

ORDINANCE 2019-08-08-0604

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 the north 150.7 feet of Lot 1, Block 30, NCB 392 from "C-2 H UC-5 AHOD" Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 H UC-5 AHOD" Medium Intensity Infill Development Zone Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and eight (8) residential units.

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.

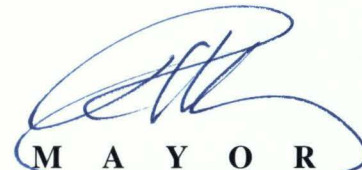
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj
08/08/2019
Z-2

CASE NO. Z-2019-10700069

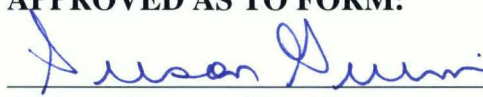
SECTION 5. This ordinance shall become effective August 18, 2019.

PASSED AND APPROVED this 8th day of August, 2019.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

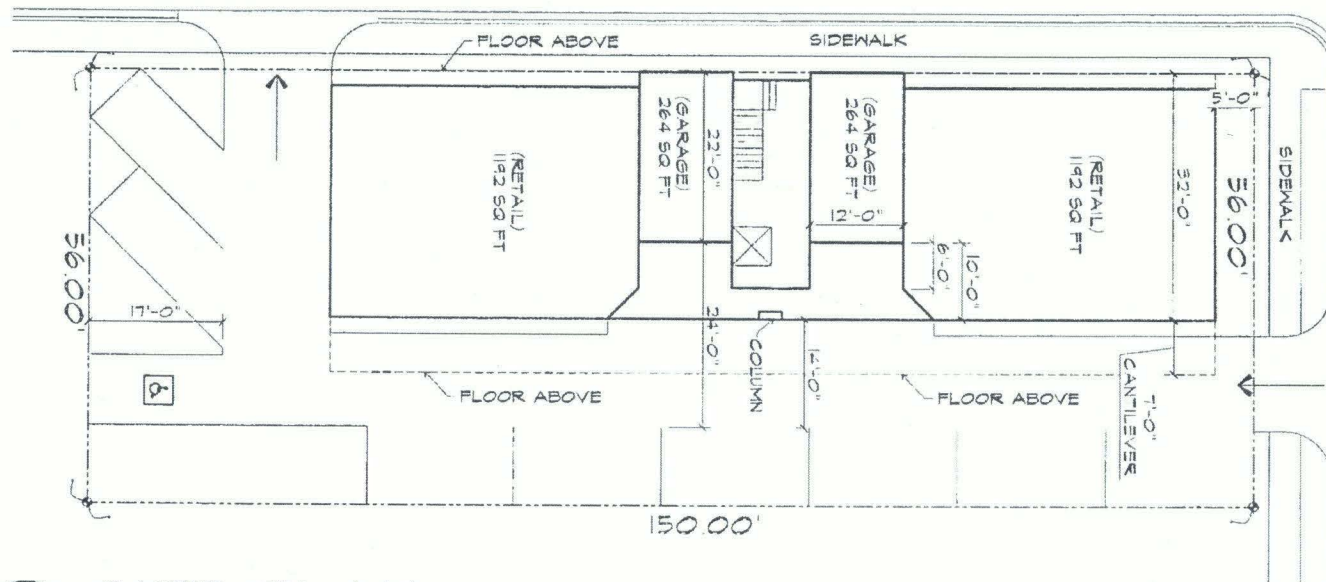
| Agenda Item: | Z-2 (in consent vote: 25, Z-2, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-10, P-2, Z-11, Z-13, Z-14, Z-18, Z-19, Z-20, Z-22) | | | | | | |
|--------------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Date: | 08/08/2019 | | | | | | |
| Time: | 02:43:32 PM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | ZONING CASE Z-2019-10700069 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 H UC-5 AHOD" Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 H UC-5 AHOD" Medium Intensity Infill Development Zone Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and eight (8) residential units on the north 150.7 feet of Lot 1, Block 30, NCB 392, located at 1524 McCullough Avenue. Staff and Zoning Commission recommend Approval. | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ron Nirenberg | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | | |
| Jada Andrews-Sullivan | District 2 | | x | | | | |
| Rebecca Viagran | District 3 | | x | | | x | |
| Dr. Adriana Rocha Garcia | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Melissa Cabello Havrda | 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
08/08/2019
Z-2

Exhibit “A”

Z2019-10700069

MCCULLOUGH AVE.

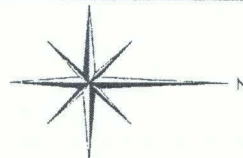


SITE PLAN SCALE: 1"=15'-0"

LEGAL DESCRIPTION

LOT 30
BLOCK 392
SUBDIVISION NEA CITY BLOCK 392
CITY SAN ANTONIO, TX

NORTH ARROW



Proposed Rezoning from C2 to IDZ2
with C2 Uses. See also area tabulation

| AREA TABULATION | |
|---------------------|--------------|
| (2) RETAIL SPACES | 1,192.0' PER |
| (2) GARAGE SPACES | 264.0' PER |
| (4) 2BED APT. UNITS | 1,100.0' PER |
| (4) 1BED APT. UNITS | 800.0' PER |
| LOBBY | 810.0' |
| APPROX TOTAL AREA | 11,522.0' |

I, John Lopez the property owner,
acknowledge that this site plan of rezoning
this property is in accordance with all applicable
provisions of the Unified Development Code.
additionally, I understand that the
City Council rezoning case does not
relieve me from adherence to all City ordinances codes at the time

Exhibit "A"

PROJECT:

1524 McCullough

DATE: 3-06-19

PLAN #01122-19

8000 WEST INTERSTATE 10, STE. 600
SAN ANTONIO, TX 78230
OFFICE (210) 525-7985
MOBILE (956) 571-1637

DISTINCTIVE

DRAFTING & DESIGN LLC.

SHEET

SITE