

ORDINANCE

2022-10-20-0812

**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 the south 35 feet of Lot 5, Lot 6, Block 15, NCB 3220, located at 4119 South Presa Street, from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with Uses Permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ-2 MC-2 AHOD" Medium Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with Uses Permitted in "C-2NA" Commercial Nonalcoholic Sales District and Auto & Light Truck Repair.


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 October 30, 2022.

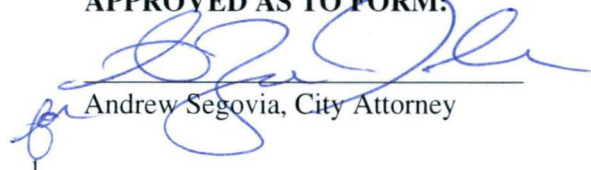
PASSED AND APPROVED this 20th day of October, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

12.

2022-10-20-0812

ZONING CASE Z-2022-10700204 (Council District 3): Ordinance amending the Zoning District Boundary from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with Uses Permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ-2 MC-2 AHOD" Medium Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with Uses Permitted in "C-2" Commercial District and Auto & Light Truck Repair on the south 35 feet of Lot 5, Lot 6, Block 15, NCB 3220, located at 4119 South Presa Street. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Viagran moved to approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
Absent:	McKee-Rodriguez, Rocha Garcia, Perry

Alley

86.5'

Address:
4119 South
Presa

Legal:
the south 35
feet of Lot 5,
Lot 6, Block
15, NCB 3220

Dimmit St

OPEN;
INGRESS/EGRESS

Parking

58'

required 5 ft
setback

existing fence

Shop
58' x 130'

required 5 ft setback

140'

carport
32' x 56'

From: "IDZ MC-2
AHOD" Infill
Development Zone
South Presa
Metropolitan Corridor
Airport Hazard
Overlay District with
Uses Permitted in
"C-2" Commercial
District and "RM-4"
Residential Mixed
District

To: "IDZ-2 MC-2
AHOD" Medium
Intensity Infill
Development Zone
South Presa
Metropolitan Corridor
Airport Hazard
Overlay District with
Uses Permitted in
"C-2" Commercial
District and Auto &
Light Truck Repair

South Presa St

I, Everardo Cararez,
applicant, 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 building permits.