

AN ORDINANCE 2014 - 06 - 19 - 0482

**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 Lots 22, 23, 24, 25 and the south 22 feet of Lot 26, Block 4, NCB 902 from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility and "IDZ H HS AHOD" Historic Significant Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility.

**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 June 29, 2014.

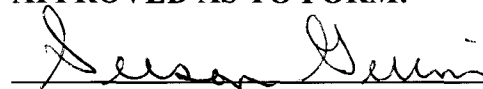
**PASSED AND APPROVED** this 19<sup>th</sup> day of June 2014.

  
**M A Y O R**  
**Julián Castro**

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

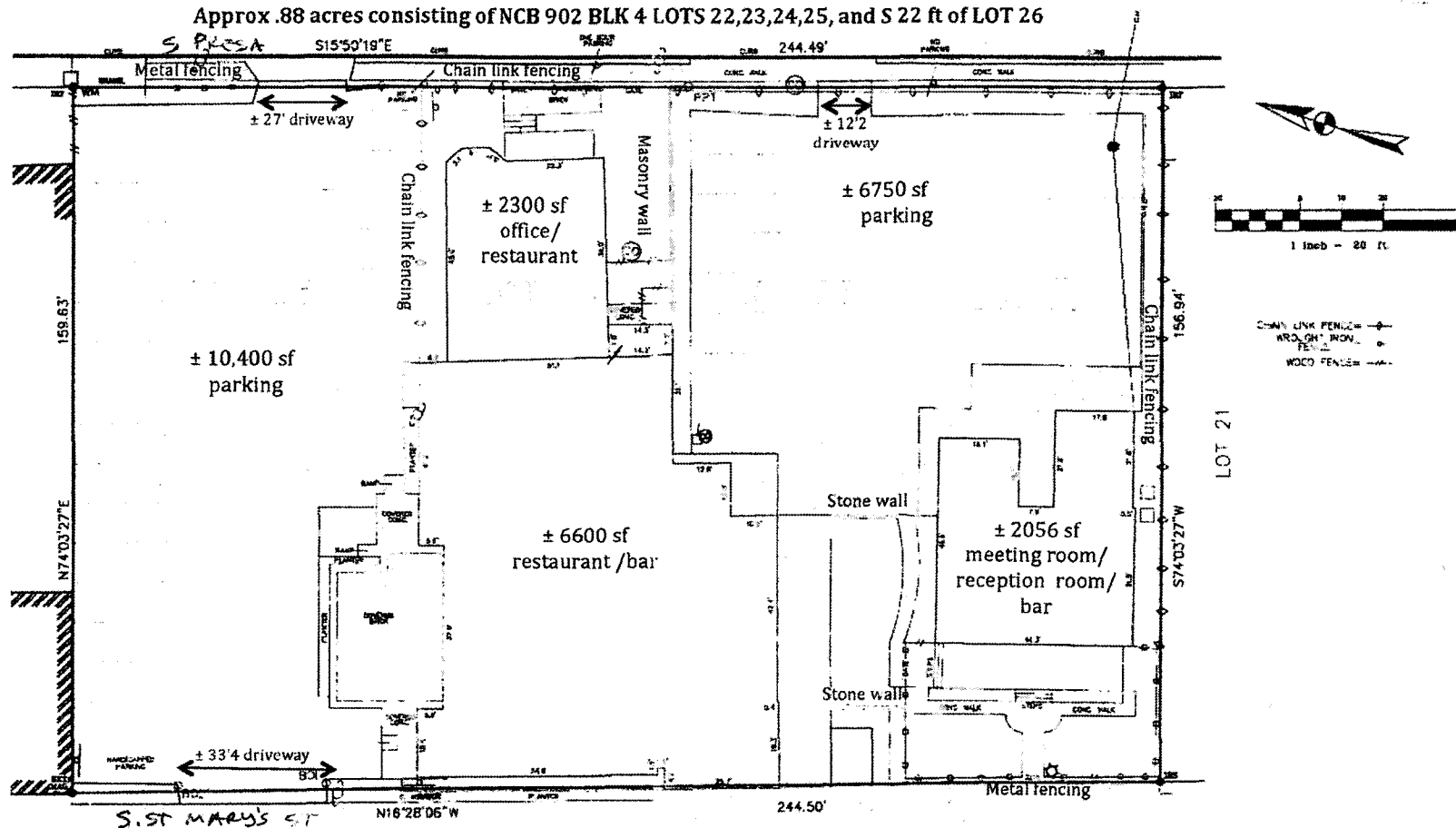
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
For Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	<b>Z-3 ( in consent vote: 41, 42, Z-2, Z-3, Z-4, P-2, Z-5, Z-7, Z-8, P-4, Z-9, Z-11, Z-12, P-5, Z-13, Z-14 )</b>						
<b>Date:</b>	06/19/2014						
<b>Time:</b>	02:18:39 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2014161 (District 1): An Ordinance amending the Zoning District Boundary from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility and "IDZ H HS AHOD" Historic Significant Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar, and a Party House/Reception Hall/Meeting Facility on Lots 22, 23, 24, 25 and the south 22 feet of Lot 26, Block 4, NCB 902 located on a portion of the 700 Block of South St. Mary's Street and the 500 Block of South Presa Street. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				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	

## EXISTING SITE PLAN

Approx .88 acres consisting of NCB 902 BLK 4 LOTS 22,23,24,25, and S 22 ft of LOT 26



Zoning: IDZ with uses allowed in C2 and reception hall, bar, and meeting facility

I, Patrick Shearer, on behalf of El Mirador Restaurant LTD, 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.