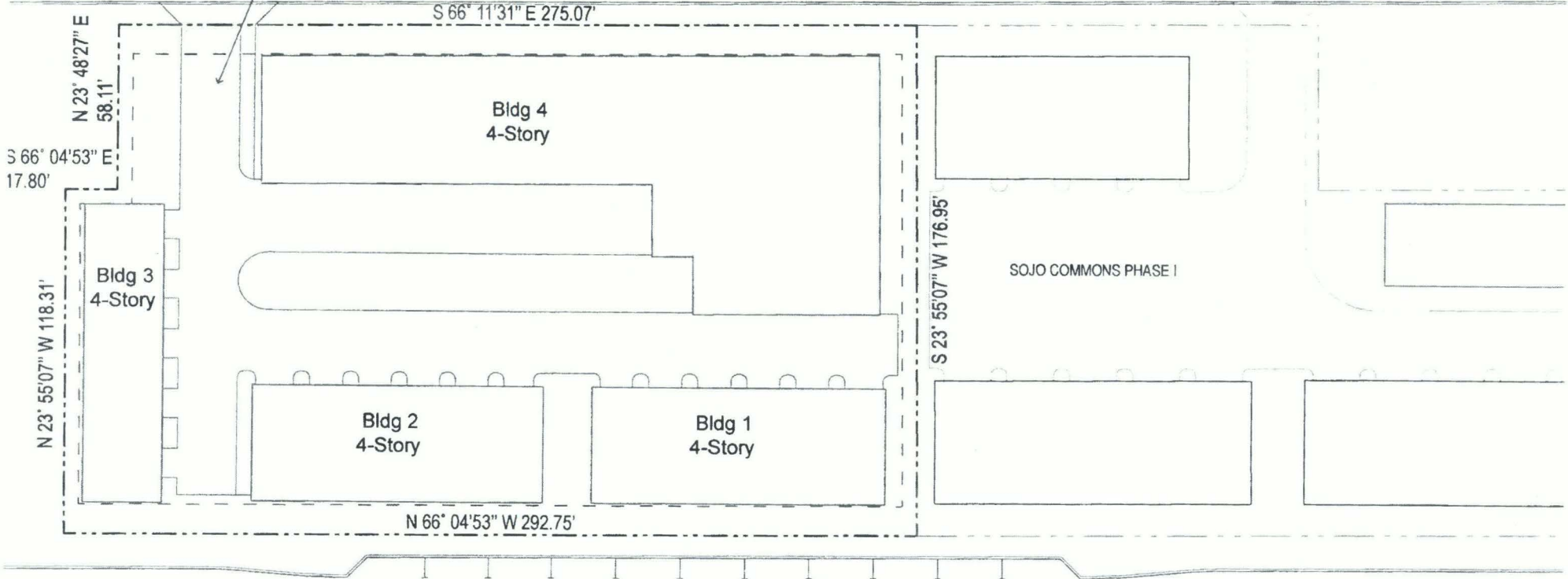
Z2020-10700062

Rezone


From: "IDZ" with uses permitted for multi-family up to 36 units per acre
To: "IDZ-2" with uses permitted for multi-family up to 50 units per acre


INGRESS / EGRESS

WEST GRAYSON STREET



EAST LOCUST STREET

 PARCEL TO BE ZONED "IDZ-2" WITH MULTI-FAMILY USE AT GROSS DENSITY OF 50 UNITS PER ACRE

 43,020 SQUARE FEET OF BUILDABLE AREA ON THE PROPERTY WITH FIVE FOOT SIDE SETBACKS AND 10 FOOT SETBACKS ALONG STREET FRONTAGE

ZONING SITE PLAN - E. LOCUST / W. GRAYSON

SCALE: 1" = 50'-0"

Exhibit "A"



I, FRANK PAKUSZEWSKI, the property owner acknowledge that this site plan submitted for the purpose of rezoning this property is in ordinance with the applicable provisions of the Unified Development Code. Additionally, I understand the City Council approval 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.