

ORDINANCE 2022-12-15-1011

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 0.507 acres out of NCB 14919, located at 3305 South WW White Road, from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Uses Permitted for eight (8) dwelling units.

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

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 December 25, 2022.

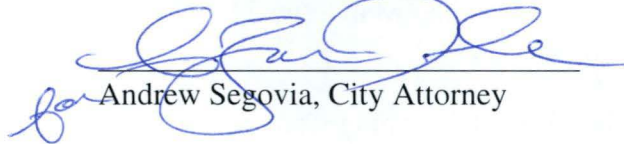
PASSED AND APPROVED this 15th day of December, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 15, 2022

15.

2022-12-15-1011

ZONING CASE Z-2022-10700270 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Uses Permitted for eight (8) dwelling units on 0.507 acres out of NCB 14919, located at 3305 South WW White Road. Staff and Zoning Commission recommend Approval. (Continued from December 1, 2022)

Councilmember Viagran moved to approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

Exhibit “A”

METES AND BOUNDS

Being 0.507 acres of land, more or less, being all of Lot 20, Block 4, New City Block 14919, Peach Grove Subdivision Unit 1-A, situated in the City of San Antonio, Texas, according to the map or plat thereof recorded in Volume 6500, Page 128, Deed and Plat Records of Bexar County, Texas, **SAVE and EXCEPT** that certain 0.2496 acres described in Warranty Deed recorded in Volume 3457, Page 1921, and that certain 0.252 acres described in General Warranty Deed recorded in Volume 15749, Page 392, Official Public Records of Bexar County, Texas, said 0.507 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the lower southeast corner of this 0.507 acres, same being the lower southeast corner of said Lot 20 and on the North Right-of-Way of Red Haven Drive, same also being the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way of said Red Haven Drive, South 89 degrees 46 minutes 47 seconds West (called North 89 degrees 39 minutes 07 seconds West, a distance of 174.76 feet to a 1/2 inch iron rod set for the southwest corner of this 0.507 acres, same being the southwest corner of said Lot 20 and the southeast corner of Lot 19, Block 4 (Peach Grove Subdivision Unit 1-A);

THENCE along the line common to this 0.507 acres, said Lot 19, and said Lot 20, North 00 degrees 14 minutes 02 seconds West (called North 00 degrees 20 minutes 53 seconds West), a distance of 110.06 feet to a 1/2 inch iron rod set for the northwest corner of this 0.507 acres, same being the southwest corner of the James C. M. Liu tract (said 0.2496 acres);

THENCE along the line common to this 0.507 acres and said Liu 0.2496 acres, North 89 degrees 17 minutes 21 seconds East, at a distance of 97.59 feet pass a 3/8 inch iron rod found for the southeast corner of said Liu 0.2496 acres, same being the southwest corner of the Ariama Holdings, LLC tract (said 0.252 acres), and continuing in all a total distance of 198.70 feet to a 1/2 inch iron rod found for the northeast corner of this 0.507 acres, same being the southeast corner of said Ariama 0.252 acres and on the West Right-of-Way of South W.W. White Road;

THENCE along the West Right-of-Way of said South W.W. White Road, South 02 degrees 04 minutes 12 seconds East (called South 00 degrees 11 minutes 32 seconds East), a distance of 87.02 feet to a 1/2 inch iron rod found for a 1/2 inch iron rod found for the upper southeast corner of this 0.507 acres, same being the lower southeast corner of said Lot 20 and the beginning of a curve to the right;

THENCE along said curve to the right with a radius of 25.00 feet, an arc length of 40.83 feet (called 39.51 feet), a chord length of 36.44 feet, a chord bearing of South 46 degrees 55 minutes 35 seconds West, and a delta angle of 93 degrees 34 minutes 07 seconds (called 90 degrees 32 minutes 25 seconds) to the **POINT OF BEGINNING**, and containing 0.507 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


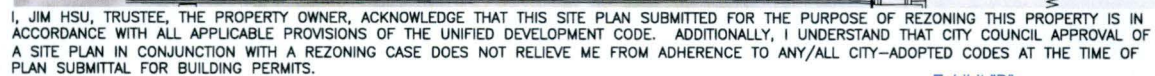

 Mark J. Ewald
 Registered Professional Land Surveyor
 Texas Registration No. 5095
 August 8, 2019



Exhibit "A"

Exhibit “B”



MEALS★MYERS
ENGINEERING & SURVEYING LLC

ADDRESS: 3305 S. WW WHITE, SAN ANTONIO, TX 78222
LEGAL DESCRIPTION: CB 14919, BLK 4, LOT S IRR 82' OF 20
ACREAGE: 0.507
CURRENT ZONING: C-2 MLOD-3 MLR-2
PROPOSED ZONING: IDZ-1 MLOD-3 MLR-2 WITH USES PERMITTED FOR 8 DWELLING UNITS
BUILDABLE AREA: 20,000SF
BUILDINGS FOOTPRINT: 6,400SF (APPROX. 3,200 SF PER BUILDING)
BUILDING SF: 16,000SF (APPROX. 8,000SF PER BUILDING)
PAVED AREA: UP TO 8,000 SF
ON-SITE PARKING: 16 SPACES (TWO SPACES PER UNIT)
OFF-SITE PARKING: NONE
HEIGHT: NOT TO EXCEED 2.5 STORIES/35'