



City of San Antonio

Legislation Details

File #: 17-1028

Type: Zoning Case

In control: City Council A Session

On agenda: 1/19/2017

Title: ZONING CASE # Z2017017 (Council District 1 and 5): A request for a change in zoning to apply the River Improvement Overlay-7 (RIO-7) Districts RIO-7 A, RIO-7 B, RIO-7 C, RIO-7 D, RIO-7 E to existing "R-3 IDZ" Residential Single-Family Infill Development Overlay District; "R-4" Residential Single-Family District; "R-6" Residential Single-Family District; "R-6 CD" Residential Single-Family with a Conditional Use for a duplex; "R-6 CD" Residential Single-Family with a Conditional Use for a triplex; "R-6 CD" Residential Single-Family with a Conditional Use for a convent; "R-6 CD" Residential Single-Family with a Conditional Use for a catering shop; "RM-4" Residential Mixed District; "MF-18" Multi-Family District; "MF-25 IDZ" Multi-Family Infill Development Overlay District; "MF-33 IDZ" Multi-Family Infill Development Overlay District; "D" Downton District; "O-1.5" Mid-Rise Office District; "C-1" Light Commercial District; "C-1 IDZ" Light Commercial Infill Development Overlay District; "C-2" Commercial District; "C-2 IDZ" Commercial Infill Development Overlay District; "C-2 CD" Commercial District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted); "C-2 CD" Commercial District with a Conditional Use for a Nightclub; "C-3" General Commercial District; "C-3 NA" General Commercial Nonalcoholic Sales District; "IDZ" Infill Development Zone District with uses permitted in "C-2 NR" Commercial Noise Restricted District and a Bar with no outside sound amplification; "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-50" Multi-Family District and "C-3" General Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; "IDZ" Infill Development Zone District with uses permitted in "O-1" Office District, "C-2" Commercial District and "MF-33" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "MF-25" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-50 CD" Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre; "I-1" General Industrial District; "I-1 S" General Industrial District with a Specific Use Authorization for Candle Manufacturing; "I-2" Heavy Industrial District; and "I-2 IDZ" Heavy Industrial Infill Development Overlay District on 325 acres of land within close proximity to the San Pedro Creek generally bounded by Interstate Highway 35 to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Rail Road tracks to the south (located south of West Lachapelle Street), and properties generally following South Flores Street to the east. The existing "AHOD" Airport Hazard Overlay District, "H" Historic District, "HE" Historic Exceptional District, "HS" Historic Significance remain unchanged for all RIO-7 areas. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. RIO-7 Standards Ordinance, 3. Z2017017 Minutes

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Cont/Post	Pass