

AN ORDINANCE 2019-01-17-0084

**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 11 and Lot 2, Block 4, NCB 2568 from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family residential uses not to exceed 21 units per acre and uses permitted in "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family, "C-2" Commercial District, Fitness/Health Club, Gymnasium, Natatorium, Sport Court – Outdoor Uses Permitted, Hot, Bar/Tavern, Microbrewery, Nightclub without Cover Charge Three (3) or more days per week, and a Winery with Bottling.

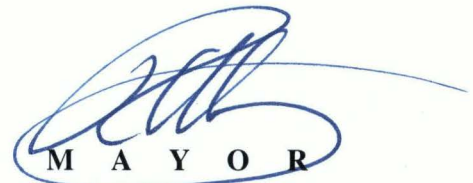
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

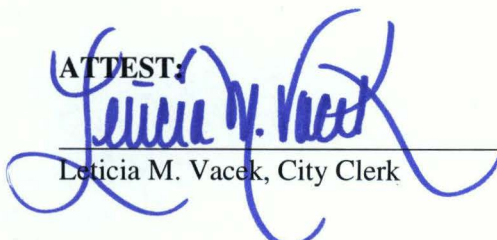
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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.

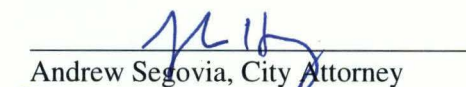
SECTION 5. This ordinance shall become effective January 27, 2019.

PASSED AND APPROVED this 17th day of January 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-39 (in consent vote: Z-2, Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-12, P-3, Z-14, P-4, Z-15, Z-16, Z-18, Z-19, P-5, Z-20, P-6, Z-21, Z-27, P-9, Z-28, Z-29, Z-30, Z-32, Z-33, Z-34, Z-35, Z-37, Z-38, Z-39, P-10, Z-40, Z-41, Z-44, Z-45, Z-46, Z-47, P-11, Z-49, Z-50, Z-51)						
Date:	01/17/2019						
Time:	02:22:27 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900003 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family residential uses not to exceed 21 units per acre and uses permitted in "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District, Fitness/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted, Hotel, Bar/Tavern, Microbrewery, Nightclub without Cover Charge Three (3) or more days per week, and a Winery with Bottling, on Lot 11 and Lot 2, Block 4, NCB 2568, located at 415 East Cevallos Street. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

EXHIBIT “A”

Z-2018-900003

Site Plan Requirements:
Note: Numbering corresponding to
COSA Zoning Site plan
Requirements for IDZ.

1. Legal Description and
Disclaimer:

NCB: 2568
Block: 4
Lot: 11 & 24
0.195 AC

I, Sukhdeep Kaur, president of Jeet Investment Group, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property 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 the rezoning case does not relieve me from adherence to any/all City-adopted codes at the time of plan submittal for building permits.

2. Proposed Zoning: "IDZ AHOD":
Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family, "C-2" Commercial District, Fitness/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted, Hotel, Bar/Tavern, Microbrewery, Nightclub without Cover Charge Three (3) or more days per week, and a Winery with Bottling

3. See plan graphic.

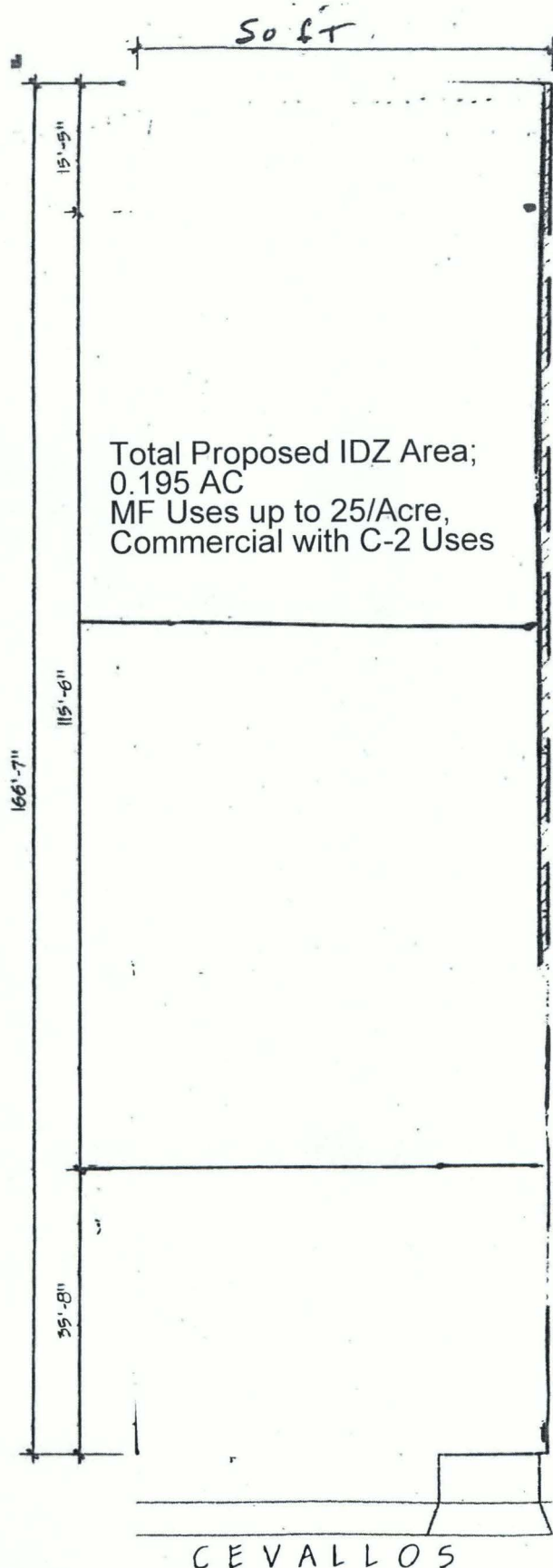


Exhibit "A"



ETDESIGNSTUDIO
architecture



415 CEVALLOS