

AN ORDINANCE **2017-03-02-0136**

**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 Lot 1, Block 7, NCB 734 from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 **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 12th day of March 2017.

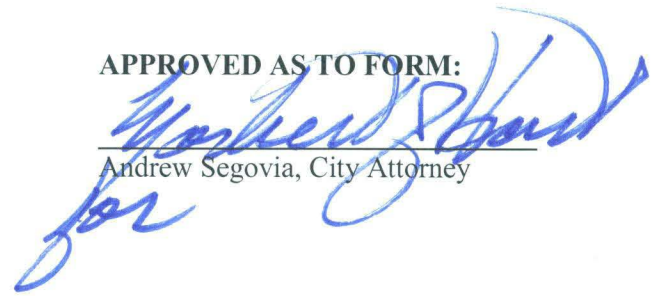
PASSED AND APPROVED this 2nd day of March 2017.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-2 (in consent vote: 17, 18, Z-1, Z-2, P-2, Z-6, P-3, Z-8, P-4, Z-9)						
Date:	03/02/2017						
Time:	02:04:05 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017048 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Block 7, NCB 734, located at 1200 South Presa Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			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

VANCE STREET

N 90d 00' 00" E 53.00'

Z20170 AR

1200 S. PRESA ST. BUILDING
4,185 total gross sq.ft.

INGRESS / EGRESS

RIDDLE STREET

N 00d 56' 42" E 122.40'

REQUESTED REZONING: IDZ NCD1 with uses in C2

PROPERTY INFORMATION:

ADDRESS: 1200 SOUTH PRESA ST., SAN ANTONIO, TEXAS 78201
CURRENT ZONING: C2 NCD1
REQUESTED REZONING: IDZ NCD1 with uses in C2
LEGAL DESCRIPTION: NCB 734, BLOCK 7, LOT 1
ACREAGE: 0.163 ACRE

NO PORTION OF THE BUILDING IS LOCATED WITHIN THE ERZD

Property Ingress and Egress is directly off of the frontage of adjacent minor artery street of S. Presa and collector road Riddle Street. The building also has frontage off of collector road Vance Street.

INGRESS / EGRESS

Conrad
Portia Cochran

I, William James Lambert III, Managing Member of the property owner group of 1200 S. Presa, LLC, 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.

N 72d 14' 43" W 57.77'

INGRESS / EGRESS

S. PRESA STREET

SITE PLAN

Graphic Scale



NORTH

Exhibit "A"