ORDINANCE

2020-02-20-0128

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 south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562 from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for a Party House, Reception Hall, Meeting Facility.

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 March 1, 2020.

PASSED AND APPROVED this 20th day of February, 2020.

M A Y O R
Ron Nirenberg

TIESI.

ticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney



City of San Antonio

City Council February 20, 2020

 Item: Z-7
 Enactment Number:

 File Number: 20-1591
 2020-02-20-0128

ZONING CASE Z-2019-10700275 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for a Party House, Reception Hall, Meeting Facility on the south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600079)

Councilmember Roberto C. Treviño made a motion to adopt. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Absent: 1 Rocha Garcia

EXHIBIT "A"

Z-2019-10700275 707 Dawson Mixed Use Project: Aerial PA-2019-11600079 Property: NCB 562, Blk. 8, Lots 11, 12, 13 Size: 0.3739 ac (16,285 sf) Current zoning: MF-33 H AHOD Requested zoning: IDZ-2 H AHOD (uses permitted in C-2 and for a Party House, Reception Hall, Meeting 622 Facility) 716 523 618 Green solid line: H 6119 proposed 8,000 sf 2-story building Approx. location of 3 office parking 5' side and rear setback H 603 611 601 160' 6 Proposed 30' entry 7 H625 1713 1/719 H801 110' 12 601 H 629 (MF-33) 7,07 DAWSON-ST Н Existing 3,000 sf 1-story building to be removed. Request for OHP October 10, 2019 1:879 Recorded Plats 0.0075 0.015 0.03 mi - User drawn lines Pre-K Sites 0.01 0.02 0.04 km CoSA Addresses Preliminary Plats CoSA Parcels CoSA Exhibit "A" COSA City Limit Boundary Community Service Centers **BCAD Parcels** City of San Antonio GIS Copyright 10-10-2019