

ORDINANCE 2020-08-06-0482

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 Lots 14, 15, 16, 17, 18 and the West 11 feet of Lot 19, Block 3, NCB 3029 and Lots 31-38, Block 1, NCB 6789 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "O-2" High-Rise Office District, and one hundred seventy six (176) dwelling units.

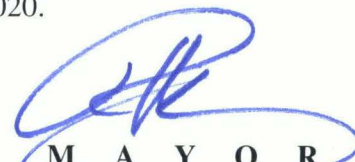
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

SECTION 5. This ordinance shall become effective August 16, 2020.

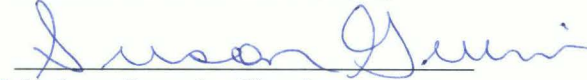
PASSED AND APPROVED this 6th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

August 06, 2020

Item: Z-4

Enactment Number:

File Number: 20-4036

2020-08-06-0482

ZONING CASE Z-2020-10700079 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Density Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "O-2" High-Rise Office District, and 176 dwelling units on Lots 14, 15, 16, 17, 18 and the West 11 feet of Lot 19, Block 3, NCB 3029 and Lots 31-38, Block 1, NCB 6789, located at 202, 210, 214, 216 West Grayson Street and 747 East Locust Street. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Exhibit “A”

W. GRAYSON ST. (40' RIGHT-OF-WAY)

SITE PLAN

Z-2020-10700079 Site Plan

LEGAL DESCRIPTION: NCB 6789 BLK 1 LOTS 31-38 & NCB 3029 BLK 3 LOTS 14-18, W 11' of 19
ACREAGE TOTAL: .833
HEIGHT: 150' - 12 LEVELS

LEVEL 1-2: RETAIL / RESTAURANT/ OFFICE 11,000 SQFT - PARKING 18,000 SQFT/ LVL
LEVELS 3-9 : APARTMENT UNITS/ OFFICE -20/LVL
 ±1300 SQFT EA - 27,000 GSQFT /LVL
LEVELS 10- 12: CONDO UNITS/ OFFICE - 12 / LVL
 ± 2200 SQFT EA - 27,000 GSQFT / LVL

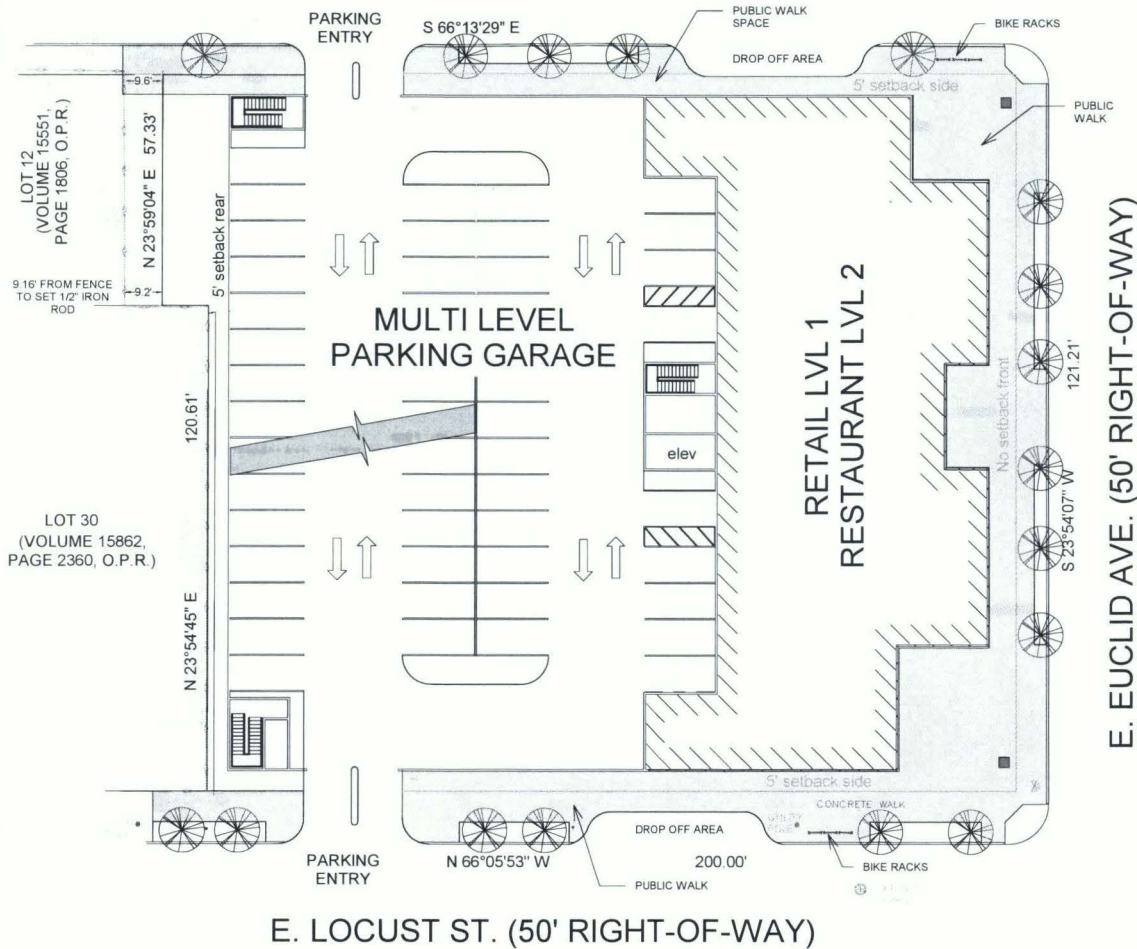
TOTAL RESIDENTIAL UNITS: 176

CURRENT ZONING : I-1

PROPOSED ZONING: **IDZ-3 with uses permitting C-3, O-2 and 176 residential units**

TOTAL PARKING SPACES PROVIDED: 310

I, MPii, Inc and RDT Properties, 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 subdivision platting or building permits



E. EUCLID AVE. (50' RIGHT-OF-WAY)

1 Site
1" = 30'-0"

SCALE 1" = 20'
0' 10' 20' 40'

Exhibit "A"

MPii Inc.

Project Name

Euclid Development

Date 07/16/2020
Scale 1" = 30'-0"

A101