

AN ORDINANCE 2017-05-18-0366

**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 21 and 22, NCB 2852; located at 319 W. Mitchell Street from "C-3 CD RIO-4 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Whole Sale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary.

**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 28<sup>th</sup> day of May 2017.

**PASSED AND APPROVED** this 18<sup>th</sup> day of May 2017.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

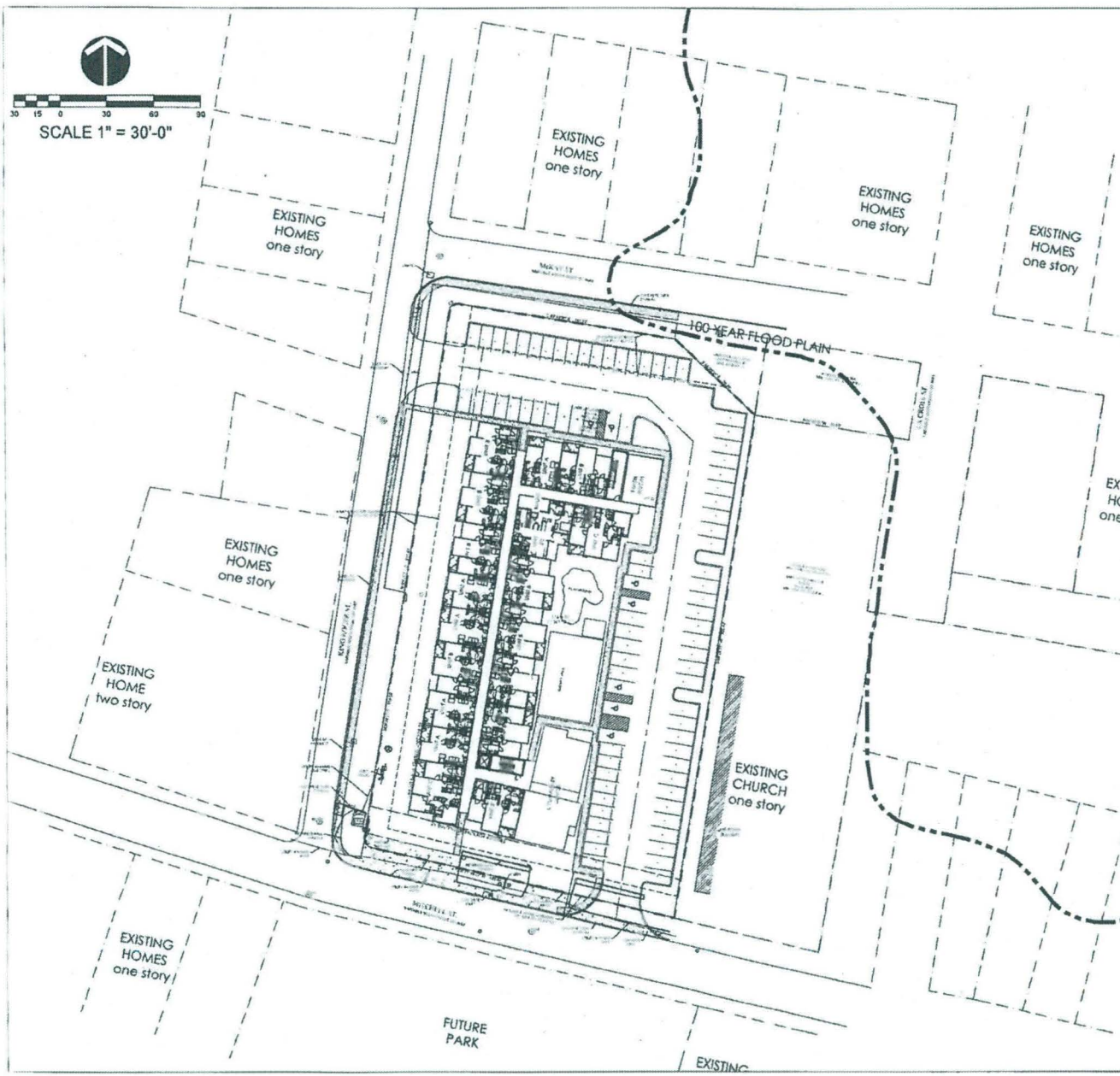
**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-12 ( in consent vote: Z-1, Z-2, Z-3, Z-4, P-1, Z-5, Z-7, P-2, Z-8, Z-9, Z-11, P-3, Z-12, P-4, Z-13, P-5, Z-14, Z-15, Z-16, Z-18, P-6 )</b>						
<b>Date:</b>	05/18/2017						
<b>Time:</b>	02:06:04 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017103 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 NA CD RIO-4 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Wholesale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17032)						
<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			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				



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- NOTES:**
1. THIS PLAN IS FOR MAKING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO OBTAIN PROJECTED YIELD.
  2. THE UNITS WERE PROVIDED BY THE PROJECT ARCHITECT. THEY WERE PRICED TOGETHER TO MAKE THE BUILDING FEASIBLE BASED ON THE MARKET VALUE OF THE CLUSTER. THERE WILL NEED TO BE ADJUSTMENTS TO THE BUILDING. A SPACE HAS BEEN SHOWN ON THE NORTH END ADJACENT TO THE PARKING LOT.
  3. THE BOUNDARY SURVEY WAS PROVIDED BY THE PROJECT ENGINEER ON 2/1/17. TOPOGRAPHY WAS OBTAINED FROM THE CITY OF SAN ANTONIO GIS.
  4. A FIELD RUN TOPOGRAPHY SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO LACKING CONCERNS MAY BE REQUIRED ON THE TOP SURVEY HAS BEEN PROVIDED.
  5. A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES TO DETERMINE THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO OBTAIN PROJECTED YIELD.
- ASSUMPTIONS:**
1. NO STORMWATER MANAGEMENT WILL BE REQUIRED ON SITE.
  2. THIS PROJECT IS LOCATED WITHIN THE CITY OF SAN ANTONIO. THE SITE IS ZONED C-3 CD RIO-4. MULTI-FAMILY IS NOT ALLOWED IN THE C-3 DISTRICT. THE SITE WILL NEED TO BE REZONED TO C-3 CD RIO-4. THE C-3 OVERLAY DISTRICT IS A SPECIAL CASE IN REQUIREMENTS FOR THE BUILDING AND WILL BE REQUIRED. THIS PLAN ASSUMES THAT THE REZONING WILL BE ADEQUATE ADJACENT TO THE SINGLE FAMILY DISTRICT. THE DATA FROM THE CITY OF SAN ANTONIO. THIS PLAN ASSUMES THAT THE PARKING CAN BE 12 FROM THE PROJECT LINES. THIS WILL BE ADEQUATE FOR BUFFER PLANTINGS FOR THE DISTRICT.
  3. THIS PROJECT IS SUBJECT TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL FIRE CODE WITH CITY AMENDMENTS. ALL BUILDINGS MUST HAVE A FIRE LANE IN ONE SIDE BEING PERPENDICULAR AND 15' FROM THE FACE OF THE BUILDING. THIS PROJECT MEETS THE 15' LANE. THEREFORE ONLY ONE POINT OF FIRE REQUIREMENT IS REQUIRED IF THE BUILDING IS SPRINKLED.

1.6618 acres  
 Ladd Little Subdivision Unit -4  
 NCB 2852 Lots 21 & 22  
 Volume 9526 Page 57  
 Current Zoning: "C-3 CD RIO-4 AHOD"  
 Requested Zoning "IDZ RIO-4 AHOD"  
 with uses permitted in MF-50 and C-3  
 as well as a funeral home and mortuary.



**muñoz & company**  
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 WWW.MUNOZ.CO.CM

**Rio Lofts**  
 319 W Mitchell St.  
 San Antonio, Texas 78204  
**CONCEPTUAL SITE PLAN**

Exhibit "A"

DATE: FEBRUARY 22, 2017

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION