

ORDINANCE

2022-08-04-0558

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 Lot 35, Block 1, NCB 679, located at 119 Heiman, from "D H HE AHOD" Downtown Historic St. Paul Square Historic Exceptional Airport Hazard Overlay District to "IDZ-3 H HE AHOD" High Intensity Infill Development Zone Historic St. Paul Square Historic Exceptional Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "D" Downtown District.

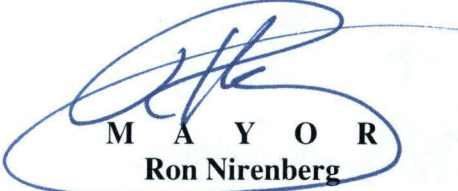
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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 August 14, 2022.

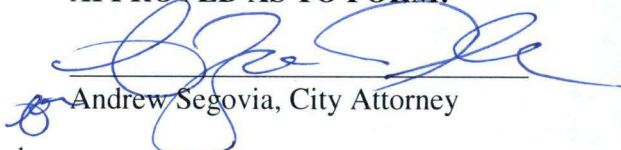
PASSED AND APPROVED this 4th day of August, 2022.


MAYOR
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 4, 2022

10.

2022-08-04-0558

ZONING CASE Z-2022-10700118 (Council District 2): Ordinance amending the Zoning District Boundary from "D H HE AHOD" Downtown Historic St Paul Square Historic Exceptional Airport Hazard Overlay District to "IDZ-3 H HE AHOD" High Intensity Infill Development Zone Historic St. Paul Square Historic Exceptional Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "D" Downtown District on Lot 35, Block 1, NCB 679, located at 119 Heiman. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

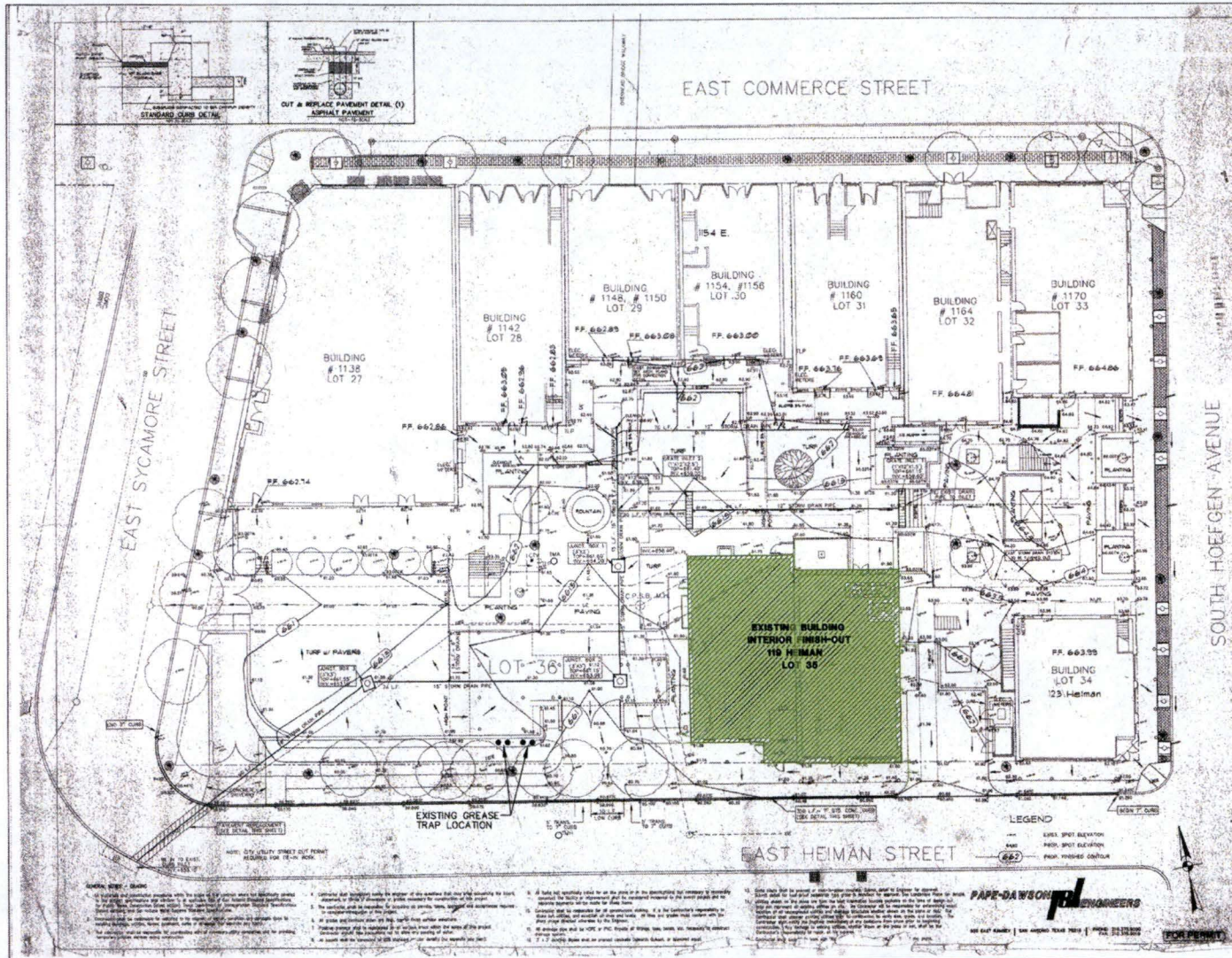
Absent: Castillo

Exhibit “A”

Z-2022-10700118

Current Zoning: "D
H HE AHOD"
Downtown Historic
St Paul Square
Historic
Exceptional Airport
Hazard Overlay
District

Requested
Zoning: "IDZ-3 H
HE AHOD" High
Intensity Infill
Development Zone
Historic St Paul
Square Historic
Exceptional Airport
Hazard Overlay
District with uses
permitted in "C-3"
General
Commercial
District and "D"
Downtown District



1 SITE PLAN
SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION:
LOT 35, BLOCK 1, N286 675

PARCEL ADDRESS:
123 HEIMAN ST.

Exhibit "A"

I, East Commerce Realty, 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.

REVISIONS	REV.	DATE

SUNSET STATION KITCHEN REMODELING
ST. PAUL SQUARE
115 HEIMAN ST.
SAN ANTONIO, TEXAS 78205



NEVER A PREPARED ONLY
NOT FOR CONSTRUCTION
DRAWINGS ARE IN PROGRESS
CONSTRUCTION BUREAU

SHEET TITLE:
SITE PLAN

DATE:
09-26-2022
BY:
J.A.B. SHAW
JOB NUMBER:
2022
SHEET NUMBER:
A-2.0
OF 07

