

AN ORDINANCE 2019-04-18-0343

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 Lot 4 and 5, NCB 2569 from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single Family District and "NC" Neighborhood Commercial District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "O-1" Office District.

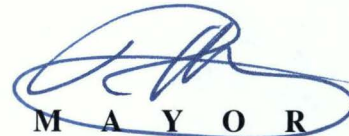
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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.

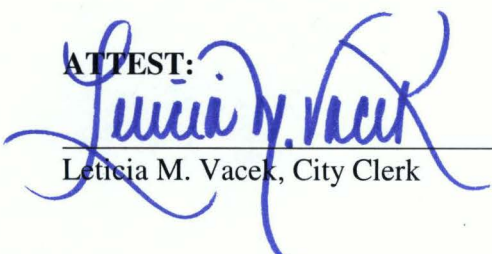
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective April 28, 2019.

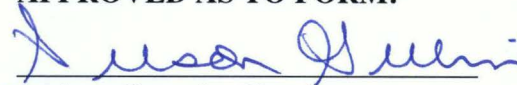
**PASSED AND APPROVED** this 18<sup>th</sup> day of April 2019.

  
M A Y O R  
Ron Nirenberg

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

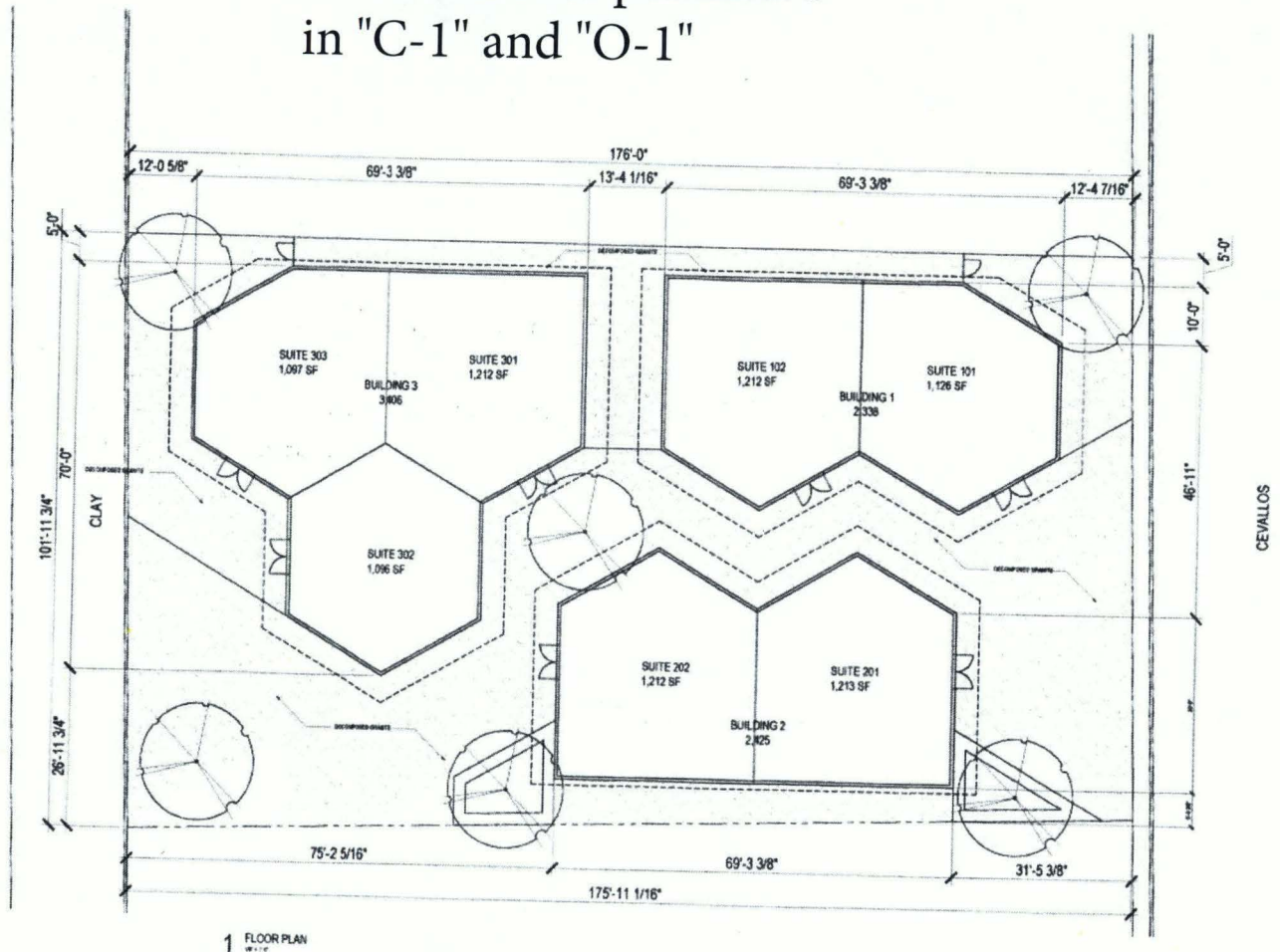
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-11 ( in consent vote: P-1, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11 )</b>						
<b>Date:</b>	04/18/2019						
<b>Time:</b>	02:15:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2019-10700015 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single Family District and "NC" Neighborhood Commercial District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "O-1" Office District on Lot 4 and Lot 5, NCB 2569, located at 242 East Cevallos Street. Staff and Zoning Commission recommend Approval.						
<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>
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-2019-10700015  
IDZ with uses permitted  
in "C-1" and "O-1"



"I, Kevin R. Chaney, 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 City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Code at the time of plan submittal for building permits."

Exhibit "A"

RIR  
DESIGN

DOCUMENTS ARE INCOMPLETE  
AND MAY NOT BE USED FOR  
REGULATORY APPROVAL,  
PERMIT, OR CONSTRUCTION

PROJECT NO. 19-001  
DATE: 02/26/2019  
BY: RIR DESIGN  
CHECKED BY: RIR DESIGN  
APPROVED BY: RIR DESIGN

The Offices at  
Cevallos

242 Cevallos  
San Antonio, TX 78205

Clay Street  
Ventures, LLC

PROJECT NO. 19-001  
DATE: 02/26/2019

BY: RIR DESIGN  
CHECKED BY: RIR DESIGN

APPROVED BY: RIR DESIGN

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APPROVED BY: RIR DESIGN

A2.01

242 E CEVALLOS ST. SITE PLAN