

AN ORDINANCE 2016-08-04-0577

**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 1 & 2, Block 4, NCB 2583 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Microbrewery.


**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.

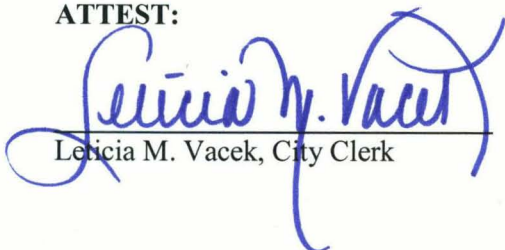
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective the 14<sup>th</sup> day of August 2016.


**PASSED AND APPROVED** this 4<sup>th</sup> day of August 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Martha G. Sepeda, Acting City Attorney

|                     |   |                    |            |            |                |               |               |
|---------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| <b>Agenda Item:</b> | <b>Z-18</b>   |                    |            |            |                |               |               |
| <b>Date:</b>        | 08/04/2016  |                    |            |            |                |               |               |
| <b>Time:</b>        | 03:22:39 PM   |                    |            |            |                |               |               |
| <b>Vote Type:</b>   | Motion to Approve   |                    |            |            |                |               |               |
| <b>Description:</b> | ZONING CASE # Z2016173 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses permitted in "C-2" Commercial District and a Microbrewery on Lots 1 & 2, Block 4, NCB 2583, located at 302 E. La Chapelle. 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> |
| Ivy R. Taylor       | Mayor   |                    | x          |            |                |               |               |
| Roberto C. Treviño  | District 1  |                    | x          |            |                |               |               |
| Alan Warrick        | District 2  |                    | x          |            |                |               |               |
| Rebecca Viagran     | District 3  |                    | x          |            |                |               |               |
| Rey Saldaña         | District 4  |                    | x          |            |                |               |               |
| Shirley Gonzales    | District 5  |                    | x          |            |                | 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             |

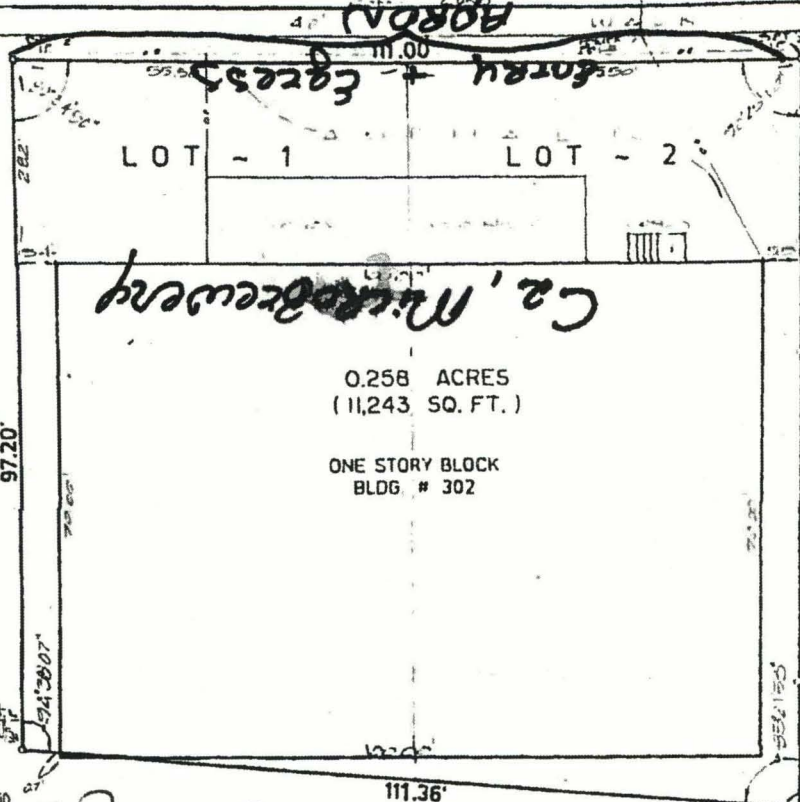


Applewhite

22016173

E. LA CHAPELLE ST.

APPLEWHITE ST.



I, P. W. Dean, managing member of Dean Holdings L.L.C., the property owner, acknowledge that this site plan submitted for the purpose of zoning 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 zoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submission for building permits.

LOT 1 AND 2 BLK. 4  
N.C.B. 2583

Scale: 1" = 20'  
G. F. No. 9601496 DE

SUBDIVISION  
ADDRESS 302 E. LA CHAPELLE ST.  
CITY SAN ANTONIO  
COUNTY BEXAR STATE TEXAS

REFERENCE

VOL 572, PG 172 VOL , PG  
VOL , PG VOL , PG  
VOL , PG VOL , PG



PROFESSIONAL  
LAND SURVEYORS  
12915 JONES MALTSBERGER  
SUITE 401  
SAN ANTONIO, TEXAS 78247  
(210) 490-9963



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 13 DAY OF AUG 19 96 AD

Joseph H. Cash

FLOOD INSURANCE STATEMENT

This property is not situated within a special flood hazard area as identified by F.I.R.M. map no.

15215-JONES-MALTSBERGER

Effective Date: 10-15-96

Zone: 1

JOB NO 96321