# ORDINANCE 2019-12-05-1015

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 1 and the south 3.5 feet of Lot 2, Block 20, NCB 977 from "IDZ DN RIO-2 UC-2 AHOD" Low Intensity Infill Development Zone Downtown Node River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District to "IDZ-3 DN RIO-2 UC-2 AHOD" High Intensity Infill Development Zone Development Node River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District (to amend the site plan).

**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 12/05/2019 # Z-15

**SECTION 5.** This ordinance shall become effective December 15, 2019.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December, 2019.

MAYOR

**Ron Nirenberg** 

ATTEST:

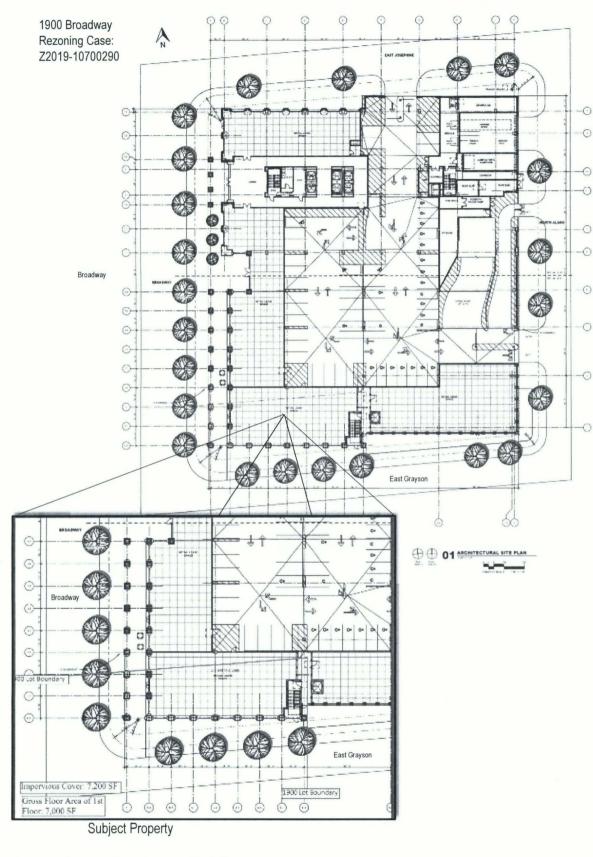
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-15 (in consent vote: Z-3, Z-4, Z-5, Z-8, P-2, Z-9, Z-10, P-3, Z-11, Z-13, P-4, Z-14, Z-15, Z-16, P-5, Z-17, Z-20, Z-21, P-7, Z-22, Z-24)					, Z-14, Z-15,	
Date:	12/05/2019						
Time:	02:16:27 PM						
Vote Type:	Motion to Appro	ve					
Description:	ZONING CASE Boundary from " Improvement Ov District with use: District to "IDZ- Improvement Ov District with use: District (to amen located at 1900 F recommendation	IDZ RIO-2 DN verlay Developm is permitted in "6 3 RIO-2 DN UG verlay Developm is permitted in "6 d the site plan) Broadway Street	UC-2 AF nent Node C-3" Gen C-2 AHOI nent Node C-3" Gen on Lot 1:	HOD" Low e Broadwa eral Comr D" High In e Broadwa eral Comr and the so commends	v Intensity Infill by Urban Corridonercial District antensity Infill Deay Urban Corridonercial District auth 3.5 feet of Les Approval. Zoni	Development Z or Airport Hazar and "O-2" High- evelopment Zon or Airport Hazar and "O-2" High- ot 2, Block 20, 1	one River d Overlay Rise Office e River d Overlay Rise Office NCB 977,
Result:	Passed						
Voter	Group	Not	Yea	Nay	Abstain	Motion	Second
		Present			1100000		Second
Ron Nirenberg	Mayor	Present	X		11000		Second
Ron Nirenberg Roberto C. Treviño		Present	X X				Second
	Mayor	Present	+				x
Roberto C. Treviño	Mayor District 1	Present	x			X	
Roberto C. Treviño Jada Andrews-Sullivan	Mayor District 1 District 2	Present	x x			x	
Roberto C. Treviño Jada Andrews-Sullivan Rebecca Viagran	Mayor District 1 District 2 District 3	Present	x x x			X	
Roberto C. Treviño  Jada Andrews-Sullivan  Rebecca Viagran  Adriana Rocha Garcia	Mayor District 1 District 2 District 3 District 4	Present	x x x x			X	
Roberto C. Treviño  Jada Andrews-Sullivan  Rebecca Viagran  Adriana Rocha Garcia  Shirley Gonzales	Mayor District 1 District 2 District 3 District 4 District 5	Present	X X X X			X	
Roberto C. Treviño Jada Andrews-Sullivan Rebecca Viagran Adriana Rocha Garcia Shirley Gonzales Melissa Cabello Havrda	Mayor District 1 District 2 District 3 District 4 District 5 District 6	X	X X X X X X			X	
Roberto C. Treviño  Jada Andrews-Sullivan  Rebecca Viagran  Adriana Rocha Garcia  Shirley Gonzales  Melissa Cabello Havrda  Ana E. Sandoval	Mayor District 1 District 2 District 3 District 4 District 5 District 6 District 7		X X X X X X			X	

# **EXHIBIT "A"**



Request for IDZ-3 Rio-2 DN GC-2 with uses permitted in C-3 and O-2

Exhibit "A"

I, OC Partners 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 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.



# STRUCTURAL

# MEP/ FP CONSULTANT

PURDY-MCGLIRE, INC BENT TREE GREEN 17300 DALLAS PARKWAY, BUTTE 3000 DALLAS, TEXAS 75248

# LIGHTING CONSULTANT

SCOTT OLDNER LIGHTING DISIGN. LLC 4645 GREENVILLE AVENUE. STUDIO B DALLAS, TEXAS 75248

# GRAPHICS CONSULTANT

**ELEVATOR CONSULTANT** PERSONNHAHN ASSOCIATES. IN 8612 BROAD MEADOW LANE MOKINNEY, TEXAS 75071

# 990 BROADWAY

# MILAM REAL ESTATE CAPITAL, LLC

## OWNER'S CONSULTANTS

DESIGNER DON B INCOOMALD, ARCHITECT 2121 NORTH MAIN AVENUE SAN ANTONIO, TEXAS 78212

# CIVIL CONSULTANT

# LANDSCAPE CONSULTANT

OPEN AIR STUDIO 2722 W. BITTERS RD, SLITE 114 SAN ANTONIO, TEXAS 78248

# PARKING CONSULTANT KMLEY - HORN 601 NW LOOP 410, SUITE 360 SAN ANTONIO, TEXAS 78216

ENVELOPE CONSULTANT

6911 BLANCO ROAD SAN ANTONIO, TEXAS 78216

# INTERIM REVIEW ONLY

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# 21565.002

10/24/19

ARCHITECTURAL SITE PLAN

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