

ORDINANCE 2020-08-20-0568

**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 on the south 44.5 feet of Lot 1, Block 3, NCB 744 from "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales Historic King William Historic Significant Airport Hazard Overlay District "IDZ-1 H HS AHOD" Limited Density Infill Development Zone Historic King William Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District.

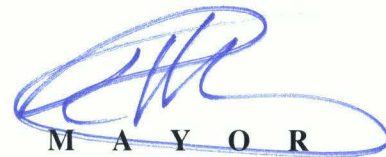
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 30, 2020.


**PASSED AND APPROVED** this 20<sup>th</sup> 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 20, 2020

Item: Z-8

Enactment Number:  
2020-08-20-0568

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto Treviño Council District 1				√		
Jada Andrews-Sullivan Council District 2	√			√		
Rebecca Viagran Council District 3				√		
Adriana Rocha Garcia Council District 4				√		
Shirley Gonzales Council District 5				√		
Melissa Cabello Havrda Council District 6				√		
Ana Sandoval Council District 7		√		√		
Manny Pelaez Council District 8						√
John Courage Council District 9				√		
Clayton Perry Council District 10				√		
Ron Nirenberg Mayor				√		

Comments:

*Office of the City Clerk*

SG  
08/20/2020  
Item No. Z-8

# **Exhibit “A”**

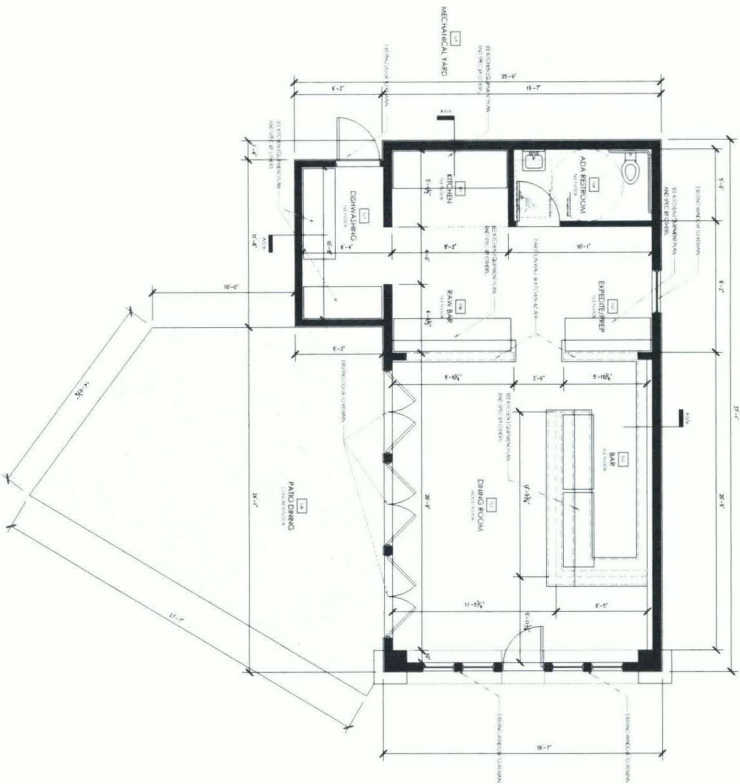
ZONING: Z-2020-110700137

I, the undersigned, being the duly qualified and licensed architect, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect in the State of Texas. I understand that this plan is subject to the approval of the City of San Antonio and that I am not to be held responsible for any errors or omissions in this plan.

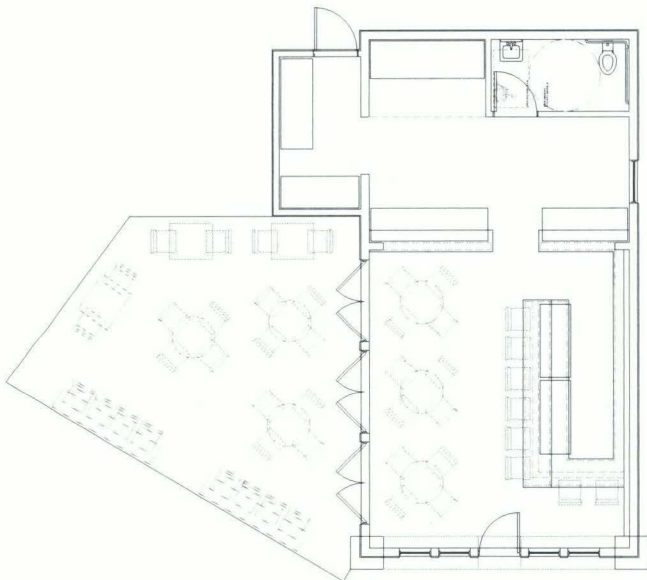
A Request from C-3NA HIS AHOD to IDZ-1 HIS AHOD with uses permitted in C-1

\*\*See Page 2 for Setback Measurements of Lot and

Adjacent Properties



1 FLOOR PLAN  
SCALE: 1/4" = 1'

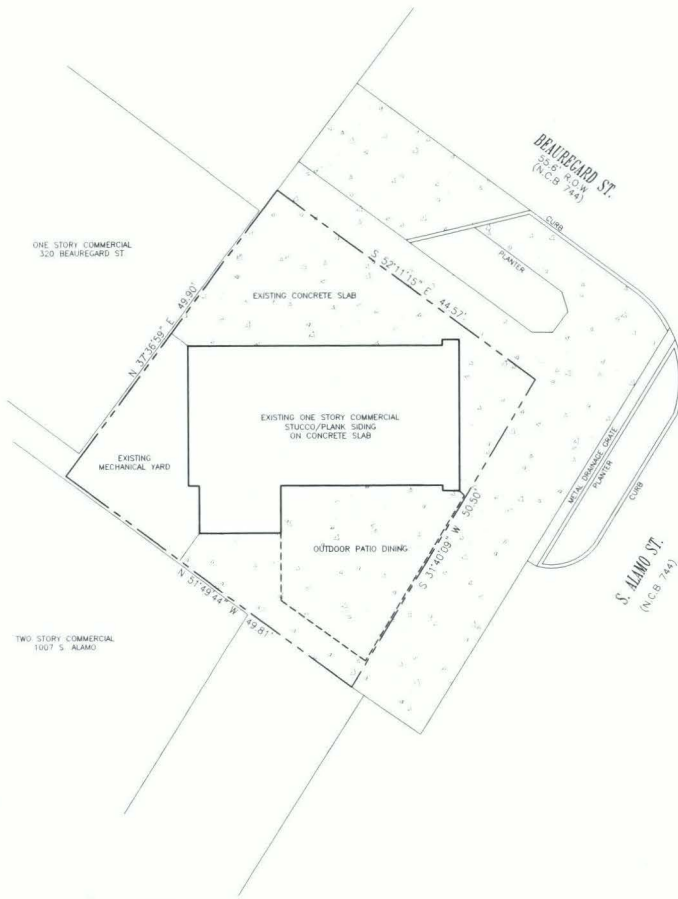


2 FURNITURE PLAN  
SCALE: 1/4" = 1'

Exhibit "A"

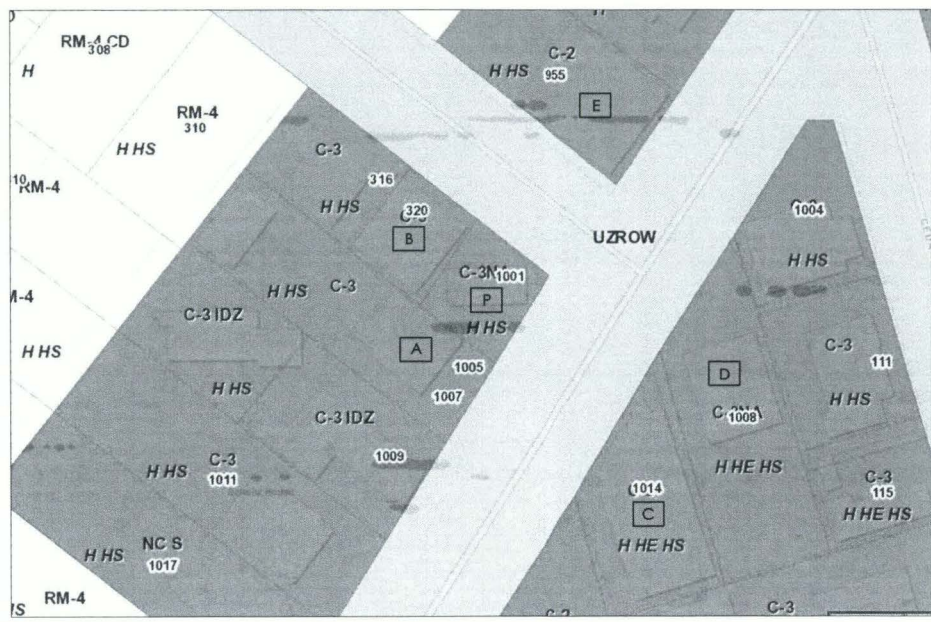
		<b>VOGEL'S DESIGN, LLC.</b> 1001 S ALAMO ST. SUITE 200 SAN ANTONIO, TEXAS 78205 TEL: 214.592.1234 WWW.VOGELSDSIGN.COM	
<b>PROJECT NAME:</b> LITTLE EM'S OYSTER BAR			
<b>PROJECT ADDRESS:</b> 1001 S ALAMO ST. SAN ANTONIO, TEXAS 78205 KING WILLIAM HISTORIC DISTRICT			
<b>DESIGNED BY:</b> VOGEL'S DESIGN, LLC <b>DATE:</b> 06/04/20 <b>SCALE:</b> 1/4" = 1'			
<b>PROJECT NO.:</b> 1001 S ALAMO ST.			
<b>DATE:</b> 06/04/20			
<b>SCALE:</b> 1/4" = 1'			
<b>NOTED:</b> NOTED			
<b>APPENDIX A</b>			
<b>FLOOR PLAN</b>			
<b>FURNITURE</b>			
<b>EXHIBIT "A"</b>			





1 SITE PLAN  
SCALE: 1/8" = 1'

1 SITE GROUND COMPARISON  
NOT TO SCALE



GROUND PLAN COMPARISON					
ADDRESS	SETBACK TO STRUCTURE	SETBACK TO PORCH (IF APPLICABLE)	SETBACK TO LEFT PROPERTY LINE	SETBACK TO RIGHT PROPERTY LINE	BUILDING HEIGHT
P. 1001 S. ALAMO	1'-6"	N/A	5'-0"	1'-6"	1 STORY
A. 1007 S. ALAMO	20'-0"	N/A	10'-0"	0'-0"	2 STORY
B. 320 BEAUREGARD	5'-0"	N/A	0'-0"	0'-0"	1 STORY
C. 1014 S. ALAMO	0'-0"	N/A	10'-0"	10'-0"	1 STORY
D. 1008 S. ALAMO	10'-0"	10'-0"	5'-0"	10'-0"	1 STORY
E. 955 S. ALAMO	5'-0"	N/A	0'-0"	0'-0"	1 STORY

NOTES: PROPERTIES AT 316 BEAUREGARD AND 320 BEAUREGARD SHARE A LOT. THERE IS NO PROPERTY LINE.  
NOTES: PROPERTIES AT 1005 S. ALAMO AND 1005 S. ALAMO SHARE A LOT. THERE IS NO PROPERTY LINE.



VOGES DESIGN, LLC.  
101 MALACAMBO LANE, SAN ANTONIO, TX 78205

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF VOGES DESIGN, LLC. ANY REUSE OR REPRODUCTION OF THE CONTENTS OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF VOGES DESIGN, LLC IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THE CONTENTS OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF VOGES DESIGN, LLC IS STRICTLY PROHIBITED. ANY REUSE OR REPRODUCTION OF THE CONTENTS OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF VOGES DESIGN, LLC IS STRICTLY PROHIBITED.

ARCHITECT OF RECORD

PROJECT NAME:  
LITTLE EM'S OYSTER BAR

PROJECT ADDRESS:  
1001 S. ALAMO ST.  
SAN ANTONIO, TEXAS 78205  
KING WILLIAM HISTORIC DISTRICT

PROJECT DETAILS  
CONCEPT: HIGH  
ISSUE DATE: N/A  
DESIGN MANAGER: BRIAN VOGES  
CHECKED BY: HANNAH PEREL, AIA

REVISION SCHEDULE			
REV.	DATE	BY	DESCRIPTION

PROJECT SHEET  
GROUND COMPARISON  
SITE PLAN

DRAWN BY: BLVVOGES  
DATE: 06/04/20  
SCALE: NOTED  
SHEET #  
S1.0