

AN ORDINANCE 2019-04-18-0337

**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 11-14, Lot P-100 and Lot P-101, NCB 3053 from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay District Airport Hazard Overlay District to "'IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay District Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-3" General Commercial 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.

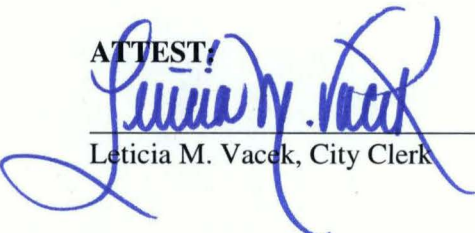
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

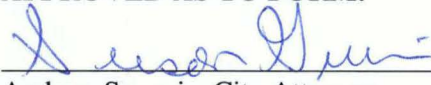
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**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-4 ( 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-2019-10700060 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-3" General Commercial District on Lots 11-14, Lot P-100 and Lot P-101, NCB 3053, located at 815 East Ashby Place. Staff recommends Approval. Zoning Commission recommendation pending the April 16, 2019 Zoning hearing.						
<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				

SG/lj  
04/18/2019  
Item No. Z-4

# **EXHIBIT “A”**

**SITE PLAN REQUIREMENTS**

NOTE: NUMBERING CORRESPONDING TO CITY ZONING SITE PLAN REQUIREMENTS FOR IDZ BUILDINGS AND OTHER IMPERVIOUS COVER LOCATIONS ARE PRELIMINARY AND APPROXIMATE.

1. LEGAL DESCRIPTION: LOTS 11, 12, 13 AND 14 OF NCB 3053
2. MULTI-FAMILY DENSITY OF 65 UNITS PER ACRE OR 40% EXISTENCE OF ALL USES (MF-65 AND C-3) SHOWN BELOW
3. SEE DEPICTION BELOW
4. SEE DEPICTION BELOW

I, SSGT BORDEN PARK, LLC, 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 CONNECTION 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.

**LEGEND**

REZONING LIMITS

LOT LINE

PROPOSED SITE  
INGRESS/EGRESS FACILITIES

PROPOSED BUILDINGS

SCALE 1" = 100'

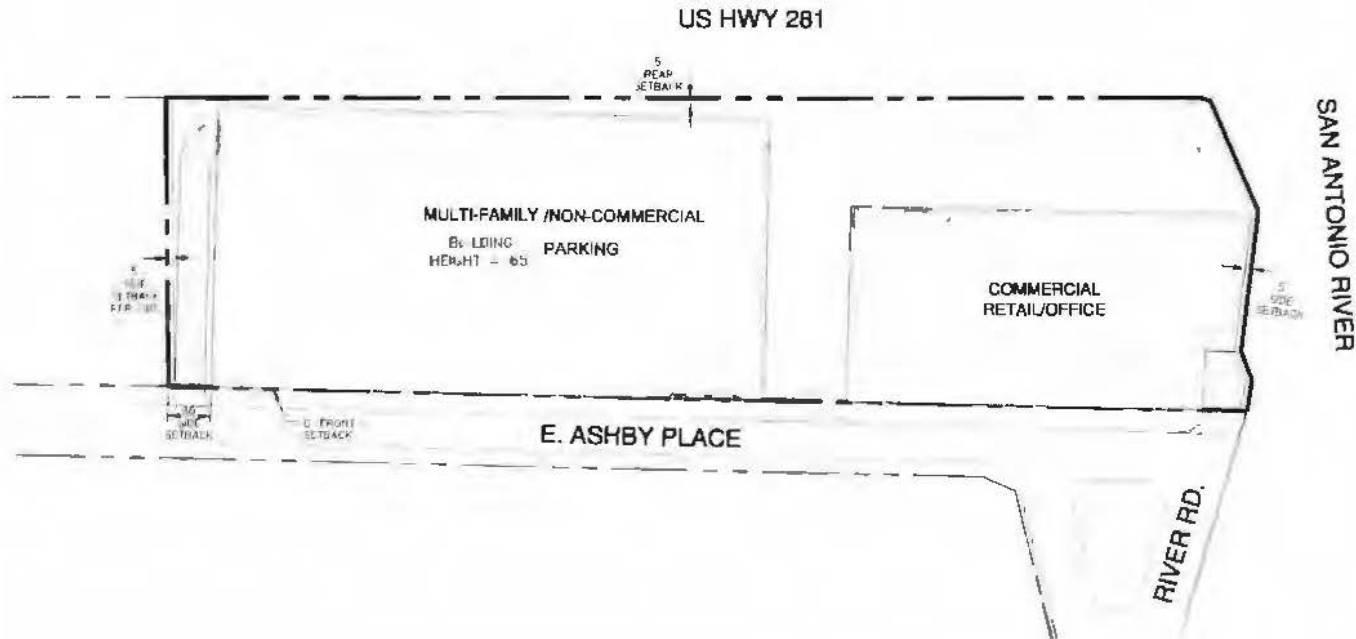


Exhibit "A" Revised

5-10-19

**PAPE-DAWSON  
ENGINEERS**

**BORDEN PARK APARTMENTS**  
SAN ANTONIO, TEXAS  
REZONING SITE PLAN

JOB NO. 17282-00  
DATE APR. 2019  
DESIGNER JV  
CHECKED JW  
DRAWN JW  
SHEET 1 of 1