

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

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 2, Block 2, NCB 18038 from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "PUD MF-18 MLOD-2 MLR-2 AHOD" Planned Unit Development Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 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 [month day, year].

PASSED AND APPROVED this [date] day of [month year].

M A Y O R
Ron Nirenberg

SG/lj
mm/dd/yyyy
Z-

CASE NO. Z-2019-10700093

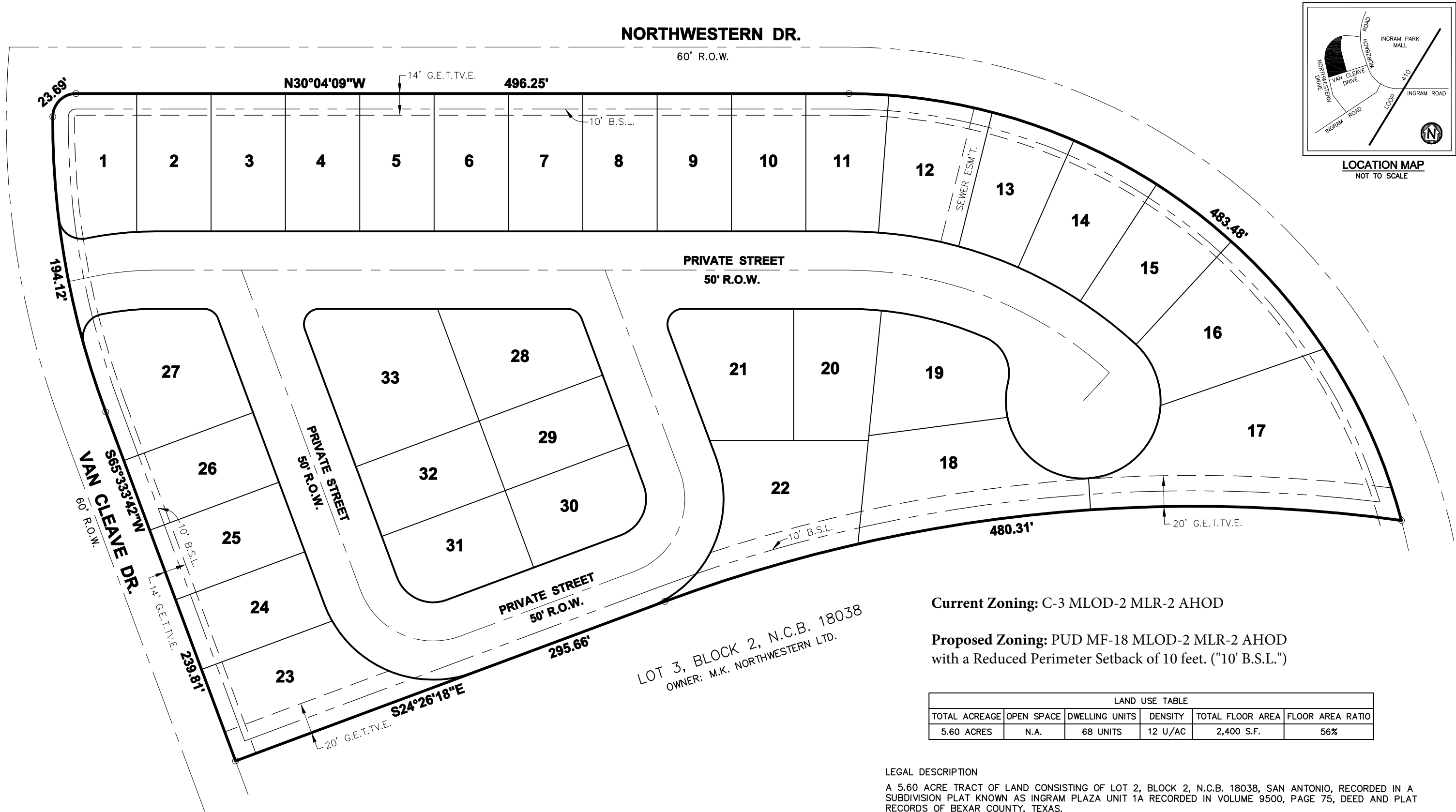
ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT



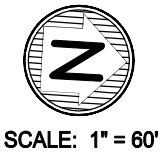
Current Zoning: C-3 MLOD-2 MLR-2 AHOD

Proposed Zoning: PUD MF-18 MLOD-2 MLR-2 AHOD
with a Reduced Perimeter Setback of 10 feet. ("10' B.S.L.")

LAND USE TABLE					
TOTAL ACREAGE	OPEN SPACE	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA	FLOOR AREA RATIO
5.60 ACRES	N.A.	68 UNITS	12 U/AC	2,400 S.F.	56%

LEGAL DESCRIPTION
A 5.60 ACRE TRACT OF LAND CONSISTING OF LOT 2, BLOCK 2, N.C.B. 18038, SAN ANTONIO, RECORDED IN A SUBDIVISION PLAT KNOWN AS INGRAM PLAZA UNIT 1A RECORDED IN VOLUME 9500, PAGE 75, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.



Prepared by:
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VAN CLEAVE P.U.D.
CONCEPTUAL SITE PLAN

SCALE: 1"= 60'	DATE: 4-14-19
DRAWN BY: AR	REV.
SHEET 1 OF 1	