

ORDINANCE

2020-09-17-0676

**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 on 0.7101 acres out of NCB 3594, from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 RIO-1 UC-2 NCD-9 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District.

**SECTION 2.** City Council approves in accordance with Section 35-514 (c)(2)(D) of the Unified Development Code, a fence up to eight (8) feet in height.

**SECTION 3.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 5.** 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.

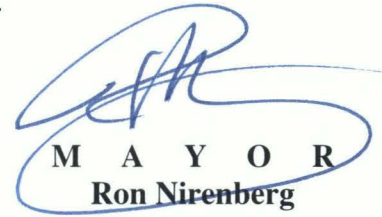
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
09/17/2020  
# Z-9

CASE NO. Z-2020-10700169

**SECTION 7.** This ordinance shall become effective September 27, 2020.


**PASSED AND APPROVED** this 17<sup>th</sup> day of September, 2020.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
\_\_\_\_\_  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
For Andrew Segovia, City Attorney

## CITY COUNCIL MEETING

VOTESLIP

Item Z-9 Consent Agenda

DATE: September 17, 2020

Enactment No:

2020-09-17-0676

NAME	MOTION	SECOND	Recuse	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1				X		
Jada Andrews-Sullivan DISTRICT 2				X		
Rebecca J. Viagran DISTRICT 3				X		
Dr. Adriana Rocha Garcia DISTRICT 4				X		
Shirley Gonzales DISTRICT 5				X		
Melissa Cabello Haverda DISTRICT 6				X		
Ana E. Sandoval DISTRICT 7				X		
Manny Peláez DISTRICT 8				X		
John Courage DISTRICT 9		X		X		
Clayton H. Perry DISTRICT 10	X			X		
Ron Nirenberg MAYOR				X		

COMMENTS: Motion Prevailed

Does not include the following items heard individually:

4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B, 8, 18, 25, Z-1, P-2 & Z-3, Z-9, P-4 & Z-10, Z-13, Z-15, and P-7 & Z-17

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Shirley Gonzales DISTRICT 5				X		
Melissa Cabello Havrda DISTRICT 6				X		
Ana E. Sandoval DISTRICT 7				X		
Manny Peláez DISTRICT 8				X		
John Courage DISTRICT 9		X		X		
Clayton H. Perry DISTRICT 10	X			X		
Ron Nirenberg MAYOR				X		

COMMENTS: Motion Prevailed

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SG  
09/17/2020  
Item No. Z-9

# Exhibit “A”



Z-2020-10700169

**DESCRIPTION FOR  
A 0.7101 ACRE TRACT**

A **0.7101 acre** tract of land out of the San Antonio Town Tract Survey, Abstract No. 20, Bexar County, Texas, said 0.7101 acre tract land being out of the Army Terrace Subdivision, containing Lots 1, 2, 3 and the west portion of a triangle tract, Block 2, New City Block 3594, in the city of San Antonio, Bexar County, Texas, recorded in Volume 105, Page 194, Deed and Plat Records of Bexar County, Texas (D.P.R.) conveyed to Summer Classics II, LLC, recorded in Volume 12589, Page 1769 Official Public Records of Bexar County, Texas (O.P.R.) (R1), said 0.7101 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a set PK-nail with a washer stamped "KFW SURVEYING", at a found "X" in concrete for the northwest corner of this tract, the southwest corner of a 10' street dedication, part of Lot 23, Block 2, N.C.B. 3594, The Courtyard at Brackenridge Park Subdivision, recorded in Volume 9564, Page 52, D.P.R., on the eastern right-of-way of Broadway Street (100' wide public right-of-way);

**THENCE, S81° 00' 07"E**, along a northern boundary of this tract, the southern boundary of said 10' street dedication and the southern boundary of said Lot 23, passing at a distance of 9.70 feet, a found PK-nail, for the southeast corner of said 10' street dedication, the southwest corner of said lot 23, and continuing for a total distance of **123.92 feet** (S79° 31' 56"E, 123.92 feet, R1) to a set PK-nail with a washer stamped "KFW SURVEYING", for the northeast corner of this tract, the northwest corner of a 0.352 acre tract of land conveyed to Dustin Titzman and Michele Leann Titzman, recorded in Document No. 20180150743 O.P.R.;

**THENCE, S00° 24' 15"E**, along the eastern boundary of this tract, the western boundary of said 0.352 acre tract, a distance of **186.74 feet** (S00° 01' 00"E, 186.74 feet, R1) to a set iron rod with a plastic cap stamped "KFW SURVEYING" (SET KFW), for southeast corner of this tract, the southwest corner of said 0.352 acre tract, on the northern right-of-way line of Post Avenue (50' wide public right-of-way);

**THENCE, S89° 36' 04"W**, along a southern boundary of this tract, the northern right-of-way of Post Avenue, a distance of **188.60 feet** (N89° 16' 20"W, 188.60 feet, R1) to a "SET KFW", for the southwest corner of this tract, at the intersection of the northern right-of-way of Post Avenue with the eastern right-of-way of Broadway Street;

Exhibit "A"

**THENCE, N17° 22' 10"E**, along the western boundary of this tract, the eastern right-of-way of said Broadway Street, a distance of **217.34 feet** (N17° 51' 47"E, 217.34 feet, R1) to the **POINT OF BEGINNING**.

**CONTAINING: 0.7101 acres**, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 20-014  
Prepared by: KFW Surveying  
Date: February 13, 2020  
File: S:\Draw 2020\20-014 2600 Broadway St\DOCS



*Douglas A. Kramer*  
2-14-2020

SG  
09/17/2020  
Item No. Z-9

# Exhibit ‘B’



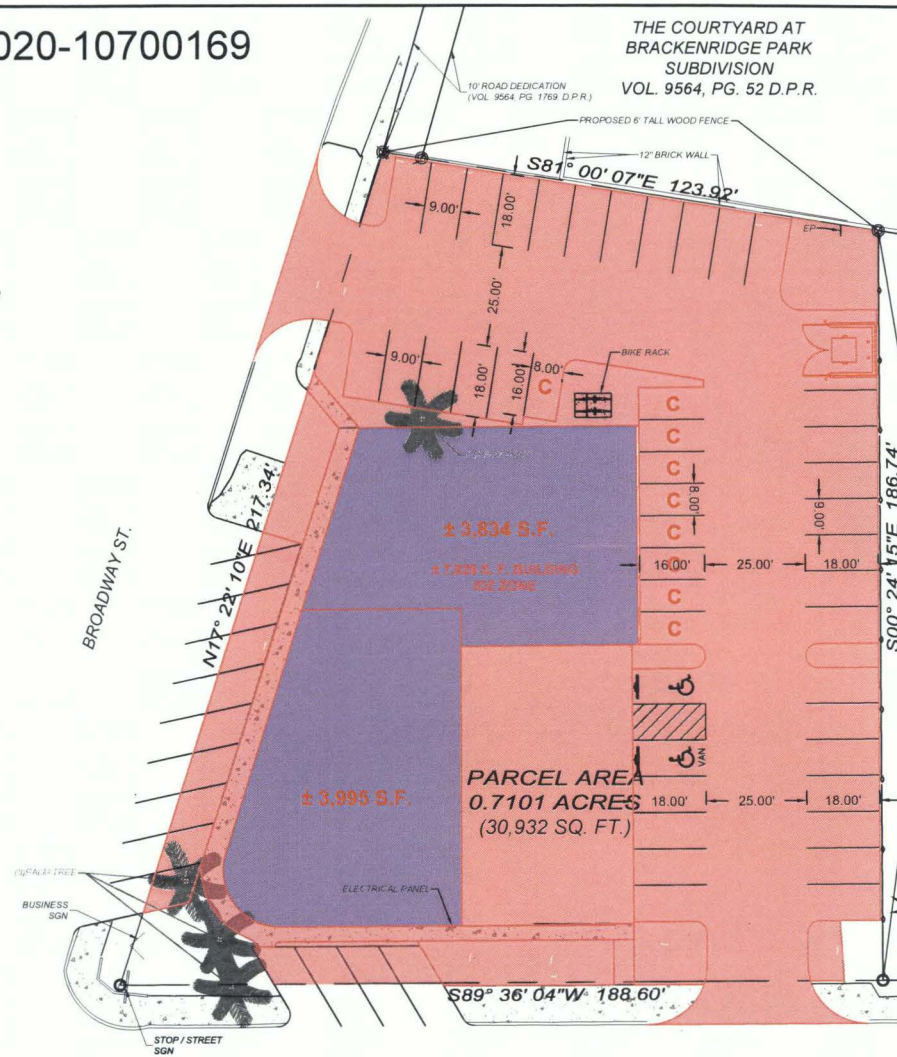
Z-2020-10700169



SCALE: 1"=30'  
0' 30' 60'

PROPOSED BUILDING  
AREA = ± 7,829 SQ. FT.  
PROPOSED IMPERVIOUS  
AREA = ± 23,030 SQ. FT.

PARKING STALLS = 34  
COMPACT PARKING STALLS = 9  
HANDICAP PARKING STALLS = 2  
TOTAL PARKING STALLS = 45



THE COURTYARD AT  
BRACKENRIDGE PARK  
SUBDIVISION  
VOL. 9564, PG. 52 D.P.R.

IDZ Site Plan for 2600 Broadway Redevelopment

Current Zoning: C-2 RIO-1 UC-2 NCD-9 AHOD

Proposed Zoning: IDZ-2 RIO-1 UC-2 NCD-9 AHOD with  
Uses Permitted in C-2

NOTE:

I, SUMMER CLASSICS II 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 TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Exhibit "B"

**KFW**  
ENGINEERS & SURVEYING  
10000 N. LOOP WEST, SUITE 1000  
HOUSTON, TEXAS 77037  
PH: 281.415.1100  
FAX: 281.415.1101  
WWW.KFWENGINEERS.COM

DATE: 08/11/2020  
BY: KFW

PROPOSED LANDSCAPE AREAS  
BROADWAY ST & POST AVE. SITE PLAN  
SAN ANTONIO, TEXAS

JOB NO. 2020-10700169  
DATE: 08/11/2020  
DRAWN: KFW  
CHECKED: KFW  
SHEET NUMBER: EX-1

ROOMFRANG BROADWAY I.L.C.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.