

ORDINANCE 2020-03-19-0201

**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:**

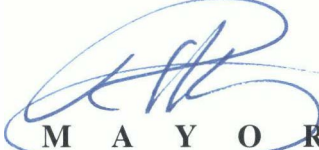
**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of East Magnolia Avenue to the South, and parcels along the East side of North Saint Mary's Street. From "I-1" General Industrial District, "C-2" Commercial District, "MF-33" Multi-Family District, (all overlay districts of "RIO-1" River Improvement Overlay District, "H" River Road Historic Overlay District, and "AHOD" Airport Hazard Overlay District remain unchanged) to "O-1" Office District, "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for a Gas Station, "NC" Neighborhood Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for a Car Wash, "R-4 CD" Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot, "R-4 CD" Residential Single-Family District with a Conditional Use for an Apparel & Accessory Store, "R-3" Residential Single-Family District, and "R-4" Residential Single-Family District, (all overlay districts of "RIO-1" River Improvement Overlay District, "H" River Road Historic Overlay District, "AHOD" Airport Hazard Overlay District remain unchanged), as described in **ATTACHMENT A**, attached hereto and incorporated herein for all purposes.

**SECTION 2.** 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 3.** 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 4.** This ordinance shall become effective March 29, 2020.

**PASSED AND APPROVED** this 19<sup>th</sup> day of March, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



## City of San Antonio

### City Council

March 19, 2020

**Item: Z-1**

**Enactment Number:**

**File Number: 20-2479**

**2020-03-19-0201**

ZONING CASE Z-2020-10700029 CD (Council District 1): Ordinance amending the Zoning District Boundary from “I-1” General Industrial District, “C-2” Commercial District, “MF-33” Multi-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged) to “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gas Station, “NC” Neighborhood Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Car Wash, “R-4 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for an Apparel & Accessory Store, “R-3” Residential Single-Family District, and “R-4” Residential Single-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged), on 4.047 acres out of NCB, generally bounded by East Magnolia Avenue to the South, and parcels along the East side of North Saint Mary’s Street. Staff recommends Approval. Zoning Commission recommends Approval of an Alternate Recommendation.

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

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

**Absent:** 1 Pelaez

# ATTACHMENT “A”

# Exhibit "A" Z-2020-10700029 CD Amended

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PropID	Legal Description	FROM	TO
100793	NCB A-52 BLK LOT 36	"I-1" General Industrial District	"O-1" Office District
100792	NCB A-52 BLK LOT 35	"I-1" General Industrial District	"C-1" Light Commercial District with a Conditional Use for Gas Station
370547	NCB 6078 BLK 2 LOT 4, LOT 5 & W 5 FT OF LOT 15	"C-2" Commercial District	"C-1" Light Commercial District with a Conditional Use for Car Wash
370545	NCB 6078 BLK 2 LOT 1 & LOT 2	"C-2" Commercial District	"NC" Neighborhood Commercial District
370546	NCB 6078 BLK 2 LOT W IRRG 76.9 FT OF LOT 3	"C-2" Commercial District	"NC" Neighborhood Commercial District
370554	NCB 6078 BLK 2 LOT W IRR 30.4 FT OF E 38 FT OF LOT 15	"C-2" Commercial District	"R-4 CD" Residential Single-Family with Conditional Use for Non Commercial Parking Lot
370555	NCB 6078 BLK 2 LOT E IRR 7.5 FT OF LOT 15 & E IRR 2.58 FT OF LOT 3	"C-2" Commercial District	"R-4 CD" Residential Single-Family with Conditional Use for Non Commercial Parking Lot
370556	NCB 6078 BLK 2 LOT 16	"C-2" Commercial District	"R-4 CD" Residential Single-Family with Conditional Use for Non Commercial Parking Lot
370538	NCB 6077 BLK 1 LOT 1 & LOT 2	"C-2" Commercial District	"R-4 CD" Residential Single-Family with Conditional Use for Apparel & Accessory Store
370539	NCB 6077 BLK 1 LOT 3 & LOT 4	"C-2" Commercial District	"R-4 CD" Residential Single-Family with Conditional Use for Apparel & Accessory Store
376163	NCB 6391 BLK LOT SE IRRG 33.8 FT OF LOT 16	"C-2 H" Commercial Historic River Road District	"NC H" Neighborhood Commerical Historic River Road District
376162	NCB 6391 BLK LOT 15	"C-2 H" Commercial Historic River Road District	"NC H" Neighborhood Commerical Historic River Road District
370549	NCB 6078 BLK 2 LOT 8	"MF-33" Multi-Family District	"R-4" Residential Single-Family District
1120917	NCB 6077 BLK 1 LOT 7	"MF-33" Multi-Family District	"R-4" Residential Single-Family District
370541	NCB 6077 BLK 1 LOT 6	"MF-33" Multi-Family District	"R-3" Residential Single-Family District
370548	NCB 6078 BLK 2 LOT 7	"MF-33" Multi-Family District	"R-3" Residential Single-Family District
370540	NCB 6077 BLK 1 LOT 5	"MF-33" Multi-Family District	"R-3" Residential Single-Family District
376152	NCB 6391 BLK LOT 6	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
376157	NCB 6391 BLK LOT W IRR 45.4 FT OF E 153 FT OF LOT 10	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
376153	NCB 6391 BLK LOT 7	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
376159	NCB 6391 BLK LOT 11	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
1297066	NCB 6391 BLK LOT NE PT OF LOT 9	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
376158	NCB 6391 BLK LOT W 40 FT OF LOT 10	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
1058799	NCB 6391 BLK LOT 12	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
376161	NCB 6391 BLK LOT 14	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District
376151	NCB 6391 BLK LOT 5	"MF-33 H" Multi-Family Historic River Road District	"R-4 H" Residential Single-Family Historic River Road District