

ORDINANCE

2021-12-02-0944

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 east 276.17 feet of Lot 6, NCB 8699 from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

SECTION 2. 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 3. 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 4. This ordinance shall become effective December 12, 2021.


PASSED AND APPROVED this 2nd day of December, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Acting City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 2, 2021

66.

2021-12-02-0944

ZONING CASE Z-2021-10700251 (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600086).

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

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

Absent: Sandoval

#65

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#66 **PLAN AMENDMENT CASE PA-2021-086 & ZONING CASE Z-2021-251 (Council District 10):**

- amending the Northeast Inner Loop Neighborhood Plan
- from "Public Institutional"
- to "Neighborhood Commercial"
- from "O-2"
- to "C-1"
- located at 291 Emporia Boulevard.
- **Staff, Planning and Zoning Commission recommend Approval.**
- **18 Notices; 1 Favor; 1 Opposed**
- Property Owner: Sunset Ridge Church of Christ
- Applicant: Sunset Ridge Church of Christ

-Keep on Consent

****During consent agenda discussion you're going to say "I am submitting this letter as part of the record for item #65 & #66 that states there will be no permanent parking of food trucks on property."**

-This is for the church parking lot that will be turned into an outdoor gathering space for the neighborhood

-They will be ripping out concrete and adding green space, garden beds, a pavilion, and have food trucks on the weekends

-11 support letters from neighbors

-Going from O-2 to C-1

- Sunset Ridge Church of Christ

From: Emilie Weissler <Emilie@KGFTX.com>
Sent: Wednesday, December 1, 2021 12:05 AM
To: Samantha Wickwire (City Council) <Samantha.Wickwire@sanantonio.gov>
Subject: [EXTERNAL] Z-2021-10700251/PA-2021-11600086 (Emporia)

Hi Samantha,

Thanks so much for your time earlier today and efforts thus far. Please see below for Councilman Perry to enter into the record on Thursday:

On behalf of the Property Owner, Sunset Ridge Church of Christ, we confirm that the proposed community gathering space at 291 Emporia Boulevard will be limited to no more than two (2) food trucks on the property in accordance with the Unified Development Code and the food trucks will remain moveable/not permanent.

Do not hesitate to call with any questions or additional information needed. Thank you again!

Emilie Christian Weissler
Director of Land Use and Development
10101 Reunion Place, Suite 250
San Antonio, Texas 78216
Main: 210.960.2750 | Direct: 726.777.4168
Mobile: 210.845.7289
emilie@kgftx.com
www.kgftx.com



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