

ORDINANCE 2019-06-20-0579

**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 with a reduced perimeter setback of 10 feet.

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

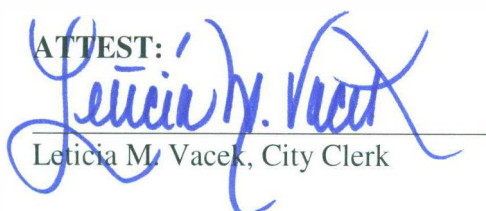
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 June 30, 2019

PASSED AND APPROVED this 20th day of June, 2019.


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-11 (in consent vote: 46, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-13, P-1, Z-14, Z-15)
Date:	06/20/2019
Time:	02:45:08 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700093 (Council District 6): Ordinance amending the Zoning District Boundary 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 with a reduced perimeter setback of 10 feet on Lot 2, Block 2, NCB 18038, located in the 3300 block of Northwestern and Van Cleave Drive. Staff and Zoning Commission recommend Approval.
Result:	Passed

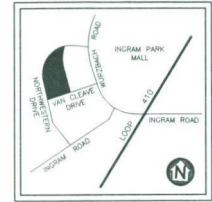
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
Jada Andrews-Sullivan	District 2		x				
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 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				

Exhibit “A”

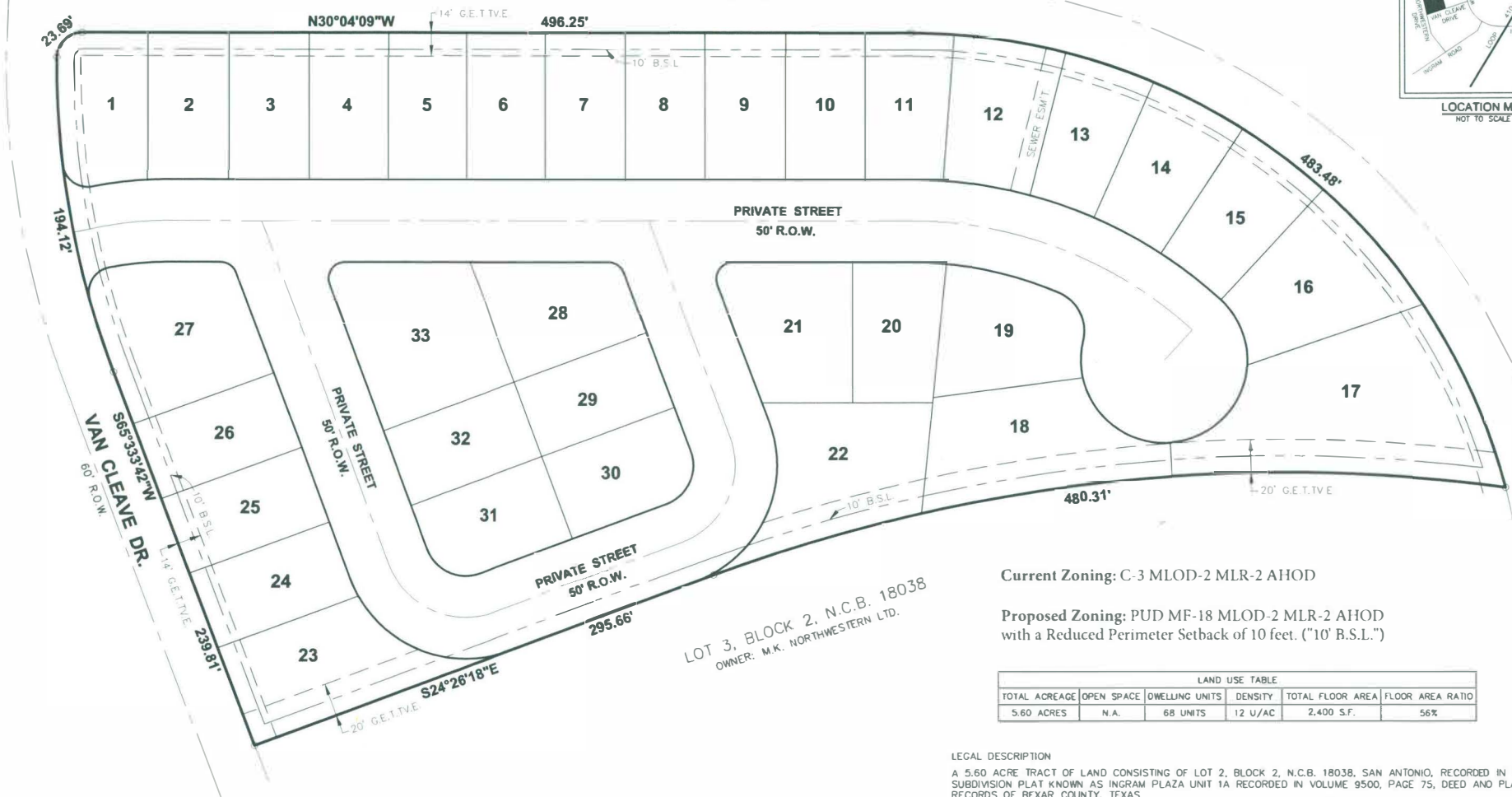
Z-2019-10700093

NORTHWESTERN DR.

60' R.O.W.



LOCATION MAP
NOT TO SCALE



LOT 3, BLOCK 2, N.C.B. 18038
OWNER: M.K. NORTHWESTERN LTD.

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.

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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS.



SCALE: 1" = 60'

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