

ORDINANCE

2022-01-27-0055

**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 Lot 8, Lot 17, Block 3, NCB 3081 from "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family 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 February 6, 2022.


PASSED AND APPROVED this 27th day of January, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 27, 2022

43.

2022-01-27-0055

ZONING CASE Z-2021-10700298 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family District on Lot 8, Lot 17, Block 3, NCB 3081, located at 3814 Broadway Street and 115 Pershing Avenue. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

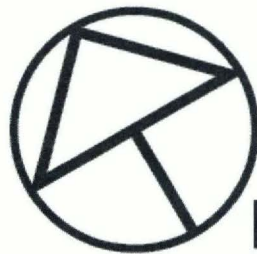
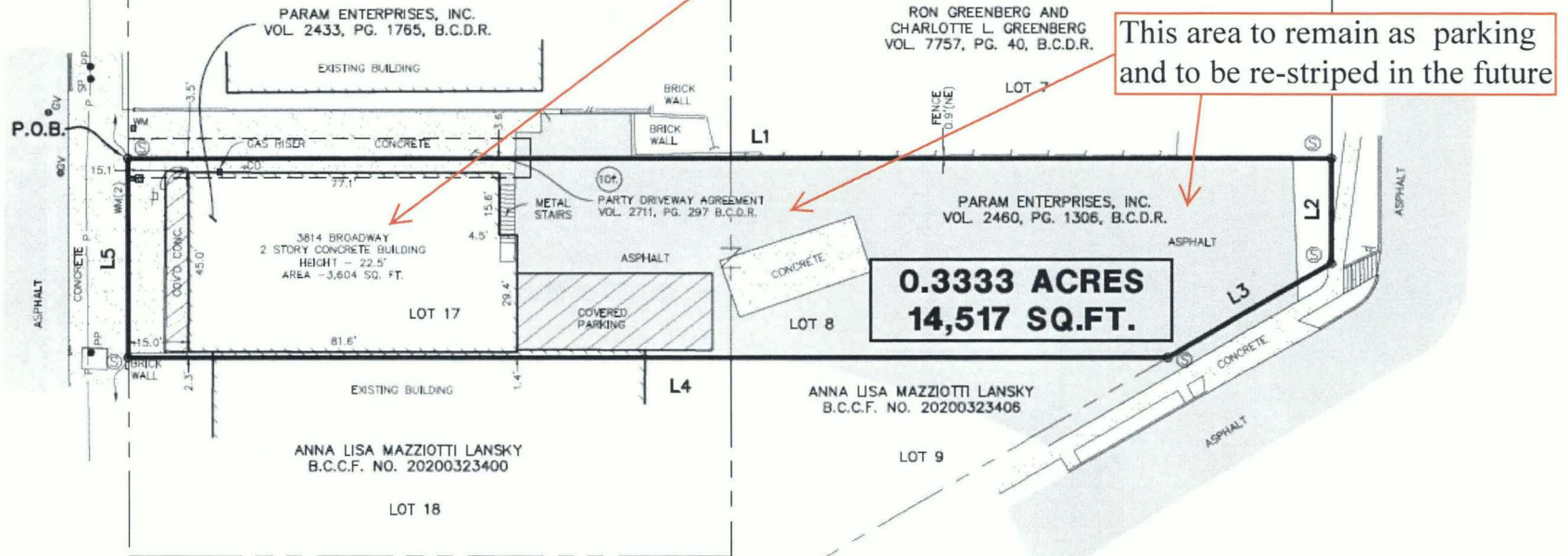
Exhibit “A”

BROADWAY STREET
100' R.O.W.
VOL. 105 PG. 102 B.C.D.R.

LOT 21, BLOCK 3,
NEW CITY BLOCK 3081,
PARK GROVE ADDITION
VOL. 7200, PG. 225, B.C.D.R.

**Proposed MF-40
and C-2 uses to
be located within
existing structure**

CATALPA AVE
50' R.O.W.
B.C.C.F. No. 20150033



NORTH

GRAPHIC SCALE: 1" = 40'

40 0 40 80 120 Feet

Exhibit "A"

A Request for a change in zoning from R-4 and C-2 to IDZ-2 with uses allowed in C-2 and MF-40

I, Wilson Parish, 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 the 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.