

ORDINANCE 2019-09-19-0786

**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 30, 31, 32, 33 and 34, NCB 35733 from "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District to "PUD MF-18 MLOD-1 MLR-1 MSAO-1" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District with a reduced perimeter setback of 10-feet.

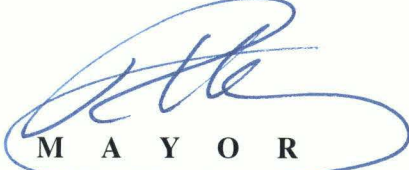
SECTION 2. The City council approves this Planned Unit Development "PUD" Infill Development Zone so long as the attached site plan is adhered to. A "PUD" site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

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.

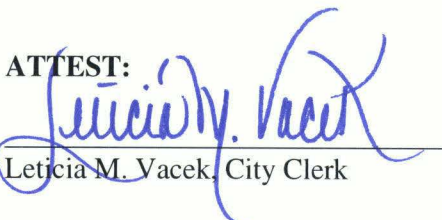
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective September 29, 2019.

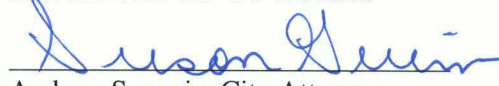
PASSED AND APPROVED this 19th day of September, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

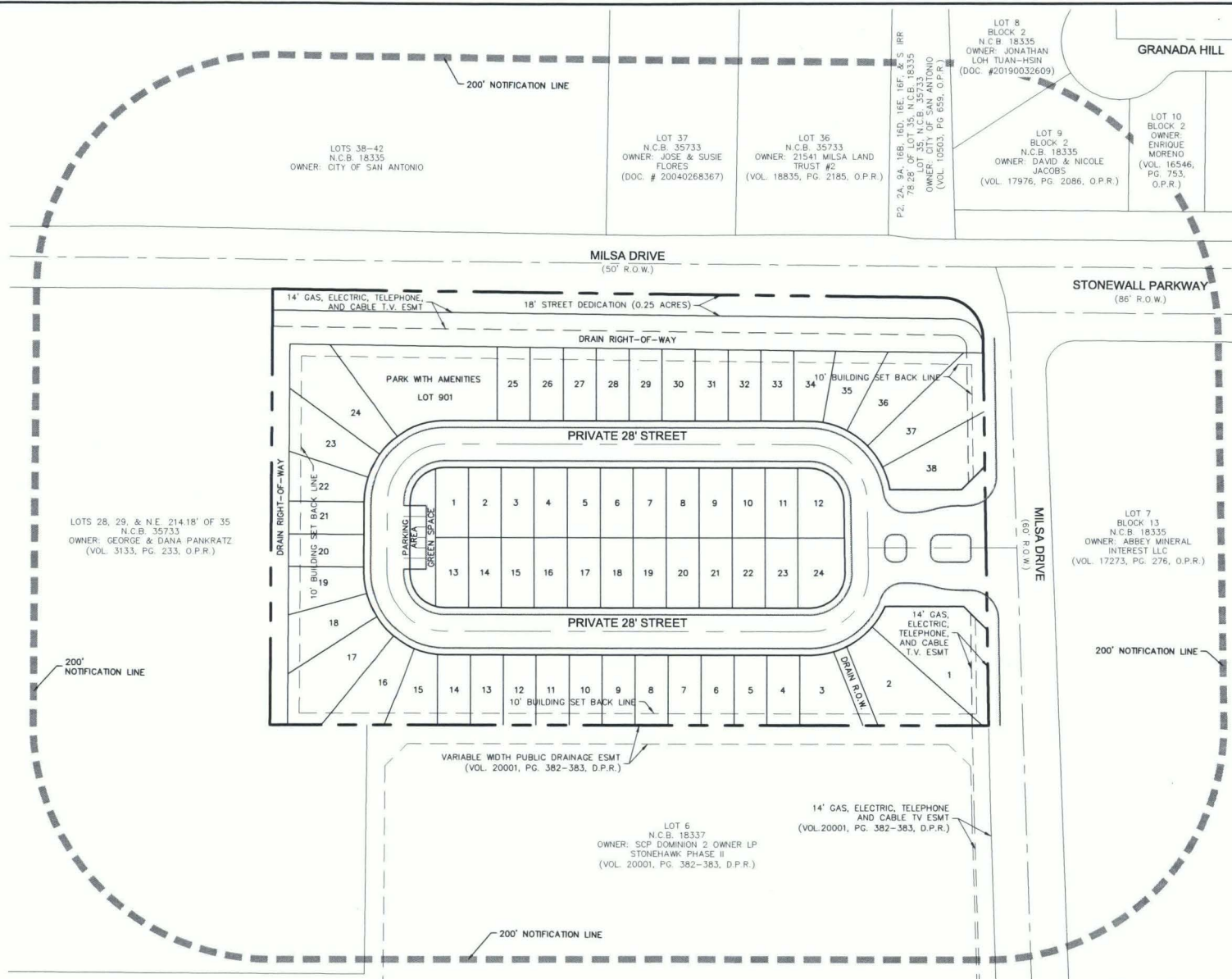
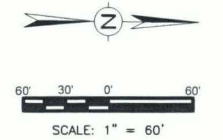
APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

Agenda Item:	Z-24 (in consent vote: 37B, Z-2, Z-3, Z-4, Z-5, P-2, Z-6, Z-8, Z-10, Z-11, Z-12, Z-13, Z-14, Z-16, Z-17, Z-18, Z-19, Z-20, Z-21, Z-24, P-3, Z-25, Z-26, P-4, Z-27, P-5, Z-28, Z-29)						
Date:	09/19/2019						
Time:	04:20:25 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700139 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District to "PUD MF-18 MLOD-1 MLR-1 MSAO-1" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District with a reduced perimeter setback of 10 feet on Lots 30, 31, 32, 33 and 34, NCB 35733, located at 21394 Milsa Drive and 21622 Milsa Drive. Staff and Zoning Commission recommended Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1	x					
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
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				
Clayton H. Perry	District 10		x				

SG/lj
09/19/2019
Z-24

EXHIBIT “A”



**Current Zoning: R-6
MLOD-1 MLR-1 MSAO-1**

**Proposed Zoning: PUD
MF-18 MLOD-1 MLR-1
MSAO-1 with a Reduced
Perimeter Setback of 10
FEET**

Exhibit "A"

LAND USE					
TOTAL ACRES	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA	FLOOR AREA RATIO	TOTAL PASSIVE AREA
5.15 ACRES	62 UNITS	12.04 UNITS/AC	102,400 S.F.	-	0.53 ACRES
					TOTAL RECREATIONAL AREA
					0.18 ACRES
					TOTAL PARKING
					6 SPACES

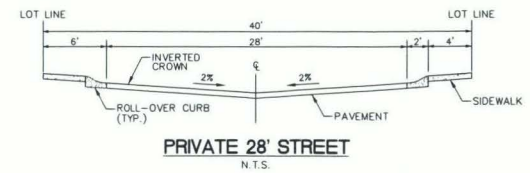
CDS muery
ENGINEERS • SURVEYORS
3411 FRANK DR. SAN ANTONIO, TEXAS 78209-1111
TEL: 210-713-1131 FAX: 210-713-1111

**THE PRESERVE @
THE DOMINION PUD
CONCEPTUAL SITE PLAN**

SCALE: 1" = 60' DATE: JUNE 2019
DRAWN BY: REA REV.
**SHEET
1 OF 1**

I, WALTER ST. JAMES RESIDUARY TRUST, 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.

LEGAL DESCRIPTION:
A 5.1 ACRE TRACT OF LAND CONSISTING OF LOTS 30-34, BLOCK 1, COUNTY BLOCK 5733, NEW CITY BLOCK 35733, OF THE TRAYLOR RESUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN VOLUME 980, PAGES 238-239 AND VOLUME 980, PAGES 252-253 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



Date: Jul 17, 2019, 3:47pm User: ID: marcosgarza File: \\CDS\FLEET\Jobs\2019\19153 The Preserve @ The Dominion PUD\Civil 3D\Draw Engineer\W-20190717-bac - PUD.dwg