

ORDINANCE

2022-10-20-0811

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 2.034 acres of NCB 6230, located at 202-206 Pleasanton Road and 4023 South Flores Street, from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for "MF-18" Limited Density Multi-Family District.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.


SECTION 3. The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective October 30, 2022.

PASSED AND APPROVED this 20th day of October, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


for Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting October 20, 2022

11.

2022-10-20-0811

ZONING CASE Z-2022-10700173 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for "MF-18" Limited Density Multi-Family District on 2.034 acres of NCB 6230, located at 202-206 Pleasanton Road and 4023 South Flores Street. Staff and Zoning Commission recommend Approval. (Continued from September 20, 2022)

Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage
Absent:	McKee-Rodriguez, Rocha Garcia, Perry

EXHIBIT “A”



**FIELD NOTES
FOR
A 2.034 ACRE TRACT
(TRACT B)**

A **2.034 acre** tract of land, situated in the City of San Antonio, Texas and being a portion of Lots 2 and 8, and all of Lots 3-7, 10-12 and 14, Block 1, N.C.B. 6230 of the H.A. Neal Property Subdivision Plat of record in Volume 638 Page 133 of the Deed and Plat Records of Bexar County, Texas and also being all of a called 0.20 acre tract of land as conveyed to the Estate of Genoveva V. Garza of record in Volume 16630 Page 2195 of the Official Public Records of Bexar County, Texas, all of a called 0.198 acre tract of land (No. 11), all of a called 0.179 acre tract of land (No. 10), all of a called 0.235 acre tract of land (No. 9) and a portion of a called 1.228 acre tract of land (No. 7), all as conveyed to Salvador and Genoveva Garza of record in Volume 3901 Page 1408 of the Official Public Records of Bexar County, Texas. Said **2.034 acre** tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a set pk nail with a washer stamped "KFW SURVEYING" in the west right-of-way line of South Flores Street, for the northeast corner of Lot 13, Block 1, N.C.B. 6230 of the H.A. Neal Property Subdivision Plat, for the southeast corner of Lot 12, a southeast corner of the 1.228 acre tract and the tract described herein, from which a found ½" iron rod in the west right-of-way line of South Flores Street, for the southeast corner of Lot 13, Block 1, N.C.B. 6230 of the H.A. Neal Property Subdivision Plat and the northeast corner of Lot A-31, Block 1, N.C.B. 3267 as described in Volume 3947 Page 800 of the Official Public Records of Bexar County, Texas bears, S 19° 45' 43" E, a distance of 47.85 feet;

THENCE: Departing the west right-of-way line of South Flores Street and along and with the common lines between the 1.228 acre tract and Lot 13, the following two (2) courses:

1. N 88° 25' 11" W, a distance of **128.33 feet** to a set pk nail with a washer stamped "KFW SURVEYING" for the common corner of Lots 12-14, an interior corner of the 1.228 acre tract and the tract described herein, and
2. S 03° 54' 13" W, a distance of **46.42 feet** to a found ½" iron rod for the northwest corner of Lot A-31, the northeast corner of a called 0.478 acre tract of land as conveyed to Steve Magallanez of record in Volume 17947 Page 1671 of the Official Public Records of Bexar County, Texas, the southeast corner of Lot 14, the southwest corner of Lot 13, a southeast exterior corner of the 1.228 acre tract and the tract described herein;

THENCE: S 87° 04' 33" W, along and with the south line of Lot 14, the north line of the 0.478 acre tract and a south line of the 1.228 acre tract, a distance of **75.00 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of Lot 14 and the 1.228 acre tract, the northwest corner of the 0.478 acre tract, the southeast corner of Lot 7 and the 0.235 acre tract, and an exterior corner of the tract described herein;

THENCE: N 88° 01' 16" W, along and with the south line of Lot 7 and the 0.235 acre tract, a distance of **225.80 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the east right-of-way line of Pleasanton Road, for the southwest corner of Lot 7, the 0.235 acre tract and the tract described herein;

THENCE: N 24° 20' 15" E, along and with the east right-of-way line of Pleasanton Road, the west lines of Lots 7-2, the 0.235 acre tract, the 0.179 acre tract and the 0.198 acre tract, at a distance of 180.43 feet passing a found ½" iron rod with a plastic cap stamped "Brown" for the northwest corner of the 0.198 acre tract and the southwest corner of the 0.20 acre tract, and continuing along and with the east right-of-way line of Pleasanton Road and the west line of the 0.20 acre tract, a total distance of **316.53 feet** to a set pk nail with a washer stamped "KFW SURVEYING" in the south right-of-way line of Toudouze Street, for the northwest corner of the 0.20 acre tract and the tract described herein;

Exhibit "A"

Page 1 of 2

THENCE: S 85° 21' 50" E, along and with the south line of Toudouze Street, the north line of the 0.20 acre tract and the 1.228 acre tract, a distance of **166.54 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the west corner of a called 0.0037 acre tract of land as conveyed to the City of San Antonio of record in Volume 8825 Page 955 of the Official Public Records of Bexar County, Texas and for a northeast exterior corner of the tract described herein;

THENCE: Along and with the south lines of the 0.0037 acre tract, the following three (3) courses:

1. S 73° 26' 54" E, a distance of **15.78 feet** to a set pk nail with a washer stamped "KFW SURVEYING" for an exterior corner of the 0.0037 acre tract and an interior corner of the tract described herein,
2. S 85° 10' 56" E, a distance of **34.02 feet** to a set pk nail with a washer stamped "KFW SURVEYING" for an interior corner of the 0.0037 acre tract and a northeast exterior corner of the tract described herein, and
3. S 52° 32' 08" E, a distance of **7.57 feet** to a set pk nail with a washer stamped "KFW SURVEYING" in the west right-of-way line of South Flores Street, in the east line of Lot 8 and the 1.228 acre tract, for the south corner of the 0.0037 acre tract and for the most easterly northeast corner of the tract described herein;

THENCE: S 19° 45' 43" E, along and with the west line of South Flores Street, the east lines of Lots 8-12 and the east line of the 1.228 acre tract, a distance of **238.21 feet** to the **POINT OF BEGINNING** and containing **2.034 acres**, more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

Job No.: 16-085
 Prepared by: KFW Surveying
 Date: August 8, 2016
 File: S:\Draw 2016\16-085 Flores St Triangle\DOCS\FN - 2.034 Acres



EXHIBIT “B”

Z-2022-10700173

4023 S. Flores

Site Plan

June 14, 2022

Project Data	
Total Site:	2.034
Total Dwelling Units:	31
Units per Acre:	15.05
Units Allowed:	36
Residential Parking:	62
On-Site Visitors Parking:	12

Project Square Footages	
Building Slabs:	27,900 SF
Roads, Drives & Side walks:	29,100 SF
Landscape / Open Space:	32,734 SF
Total Living Area:	39,950 SF

Current Zoning District - C-2; C-2NA
 Proposed Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD"
 Limited Density Infill Development Zone Lackland
 Military Lighting Overlay Military Lighting Region 2
 Airport Hazard Overlay District with uses permitted for
 "MF-18" Limited Density Multi-Family District

I, Charles Turner, agent for 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, We understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.



Terramark Urban Homes

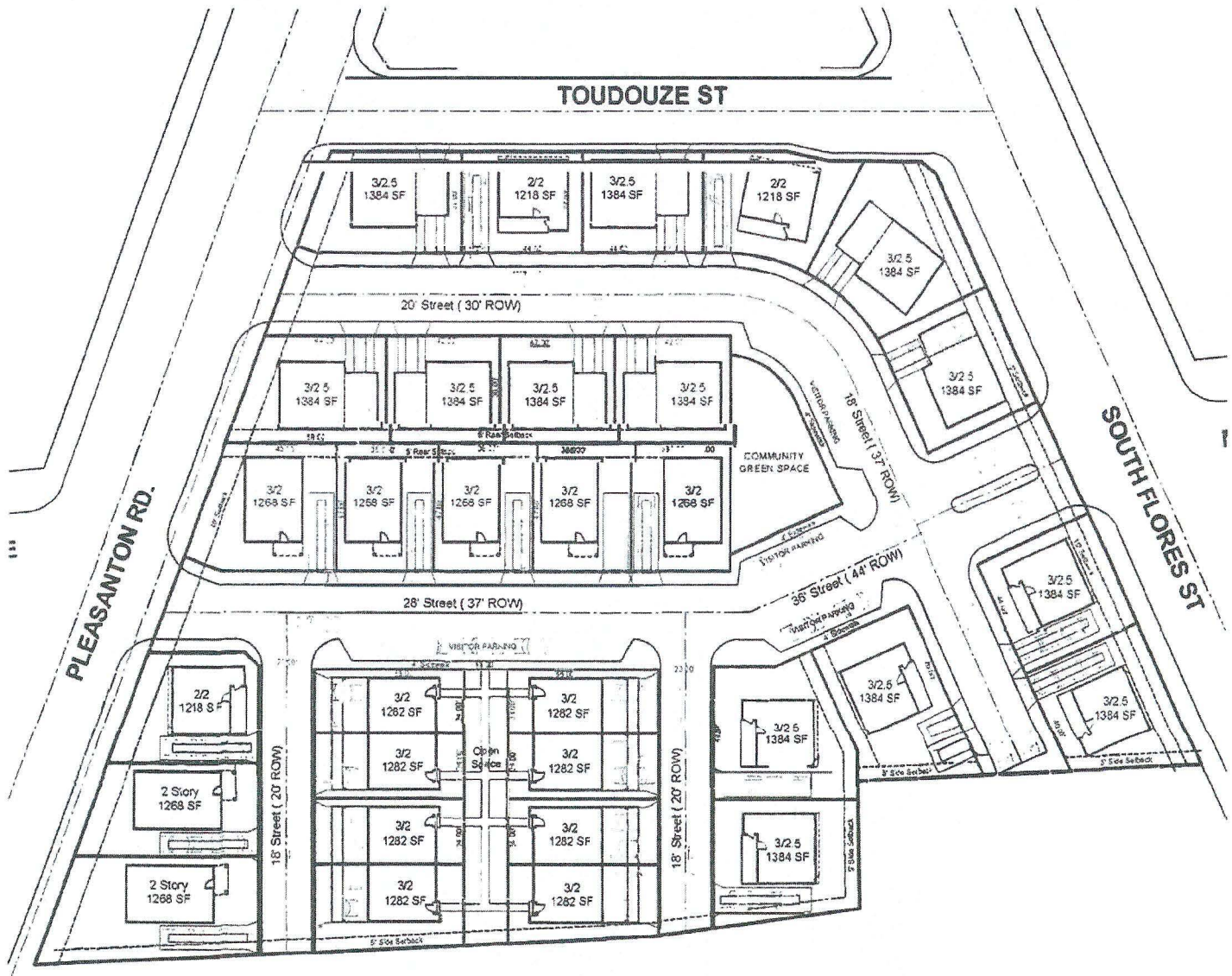


Exhibit "B"