

AN ORDINANCE 2010-12-16-1115

**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 1 through 8; Lots 23 and 24; the east 36.05 feet of Lot 9 and the east 36.05 feet of Lot 22, Block 19, NCB 976 from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-50" Multi-Family District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Multi-Family 70 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 **Attachment "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.

SG/cla  
12/16/2010  
# Z-6

CASE NO. Z2010159

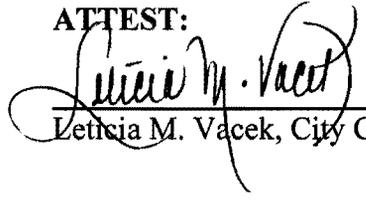
**SECTION 5.** This ordinance shall become effective December 26, 2010.

**PASSED AND APPROVED** this 16<sup>th</sup> day of December 2010.



**M A Y O R**  
**Julián Castro**

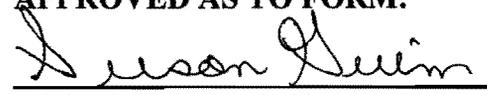
**ATTEST:**



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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



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FOR Michael D. Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**

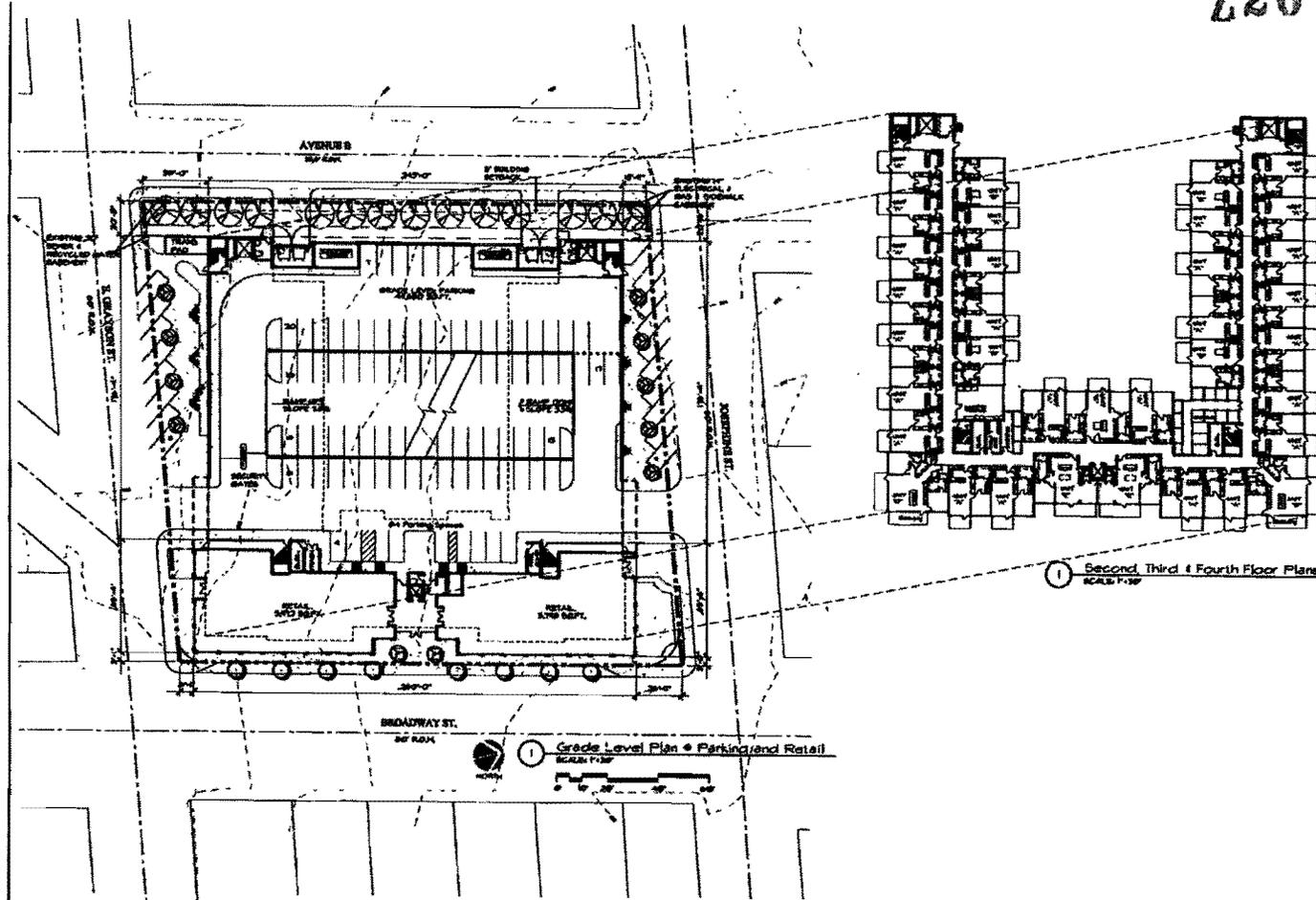
City of San Antonio



## Agenda Voting Results - Z-6

<b>Name:</b>	Z-4, P-1, Z-5, Z-6, Z-7, Z-8, P-3, Z-12						
<b>Date:</b>	12/16/2010						
<b>Time:</b>	02:22:13 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2010159 (District 2): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-50" Multi-Family District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Multi-Family units not to exceed 70 per acre on Lots 1 through 8; Lots 23 and 24; the east 36.05 feet of Lot 9 and the east 36.05 feet of Lot 22, Block 19, NCB 976 located at 1915 and 1921 Broadway. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7	x					
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				x

22010159



**Tabulations**

**Legal**

Lot: 25  
Block: 19  
N.C.B. 976

**Building Matrix**

Retail	11,770 s.f.
Grade Level Parking	44,660 s.f.
Mesanine Level Parking	45,379 s.f.
Level 1 Apartments - 34 Units	37,203 s.f.
Deck Level Spa	2,000 s.f.
Level 2 Apartments - 35 Units	37,361 s.f.
Level 3 Apartments - 35 Units	37,361 s.f.

Land Area 1.61 Acres	78,843 s.f.
Permeable Surface	7,356 s.f.
1,175 Linear Feet of New Curbing	
6,000 s.f. of New Sidewalks	
Impervious Cover	71,485 s.f.

**Parking**

Head in Street	17
Sub Level	27
Grade Level	57
Ramp & Mesanine	93
<b>Total</b>	<b>194</b>

1 Second, Third & Fourth Floor Plans  
SCALE: 1/8"

1 Grade Level Plan @ Parking and Retail  
SCALE: 1/8"

I, George W. Mauzé, II, the property owner, acknowledge that the documents 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.



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NCARB CERTIFIED



**The Mosaic**  
A Project By  
**Broadway Developments**  
1915 Broadway San Antonio, Texas 78215

Grade Level Plan @ Parking and Retail

DATE	10-11-19
BY	...
CHECKED BY	...
APPROVED BY	...
SCALE	AS SHOWN
<b>A1.0</b>	