

AN ORDINANCE 2014-04-03-0215

**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 the north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569 from "I-1 HS AHOD" Historic Significant General Industrial Airport Hazard Overlay District to "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" 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 **Attachment "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.

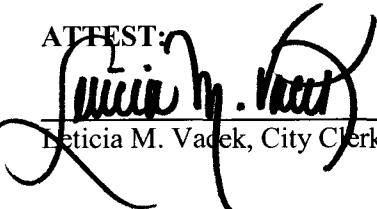
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective April 13, 2014.

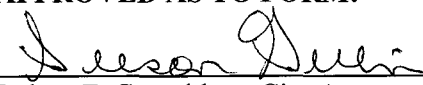
PASSED AND APPROVED this 3rd day of April 2014.


MAYOR
Julián Castro

ATTEST:


Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:


Robert F. Greenblum, City Attorney

for

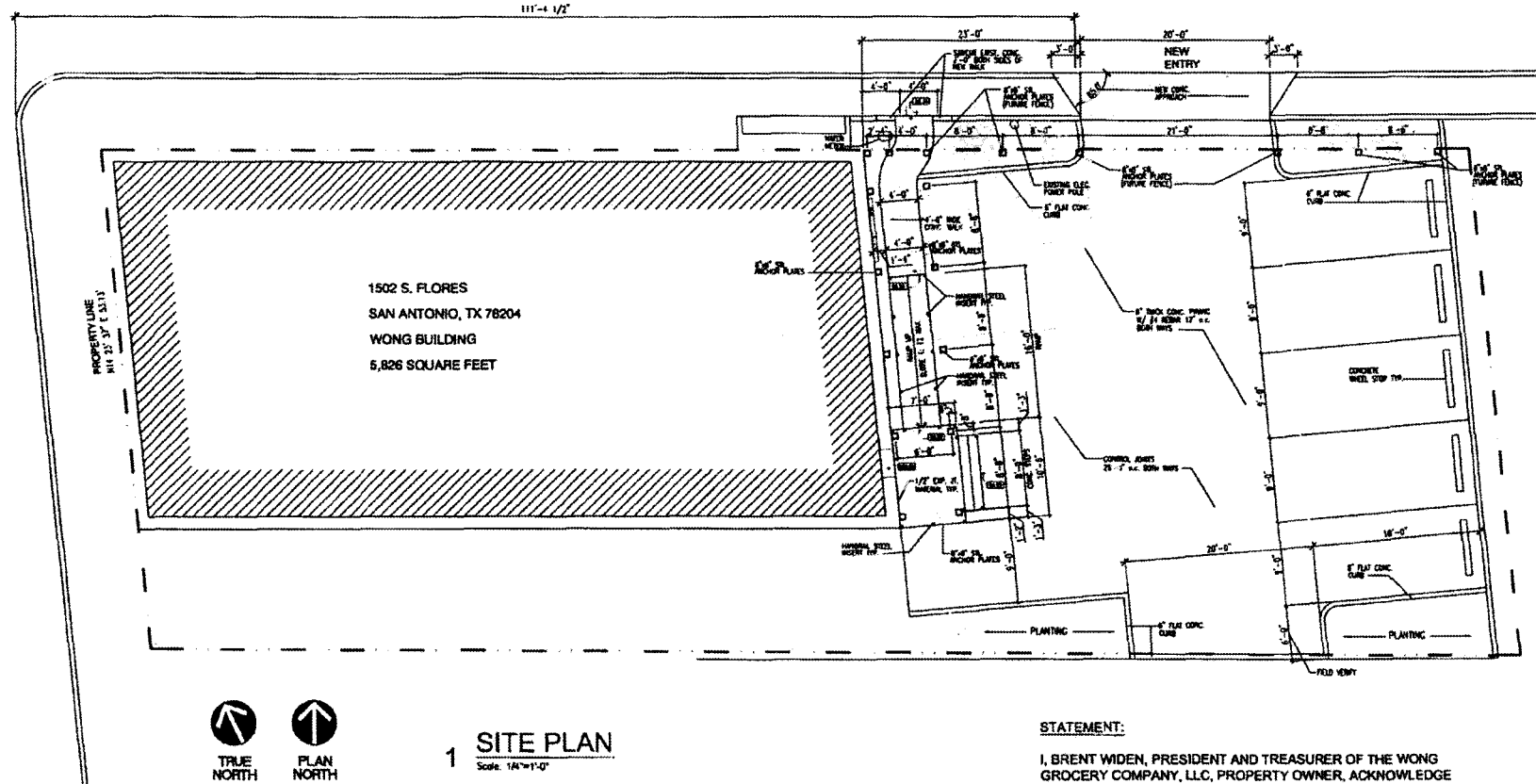
Agenda Item:	Z-4 (in consent vote: Z-1, P-1, Z-2, P-2, Z-3, Z-4)						
Date:	04/03/2014						
Time:	02:15:04 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014092 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 HS AHOD" Historic Significant General Industrial Airport Hazard Overlay District to "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District on the north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569 located at 1502 South Flores Street. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

22014092

EAST CEVALLOS

ATTACHMENT A

SOUTH FLORES



1 SITE PLAN

Scale: 1/4\"/>

- TOTAL SQUARE FOOTAGE OF LOT = 7,560 SF (BCAD) TO 7,668 ST (PER MEASUREMENT)
- TOTAL ACREAGE = .1736 ACRES
- TOTAL SQUARE FOOTAGE OF BUILDING (I) = 2,913 SF X 2 FLOORS = 5,826 SF

STATEMENT:

PROPOSED ZONING IDZ WITH USES PERMITTED IN C-2 AND MF-33.

STATEMENT:

I, BRENT WIDEN, PRESIDENT AND TREASURER OF THE WONG GROCERY COMPANY, LLC, PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN IS SUBMITTED FOR THE PURPOSE OF RE-ZONING (FROM I-1 HS TO IDZ HS). 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 RE-ZONING CASE, DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADAPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

STATEMENT:

THE INTENDED USE OF CURRENT AND PROPOSED IMPROVEMENTS (OVER \$300,000.00 INVESTMENT) IS TO REDEVELOP GROUND FLOOR FROM OFFICE USE TO MIXED-USE/RETAIL UTILIZATION.

Legal Description:

The north 54 Feet of Lot A1 and the north 54 Feet of the west 25 Feet of Lot A2, NCB 2569.