

ORDINANCE

2022-01-27-0058

**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.**

\* \* \* \* \*

**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 the south 96 feet of Lot 1, Lot 2, Lot 3, and the east 11.9 feet of the south 96 feet of Lot 4, Block 2, NCB 7863 from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District.

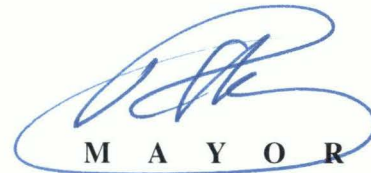
**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**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 February 6, 2022.


**PASSED AND APPROVED** this 27<sup>th</sup> day of January, 2022.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Interim City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting January 27, 2022

48.

**2022-01-27-0058**

ZONING CASE Z-2020-10700129 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot 2, Lot 3, and the east 11.9 feet of the south 96 feet of Lot 4, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff and Zoning Commission recommend Approval.

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

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

**Absent:** Rocha Garcia

# Exhibit “A”

Z-2020-10700129

**From:** "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District  
**To:** "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District

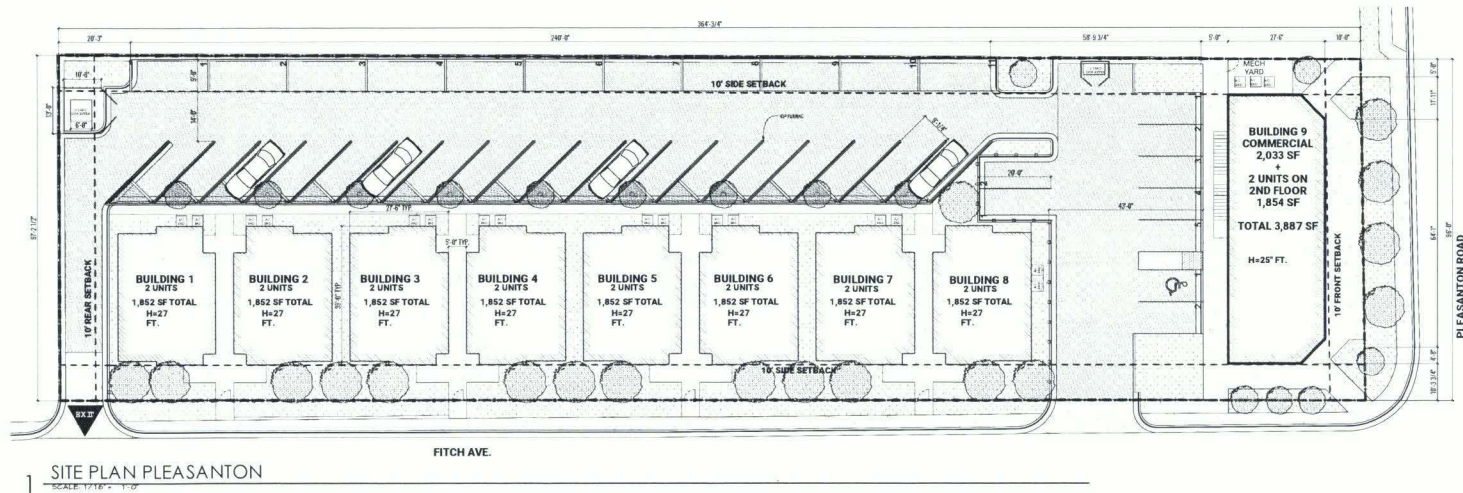


Exhibit "A"

"I, Julian Rotnofsky, 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 building permits.

**able.city**  
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 SAN ANTONIO, TX 78205  
 214.592.7418 www.able.city

**NOT FOR CONSTRUCTION**  
 NOT FOR REGULATORY APPROVAL PRACTITIONER OR  
 PUBLISHED 11/2/2021

ARCHANGELOS  
 1309 PLEASANTON ROAD.  
 1309 PLEASANTON RD.  
 SAN ANTONIO, TX 78202

**SITE & FLOOR PLAN STUDY**  
**PLEASANTON**  
 PREPARED BY: JULIAN ROTNOFSKY  
 CHECKED BY: JULIAN ROTNOFSKY  
 DATE: 11/2/2021

REVISIONS: XXX/XXX/XX

SHEET NO.  
**A-102**

JOB NO. 2020