

AN ORDINANCE **2017-03-02-0135**

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 the North 35 feet of Lot 26; the South 25 feet of Lot 27, Block 4, NCB 902; all of Lot 43 and the West 125 feet of the North 34.5 feet of Lot 44, NCB 903 from "C-3R H AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District and "C-3R H HS AHOD" General Commercial Restrictive Alcoholic Sales Lavaca Historic Significant Airport Hazard Overlay District and "C-3R H AHOD" 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 and a Bar on North 35 feet of Lot 26 and the South 25 feet of Lot 27, Block 4, NCB 902; to "IDZ H HS AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on all of Lot 43, NCB 903; and to "IDZ H AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the West 125 feet of the North 34.5 feet of Lot 44, NCB 903.

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

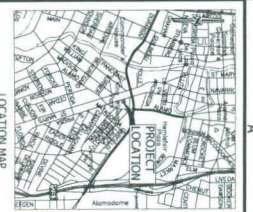
ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-1 (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 # Z2017040 (Council 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" General Commercial Restrictive Alcoholic Sales Lavaca Historic Significant 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 and a Bar on the North 35 feet of Lot 26 and the South 25 feet of Lot 27, Block 4, NCB 902 and to "IDZ H HS AHOD" Infill Development Zone Lavaca Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 43, NCB 903, and to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the W 125 feet of the North 34.5 feet of Lot 44, NCB 903; located at 712 South St. Mary's Street, 516 South Presa Street, and 520 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



LEGEND

- Boundary / Right of Way Line
- Concrete Core
- Existing / Struck Line
- Existing Building
- Future Zone



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SITE & BUILDING DATA

DATE: 1/21/2017
 PROJECT: 712 & 714 St. Mary's Street Parking
 DRAWING: 1/21/2017 09:15:00
 DRAWING: 1/21/2017 09:15:00

PLAN INFORMATION

DATE: 1/21/2017
 PROJECT: 712 & 714 St. Mary's Street Parking
 DRAWING: 1/21/2017 09:15:00
 DRAWING: 1/21/2017 09:15:00

IDZ ZONING STATEMENT

LEGISLATIVE COMMISSIONS (LSC) THE REGULATORY ADOPTING STATE THAT THE
 1. THE CITY OF SAN ANTONIO HAS ADOPTED THE IDZ ZONING ORDINANCE
 2. THE IDZ ZONING ORDINANCE IS THE BASIS FOR THE IDZ ZONING STATEMENT
 3. THE IDZ ZONING STATEMENT IS THE BASIS FOR THE IDZ ZONING STATEMENT
 4. THE IDZ ZONING STATEMENT IS THE BASIS FOR THE IDZ ZONING STATEMENT

EXHIBIT SHEET 11 A	CLIENT: LPSHUTZ DEVELOPMENT DRAWN BY: [blank] DESIGNER: TA REVIEWER: [blank] BRD PROJECT: 139.001	PROJECT: PRELIMINARY NOT FOR CONSTRUCTION 712/714 SOUTH ST. MARY'S STREET PARKING 712/714 SOUTH ST. MARY'S ST. SAN ANTONIO, BEXAR, TX, 78205	SHEET TITLE: IDZ SITE PLAN	PRELIMINARY NOT FOR CONSTRUCTION SUBMITTED FOR REVIEW PREPARED UNDER THE SUPERVISION OF P.E. REGULATION (January 31, 2017)	210.860.9224 BIG RED DOG ENGINEERING CONSULTING 5710 W. HULSMAN ROAD, SUITE 115 SAN ANTONIO, TEXAS 78249 P.O. BOX 11201	WWW.BIGREDDOG.COM	NO. [blank] DATE [blank] REVISION [blank]
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