

ORDINANCE 2022-12-15-1001

**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 Lots 23 and 24, and the east 260.98 feet of Lot 25, Block 16, NCB 973, located at 102 East Josephine Street, from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District, Bar/Tavern with Cover Charge three (3) or more days per week, and Multi-Family at a Maximum Density of 140 dwelling units per acre.

**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 December 25, 2022.


**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2022.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting December 15, 2022

5.

**2022-12-15-1001**

ZONING CASE Z-2022-10700300 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District, Bar/Tavern with Cover Charge three (3) or more days per week, and Multi-Family at a Maximum Density of 140 dwelling units per acre on Lots 23 and 24, and the east 260.98 feet of Lot 25, Block 16, NCB 973, located at 102 East Josephine Street. Staff and Zoning Commission recommend Approval.

Councilmember Bravo moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Gallagher
<b>Absent:</b>	McKee-Rodriguez, Sandoval

# Exhibit “A”

102 E. Josephine Street  
IDZ-3 Site Plan

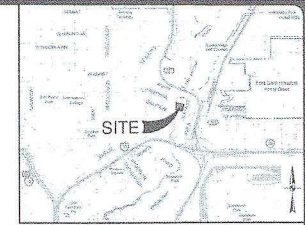
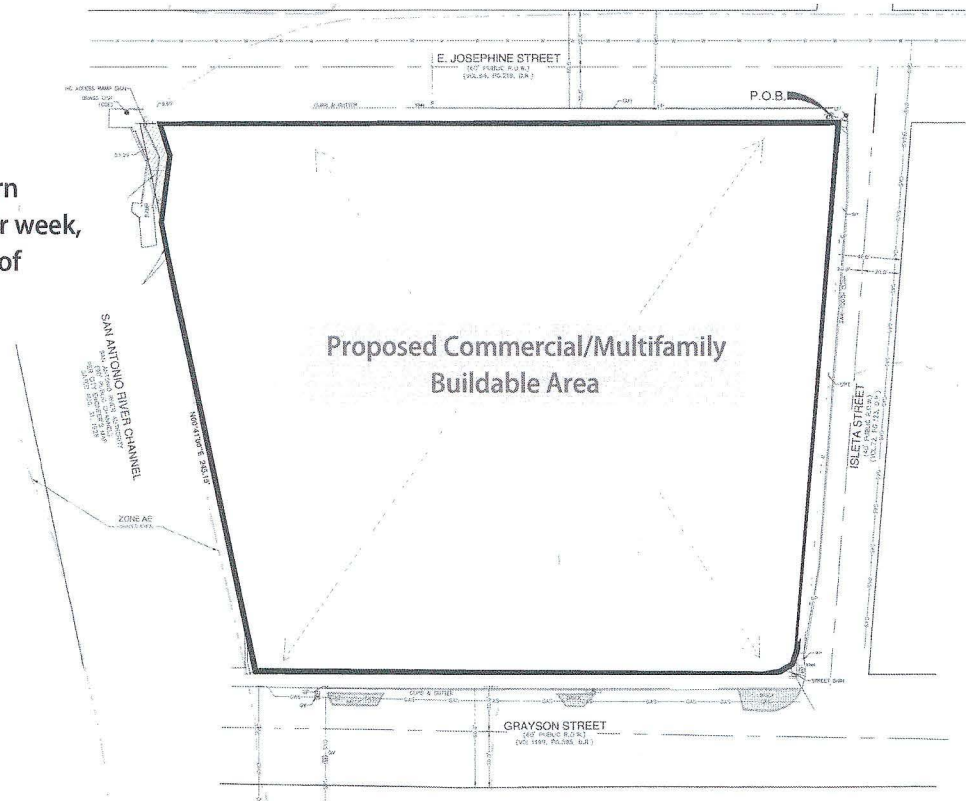
Legal Description: Lots 23, 24, and 260.98 eastern feet of Lot 25, Block 16, New City Block 973 (Foremost Subdivision)  
Lot Size: 2.198

Current Zoning: I-1 RIO-2 AHOD

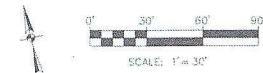
Proposed Zoning: IDZ-3 RIO-2 AHOD  
with Uses Permitted in C-3, Bar/Tavern  
with Cover Charge 3 or more days per week,  
and Multifamily with a gross density of  
140 units per acre.

Ingress/Egress Facilities:  
May be located where and if  
permissible on E. Josephine Street,  
Grayson Street, and Isleta Street

Setbacks:  
Minimum 5' side setback  
Minimum 5' rear setback



LOCATION MAP  
NOT TO SCALE



Property Boundary

I, Oxbow Real Estate, 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 the time of plan submittal for building permits.