

ORDINANCE 2019-10-17-0869

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 15, 16, 17, 19, and 20, Block 19, NCB 8700 from "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Duplex, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "MF-65" Mulit-Family District, "C-2" Commercial District, Motor Vehicle Sales and a Duplex.

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
10/17/2019
Z-14

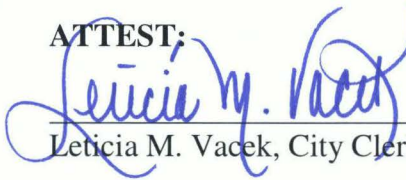
CASE NO. Z-2019-10700027

SECTION 5. This ordinance shall become effective October 27, 2019.

PASSED AND APPROVED this 17th day of October, 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-14 (in consent vote: P-1, Z-3, Z-4, Z-6, Z-7, Z-9, Z-10, Z-13, P-4, Z-14, Z-16, Z-17)						
Date:	10/17/2019						
Time:	03:07:16 PM						
Vote Type:	Motion to Approve						
Description:	<p>ZONING CASE Z-2019-10700027 (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Duplex, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District, "C-2" Commercial District, Motor Vehicle Sales and a Duplex on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, 127 Ames Avenue and 131 Ames Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600006) (Continued from August 8, 2019.)</p>						
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			x	
Rebecca Viagran	District 3	x					
Adriana Rocha Garcia	District 4		x				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				
Clayton H. Perry	District 10		x				

SG/lj
10/17/2019
Z-14

EXHIBIT “A”

Z-2019-10700027

INGRESS /
EGRESS

MULTI-FAMILY USE
(IDZ-3 MLOD-2 MLR-1 AHOD"
High Intensity Infill Development
Zone Lackland Military Lighting
Overlay Military Lighting Region
1 Airport Hazard Overlay District
with uses permitted in "MF-65,
"C-2" and a Duplex)

LOTS 15, 16, 17, & 18
BLK. 19 NCB 8700

INGRESS /
EGRESS

MULTI-FAMILY USE
(IDZ-3 MLOD-2 MLR-1 AHOD" High
Intensity Infill Development Zone
Lackland Military Lighting Overlay
Military Lighting Region 1 Airport
Hazard Overlay District with uses
permitted in "MF-65, "C-2", Motor
Vehicle Sales and a Duplex)

LOTS 19 & 20
BLK. 19 NCB 8700

INGRESS /
EGRESS

INGRESS /
EGRESS

AMES AVE.

BLOOM AVE.

NOGALITOS ST.



"WE RANDALL S. VAIL, EDDIE RODRIGUEZ AND LUCINA M. GUERRERO, THE
PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED
FOR THE PURPOSED OF REZONING THIS PROPERTY IS IN ACCORDANCE
WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
ADDITIONALLY, WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A
SITE PLAN IN CONJUNCTION OF REZONING CASE DOES NOT RELIEVE US
FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF
PLAN SUBMITTAL FOR BUILDING PERMITS."

NOGALITOS STREET LOFTS

BRIONES
CONSULTING & ENGINEERING LTD.

4515 BRIAR HOLLOW PL. STE. 106 (713) 539 6408
HOUSTON, TX 77027 (713) 583 5306 fax
TBLS FIRM No. 10194252
TBPE FIRM REG. NO. F-5028



Exhibit "A"