

AN ORDINANCE 2018-02-15-0149

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 Lots 45 through 50, Block 1, NCB 14149 from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 14 feet.


SECTION 2. The City council approves this Planned Unit Development so long as the attached PUD site plan is adhered to. A PUD 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 25, 2018.

PASSED AND APPROVED this 15th day of February 2018.



for **M A Y O R**
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for _____
Andrew Segovia, City Attorney

Agenda Item:	Z-31 (in consent vote: 25, 26, P-1, Z-1, Z-2, Z-3, Z-5, P-2, Z-6, Z-7, Z-8, P-3, Z-9, Z-10, P-4, Z-11, Z-16, Z-18, P-7, Z-20, Z-21, Z-22, Z-23, Z-24, Z-26, Z-28, P-9, Z-31, Z-32)						
Date:	02/15/2018						
Time:	02:22:10 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017144 (Council District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 14 feet on Lots 45 through 50, Block 1, NCB 14149, located at 4130 through 4150 Swans Landing. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17047) (Continued from January 18, 2018)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj
02/15/2018
Item No. Z-31

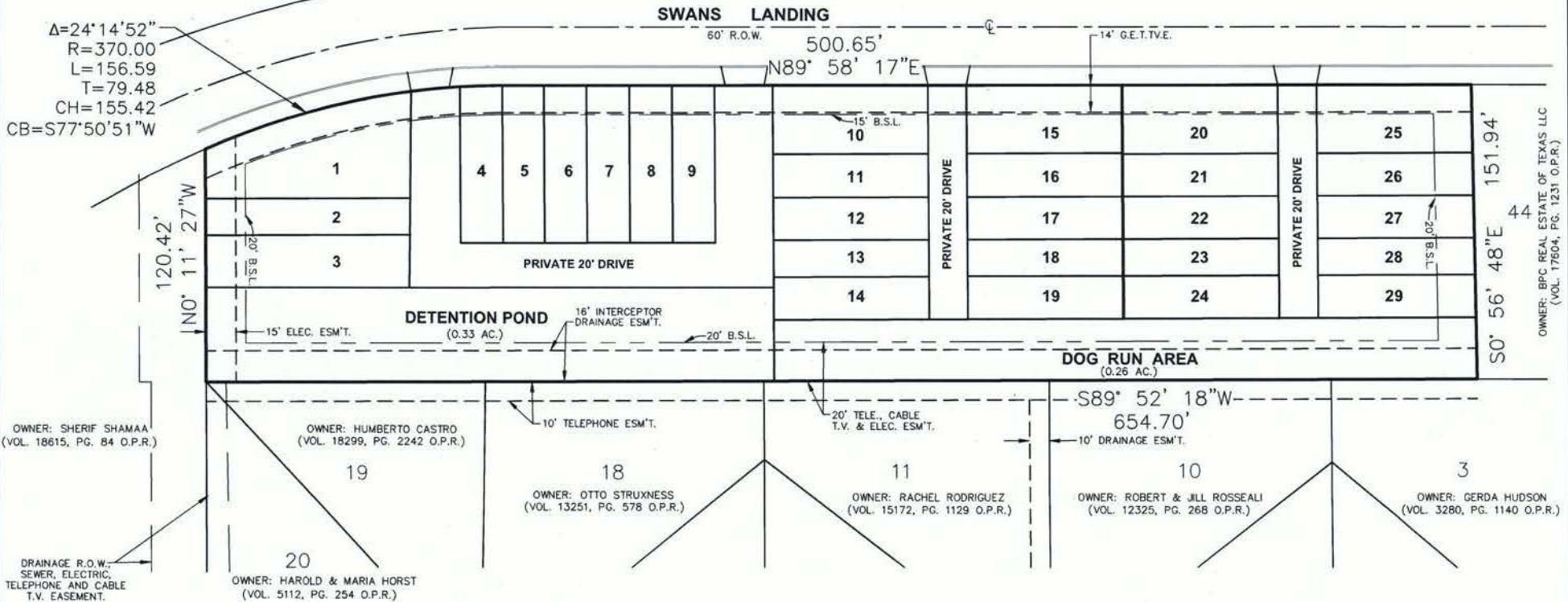
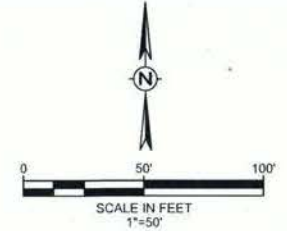
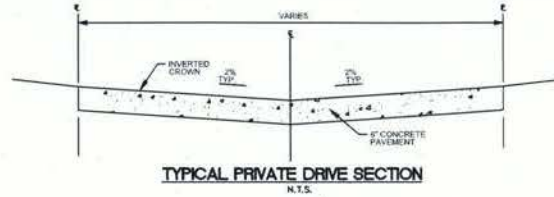
Exhibit "A"



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION
A 2.25 ACRE TRACT OF LAND CONSISTING OF LOTS 45 THROUGH 50, BLOCK 1, N.C.B. 14149, SAN ANTONIO, RECORDED IN A SUBDIVISION PLAT KNOWN AS "SWANS LANDING", VOLUME 9501, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LAND USE TABLE					
TOTAL ACREAGE	OPEN SPACE	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA	FLOOR AREA RATIO
2.25 ACRES	0.26 ACRE	29 UNITS	12.9 U/AC	25,462 S.F.	43%



Z2017144

Exhibit "A"

I, RAMIRO VALADEZ III, 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 SUBDIVISION PLATTING OR BUILDING PERMITS.



SWANS LANDING
Planned Unit Development

SCALE: 1" = 50'	DATE: 06.14.2017
DRAWN BY: AR	REV.

SHEET
1 OF 1

OWNER: BPC REAL ESTATE OF TEXAS LLC
(VOL. 17604, PG. 1231 O.P.R.)