

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**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 25 and Lot 26, NCB 1766 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage).

**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 [month day, year].

**PASSED AND APPROVED** this [date] day of [month year].

**M A Y O R**  
**Ron Nirenberg**

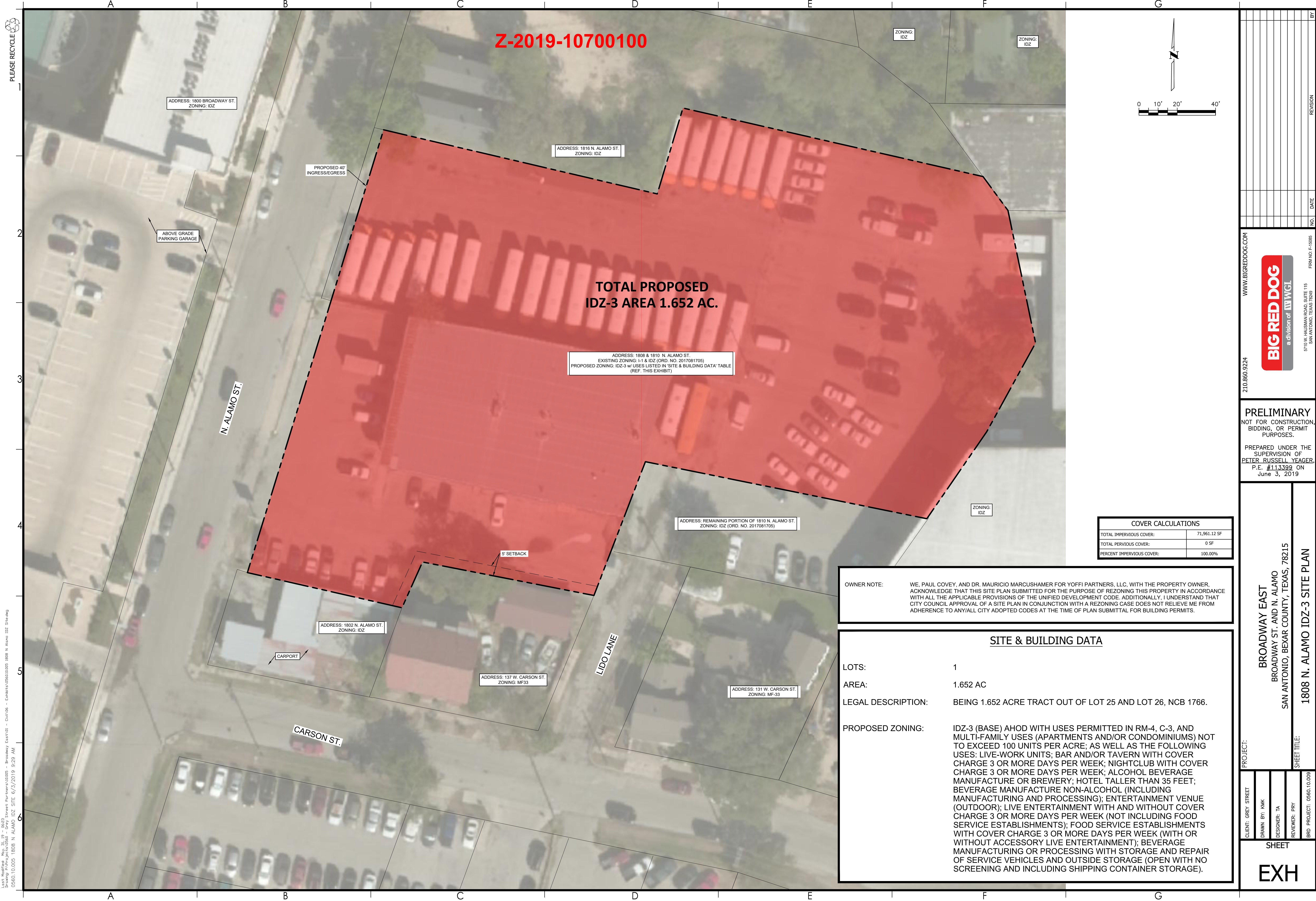
**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney





210.860.9224 [WWW.BIGREDDOG.COM](http://WWW.BIGREDDOG.COM)

**BIG RED DOG**  
a division of **WGL**

5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249

FIRM NO. F-15365

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PURPOSES.

PREPARED UNDER THE  
SUPERVISION OF  
PETER RUSSELL YEAGER,  
P.E. #113399 ON  
June 3, 2019

PROJECT: BROADWAY EAST  
BROADWAY ST. AND N. ALAMO  
SAN ANTONIO, BEXAR COUNTY, TEXAS, 78215

SHEET TITLE: 1808 N. ALAMO IDZ-3 SITE PLAN

CLIENT: GREY STREET	SHEET
DRAWN BY: KMK	
DESIGNER: TA	
REVIEWER: PRY	
BRD PROJECT: 0550.10.0090	
EXH	