

AN ORDINANCE

2019-02-21-0159

**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 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643 from "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Multi-Family not to exceed 350 dwelling units, Bar, Micro-brewery, Beer Garden, and Hotel.

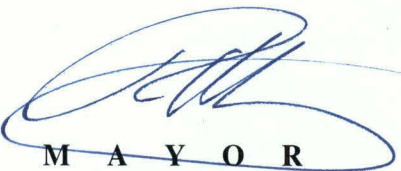
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

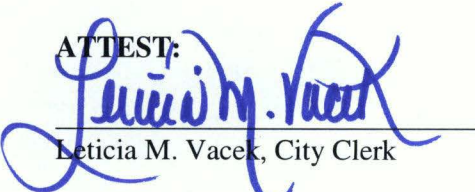
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

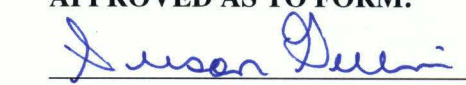
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective March 3, 2019.

PASSED AND APPROVED this 21st day of February 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	Z-7 (in consent vote: 28, 29, Z-1, Z-2, Z-3, P-2, Z-5, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, Z-16, Z-17, Z-19)						
Date:	02/21/2019						
Time:	02:56:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900057 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Multi-Family not to exceed 350 dwelling units, Bar, Micro-brewery, Beer Garden, and Hotel on Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located at the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900015)						
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”



CREO
BELIEVE. CREATE.

51 Essex Street San Antonio, TX 78210

210.943.3777 info@creoarc.com

www.creoarc.com

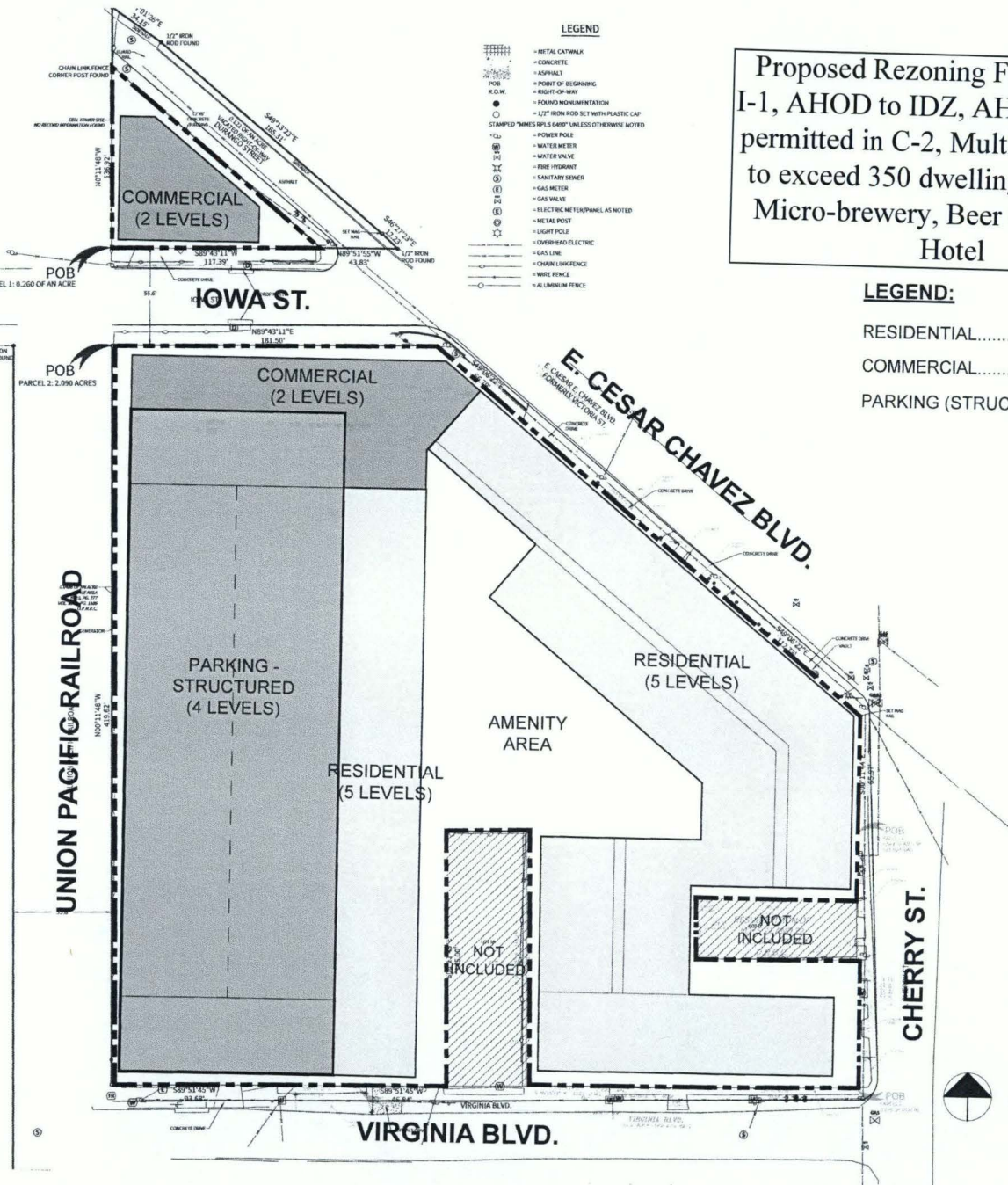
NAME: HB Properties I, LLC
ADDRESS: 3302 Douglas Blvd., Suite 150
Roseville, CA 95661

PROJECT
CESAR CHAVEZ
DEVELOPMENT

Proposed Rezoning From C-3R & I-1, AHOD to IDZ, AHOD with uses permitted in C-2, Multi-Family (Not to exceed 350 dwelling units), Bar, Micro-brewery, Beer Garden, and Hotel

LEGEND:

RESIDENTIAL.....
COMMERCIAL.....
PARKING (STRUCTURED).....



I, Jake Harris of Harris-Bay, the property owner, 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 the 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.

1 SITE PLAN
1" = 60'-0"

Exhibit "A"

SITE PLAN

DWG # P-01