

**AN ORDINANCE 2016-10-06-0779**

**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 Lot 1, Block 2, NCB 2563; Lot 28, Block 4, NCB 2563; Lots 4, 5, 6, 17, 18 and 19, Block 3, NCB 2567; Lot 3, Block 3, NCB 2567; Lot 16, Block 3, NCB 2567; Lots 2 and 15, Block 3, NCB 2567, from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-50 Multi Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club.

**SECTION 2.** The boundaries of the property zoned "HS" Historic Significant and referenced in **SECTION 1.** above will remain unchanged.

**SECTION 3.** 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.

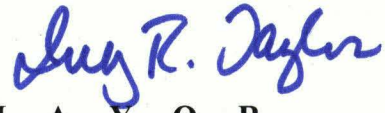
**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in

Section 35 -491.

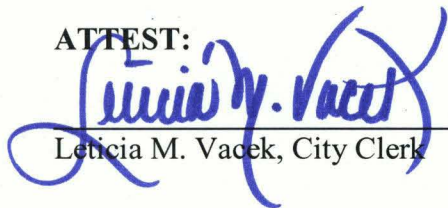
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective the 16<sup>th</sup> day of October 2016.


**PASSED AND APPROVED** this 6<sup>th</sup> day of October 2016.

  
M A Y O R  
Ivy R. Taylor

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney  
for

<b>Agenda Item:</b>	<b>Z-7</b>						
<b>Date:</b>	10/06/2016						
<b>Time:</b>	02:29:51 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	<p>ZONING CASE # Z2016212 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with Uses Permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club on Lot 1, Block 2, NCB 2563; Lot 28, Block 4, NCB 2563; Lots 4, 5, 6, 17, 18 and 19, Block 3, NCB 2567; Lot 3, Block 3, NCB 2567; Lot 16, Block 3, NCB 2567; Lots 2 and 15, Block 3, NCB 2567, located at 1334 South Flores Street and 205-223 East Cevallos Street. Staff and Zoning Commission recommend Approval.</p>						
<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				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				



Z2016212 Z2016212

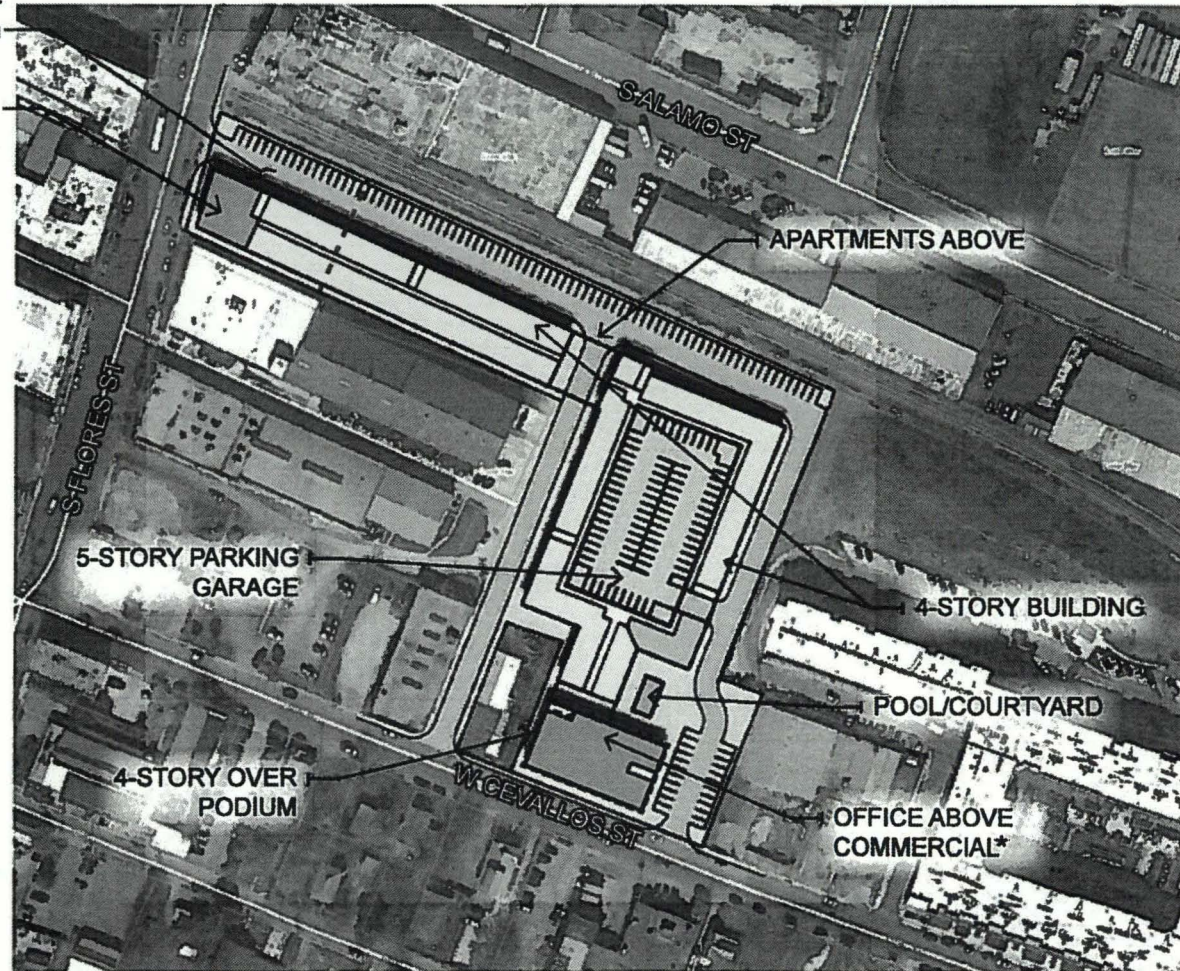
Approx. location of "HS" overlay area  
(boundary indicated by dashed line)-  
current, and to remain

4-STORY OVER  
PODIUM

#### Property/Zoning:

Tract 1: NCB 2563, Blk 2, Lot 1  
Current- I-1 HS AHOD (portion) & I-2  
AHOD (portion) (see city zoning map)  
Requested- IDZ HS AHOD (portion) &  
IDZ AHOD (see IDZ uses below)  
Tract 2: NCB 2563, Blk. 4, Lot 28  
Current- IDZ AHOD (uses in MF-50 &  
C-2)  
Requested- IDZ AHOD (see uses below)  
Tracts 3: NCB 2567, Blk 3, Lots 2, 15  
Current- I-2 AHOD  
Requested- IDZ AHOD (uses below)  
Tract 4: NCB 2567, Blk 3, Lot 16  
Current- I-2 AHOD  
Requested- IDZ AHOD (uses below)  
Tract 5: NCB 2567, Blk 3, Lot 3  
Current- I-2 AHOD  
Requested- IDZ AHOD (uses below)  
Tract 6: NCB 2567, Blk 3, Lots 4, 5, 6,  
17, 18 & 19  
Current- I-2 AHOD  
Requested- IDZ AHOD (uses below)

All IDZ base zoning is for uses permitted  
in MF-65 and C-2, and the following  
uses: bar and/or tavern, microbrewery,  
extended stay hotel or motel, fitness  
center with outdoor uses permitted,  
bowling alley, convenience store with car  
wash, party house, reception hall,  
meeting facility, office warehouse (with  
flex space), a billiard/pool hall (alcohol  
included), and social club. (No single bar  
and/or tavern shall be larger than 5,000  
sq ft of the covered, air-conditioned  
commercial space; final location of bar or  
tavern not indicated on this site plan)



#### PROJECT INFO

COMMERCIAL	14,208 SF
OFFICE (ABOVE)	10,149 SF
LEASING/AMENITY	3,052 SF
APARTMENT UNITS	205,800 SF (294 UNITS AT 700 SF AVERAGE)
CIRCULATION	
GARAGE	443 SPACES
ADDITIONAL ON-SITE PARKING	102 SPACES

ALV/O  
1512 SOUTH FLORES ST.  
SAN ANTONIO, TX 78204

07.20.2016

**SITE PLAN: 1334 S. Flores, 205-223 E. Cevallos (4.931 ac)**

CONCEPTUAL SITE PLAN - SAN ANTONIO, TX



0 50 100 200  
1" = 100'-0"

EXHIBIT "A" Amended