## 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).

SG/ lj mm/dd/yyyy # Z-

**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].

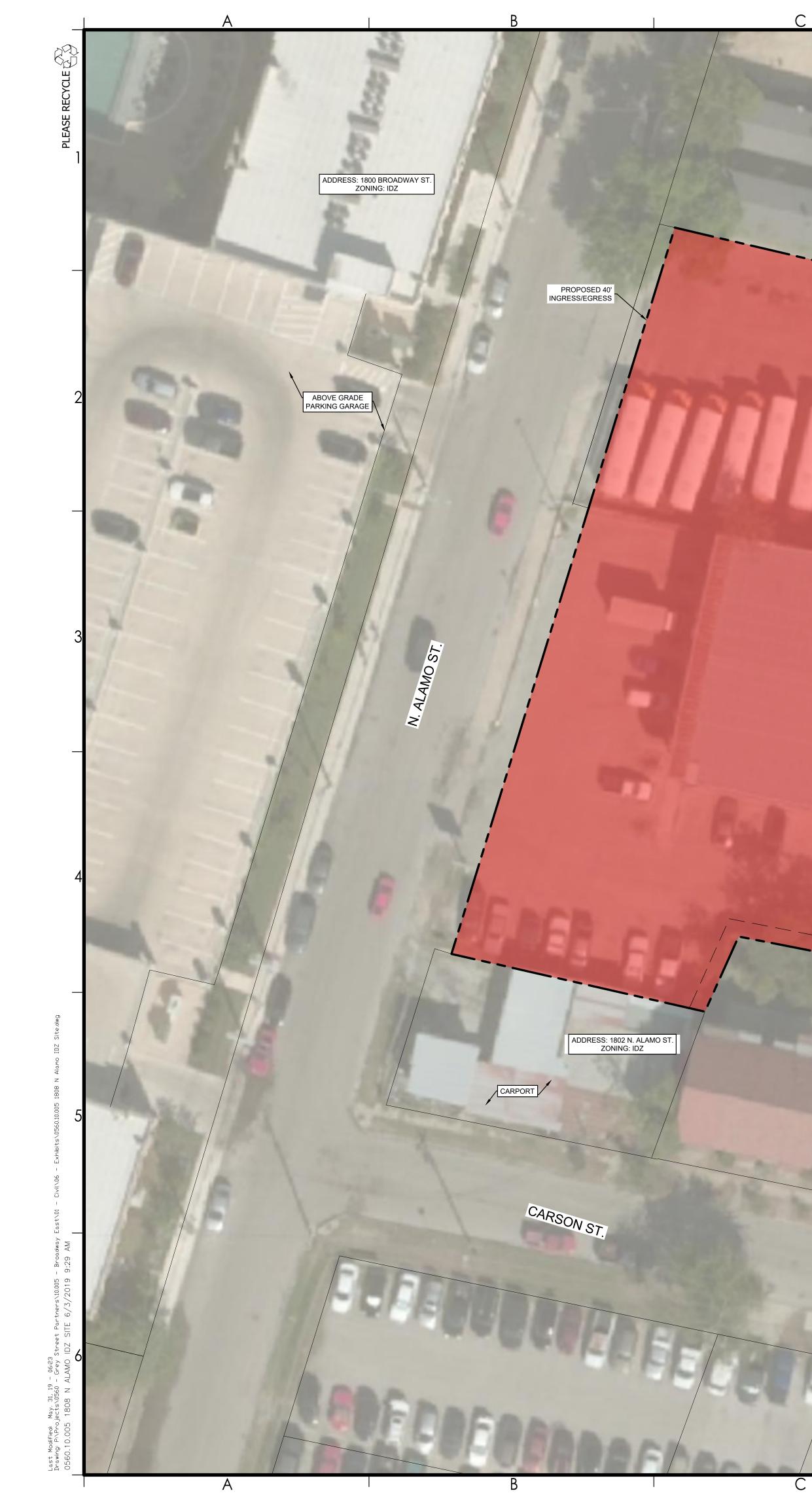
M A Y O R Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

**APPROVED AS TO FORM:** 





D

ADDRESS: 1816 N. ALAMO ST. ZONING: IDZ

5' SETBACK

ADDRESS: 137 W. CARSON ST. ZONING: MF33

# TOTAL PROPOSED IDZ-3 AREA 1.652 AC.

ADDRESS: 1808 & 1810 N. ALAMO ST. EXISTING ZONING: I-1 & IDZ (ORD. NO. 2017081705) PROPOSED ZONING: IDZ-3 w/ USES LISTED IN 'SITE & BUILDING DATA' TABLE (REF. THIS EXHIBIT)

> ADDRESS: REMAINING PORTION OF 1810 N. ALAMO ST. ZONING: IDZ (ORD. NO. 2017081705)

> > OWNER NOTE:

ADDRESS: 131 W. CARSON ST. ZONING: MF-33

LEGAL DESCRIPT

LOTS:

AREA:

PROPOSED ZONIN

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ZONING: IDZ	ZONING: IDZ					B
			40'			REVISION
						NO. DATE
				210.860.9224 WWW.BIGREDDOG.COM	a division of WWGL	5710 W. HAUSMAN ROAD, SUITE 115 SAN ANTONIO, TEXAS 78249 FIRM NO: F-15085
				PRELIMINARY NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		
				PREPARED UNDER THE SUPERVISION OF <u>PETER RUSSELL YEAGER</u> , P.E. <u>#113399</u> ON June 3, 2019		
	ZONING: IDZ	COVER CALCULAT TOTAL IMPERVIOUS COVER: TOTAL PERVIOUS COVER: PERCENT IMPERVIOUS COVER:	TONS 71,961.12 SF 0 SF 100.00%		, 78215	PLAN
WE, PAUL COVEY, AND DR. MAURICIO MARCUSHAMER FOR YOFFI PARTNERS, LLC, WITH THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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 CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.				EAST D N. ALAMC NTY, TEXA		IDZ-3 SITE F
CRIPTION:	SITE & BUILDING DATA 1 1.652 AC BEING 1.652 ACRE TRACT OUT OF LOT 25 AND LOT 26, NCB 1766.				BROADWAY BROADWAY ST. ANE SAN ANTONIO, BEXAR COU	
ZONING:	MULTÌ-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			PROJECT:		9 SHEET TITLE:
				CLIENT: GREY STREET	DRAWN BY: KMK DESIGNER: TA SHEEL	
	MANUFACTURING OR PROCE OF SERVICE VEHICLES AND SCREENING AND INCLUDING	ESSING WITH STORAGE AND R OUTSIDE STORAGE (OPEN WI SHIPPING CONTAINER STORA	REPAIR TH NO		EXH	1
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