

ORDINANCE 2020-08-06-0497

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 16, Lot 21, and Lot 22, Block 10, NCB 306 from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District, and C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 15, Block 10, NCB 306 to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Lot 21, Lot 22, Block 10, NCB 306 and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 15, Block 10, NCB 306.

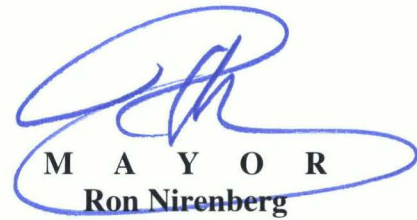
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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:



Andrew Segovia, City Attorney
For



City of San Antonio

City Council

August 06, 2020

Item: Z-19

File Number: 20-4035

Enactment Number:

2020-08-06-0497

ZONING CASE Z-2020-10700075 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District on Lot 16, Lot 21, Lot 22, Block 10, NCB 306 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 15, Block 10, NCB 306 to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Lot 21, Lot 22, Block 10, NCB 306 and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 15, Block 10, NCB 306, located at 303 El Paso Street and 717 Pecos La Trinidad. 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”

Z-2020-10700075

REVISIONS

DATE:	REVISION:	NO.
2/20/2020	Re-Zoning	NO.-1
2/21/2020	Re-Zoning	NO.-2
6/12/2020	Re-Zoning	NO.-3

San Antonio, Texas 78207

El Paso Street Buildings
303, 307, & 309 El Paso Street

SITE PLAN

HDS LLC
HINOJOSA DESIGN STUDIO
f.hinojosa@hds-llc.com
210.427.8208

SHEET TITLE:
SITE PLAN

PROJECT NO. 20170905.01

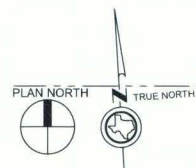
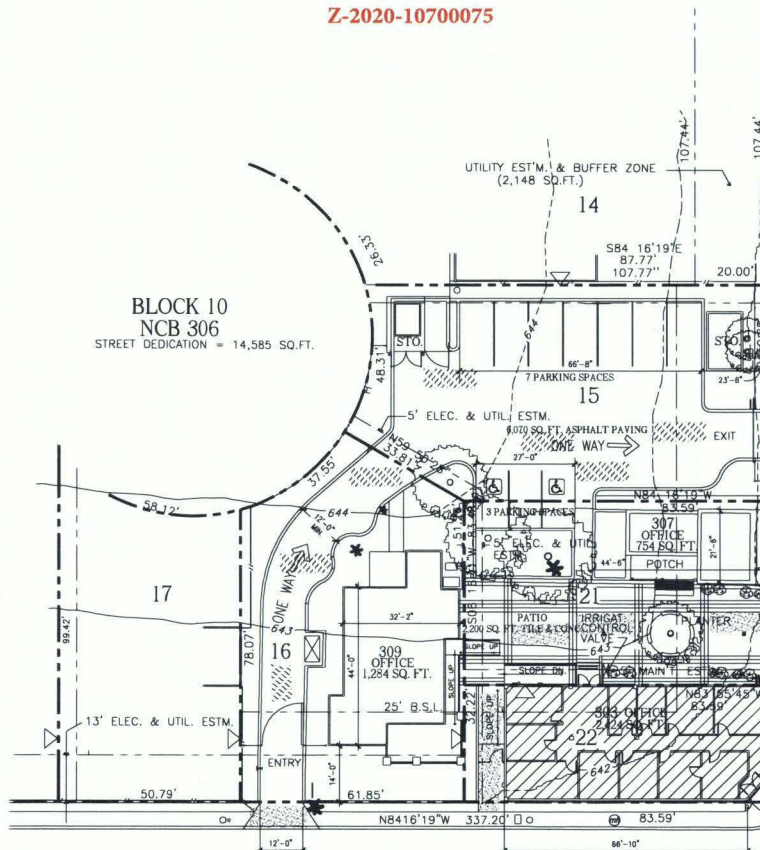
DATE: 06/01/18

C-1

SHT No. -- OF -- SHTS

LEGEND

---	EXISTING PROPERTY LINE
—	EXISTING IRON FENCE
—	EXISTING WOOD FENCE
—	5' ELEC. & UTIL. ESTM.
—	EXISTING UTILITY POLE
—	EXISTING MANHOLE
—	EXISTING GRATE INLET
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING SANITARY CLEANOUT
—	EXISTING FIRE HYDRANT
—	EXISTING WATER VALVE
—	EXISTING WATER METER
—	EXISTING IRRIGATION VALVE
—	EXISTING GAS VALVE
—	EXISTING GAS METER
—	EXISTING ELECTRICAL BOX
—	EXISTING ELECTRIC METER
—	EXISTING TRAFFIC BOX
—	EXISTING A/C UNIT
—	EXISTING LIGHT POLE
—	EXISTING TRAFFIC LIGHT
—	EXISTING SIGN
—	EXISTING VERTICAL PIPE
—	EXISTING BOLLARD
—	EXISTING BENCH MARK
—	EXISTING TREE
—	EXISTING CONCRETE FLATWORK
—	EXISTING PAVERS
—	EXISTING ASPHALT PAVEMENT
—	EXISTING BUILDING OUTLINE
—	EXISTING H/C PAVEMENT MARKING

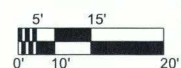


01

C-1

SITE PLAN

SCALE: 1/16"=1'-0"



ZONING CHANGE & LEGAL DESCRIPTION:

SUBDIVISION PLAT OF: VISTA VERDE SOUTH UNIT 8, VOL. 9513, PAGE 199
303, 307, & 309 EL PASO ST.- NCB 306 BLK 10 LOT(s) 15, 16, 21, & 22.
ACREAGE: 0.4369 with Bldg's. 303=2,424 S.F., 307=754 S.F., & 309=1,284 S.F.
CURRENT ZONING: C2

NOTE:

THE OWNER/APPLICANT, SAN ANTONIO COMMUNITY DEVELOPMENT COUNCIL, INC. (SACDC) ACKNOWLEDGES THAT THIS DOCUMENT (SITE PLAN) IS SUBMITTED FOR REZONING PURPOSES ONLY. THEREFORE, THE STRUCTURES AND OTHER COMPONENTS DELINEATED ON THIS PROPERTY SITE PLAN ARE IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, IT IS UNDERSTOOD THAT SAN ANTONIO CITY COUNCIL APPROVAL OF PROPOSED SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE THE OWNER/APPLICANT FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE CRITERIA:

LANDSCAPE AREA: 4,145 SQ.FT.
ASPHALT AREA (DRIVE WAY AND PARKING): 6,070 SQ.FT.
CONCRETE SIDEWALK(S): 2,072 SQ. FT.
PATIO- CONCRETE AND 12"x12" TILE : 2,200 SQ.FT.
CONCRETE CURB ON SITE: 500 L.F..
CONCRETE CURB AND GUTTER ON STREET: 460 L.F.

PROPOSED ZONING:

"IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District

EXISTING STRUCTURES & USE: Three Single Story Bldg's on Site:

303 El Paso St.: a masonry building of approximately 2,424 S.F. and has a building height of 15'-6".
Use: Office Space
307 El Paso St.: a masonry & wood frame structure of approximately 754 S.F.
Use: Office Space
309 El Paso St.: a wood frame structure of approximately 1,284 S.F.
Use: Office Space

PROPOSED USE: Three Single Story Buildings on Site:

303 El Paso St.: a masonry building of approximately 2,424 S.F. and has a building height of 15'-6".
Use: 4 Residential Units
307 El Paso St.: a masonry & wood frame structure of approximately 754 S.F.
Use: 1 Residential Unit
309 El Paso St.: a wood frame structure of approximately 1,284 S.F.
Use: 2 Residential Units

PECOS STREET
IH 35

Exhibit "A"