

ORDINANCE

2022-08-18-0621

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 6.082 acres out of NCB 10770, located at 4103 Roland Avenue, from "RE MLOD-3 MLR-2" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Specific Use Authorization for Medical Office.

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 finds as follows:

- A.** The specific use will not be contrary to the public interest.
- B.** The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D.** The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E.** The specific use will not adversely affect the public health, safety and welfare.

SECTION 4. The City council approves this Specific Use Authorization 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.

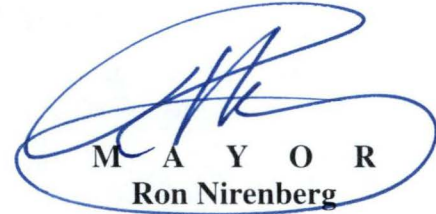
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

1500-81-80-SS05

SECTION 6. 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 7. This ordinance shall become effective August 28, 2022.


PASSED AND APPROVED this 18th day of August, 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 August 18, 2022

15.

2022-08-18-0621

ZONING CASE Z-2022-10700142 S (Council District 3): Ordinance amending the Zoning District Boundary from "RE MLOD-3 MLR-2" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Medical Offices on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-10700053)

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

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

Absent: Sandoval

Exhibit “A”

Metes and Bounds Field Notes Description for
6.082 Acre Tract
February 21, 2019

Being a 6.082 acre (264,956 square feet) tract of land out the Maria G. De Alaniz Survey No. 20, Abstract No. 22. In New City Block (N.C.B.) 10770, San Antonio, Bexar county, Texas; same being out of a 8.76 acre tract of land described in Special Warranty Deed Volume 7277, Page 617, Deed Records, Bexar county, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a found wood fence post on the north right-of-way (R.O.W.) line of Roland Road (60' R.O.W.) and being the southwest corner of a 2 1/2 acre tract of land out of said Maria G. De Alaniz survey No. 20, Abstract No. 22 as described in Tax Resale Deed Volume 18180, Page 1702, Official Public Records, Bexar County, Texas and on Warranty Deed with Vendors Lien Volume 792, Page 147, Deed Records, Bexar County, Texas; same point being +/-335 feet in a northwesterly direction from the west R.O.W. of Terron Dr (50' R.O.W. platted as Lucile Road) for the southeast corner of this tract being described herein;

THENCE: North 82°16'14" West, 71.42 feet along the north line R.O.W. of said Roland Road and a barbed wire fence and the south line of this tract to a found 1/2" iron rod with cap (CDS MUERY S.A. TX) at the southeast corner of a 0.694 acre tract out of said 8.76 acre tract also being out of said Maria G. De Alaniz Survey No. 20, Abstract No. 22 as described in Special Warranty Deed Volume 17422, Page 1202, Official Public Records, Bexar County, Texas and on a Warranty Deed Volume 14831, Page 1029, Official Public Records, Bexar County, Texas for the southeast corner of this tract being described herein;

THENCE: North 07°43'13" East, 29.20 feet departing the north R.O.W. line of said Roland Road, along a barbed wire fence, the east line of said 0.694 acre tract to a found 1/2" iron rod with cap (CDS MUERY S.A. TX.) for an interior corner of this tract being described herein;

THENCE: The following courses and distances along the north line of said 0.694 acre tract and the south line of this tract:

North 82°02'57" West 26.31 feet to a found 1/2" iron rod on a point of a curve to the right;

along said curve to the right having a radius of 940.00 feet, a central angle 14°38'23" and an arc length of 240.18 feet to a set 1/2" iron rod with cap (GRE Reaves 3275)

North 67°40'50" West, 448.96 feet to a found 1/2" iron rod on the northwest corner of said 0.694 acre tract; the east line of a 1.423 acre tract out of said Maria G. De Alaniz Survey No.20, Abstract 20 as described in Warranty Deed Volume 12075, Page 1658, Official Public Records, Bexar County, Texas for the most southwest corner of this tract being described herein;

THENCE: Along the east line of said 1.423 acre tract, the west line of this tract and on the high bank of Salado Creek, the following courses and distances:

North 39°17'47" West, 68.49 feet to a found 1/2" iron rod with cap (CDS MUERY S.A. TX);

North 00°38'10" East, 30.89 feet to a found 1/2" iron rod with cap (CDS MUERY S.A. TX);

North 24°45'46" West, 34.21 feet to a found 1/2" iron rod with cap (CDS MUERY S.A. TX);

North 16°21'51" East, 28.78 feet to a found ½" iron rod with cap (CDS MUERY S.A. TX);

North 31°32'18" East, 12.64 feet to a found ½" iron rod with cap (CDS MUERY S.A. TX);

South 87°47'13" East, 36.67 feet to a found ½" iron rod with cap (CDS MUERY S.A. TX);

North 31°00'58" East a distance of 60.40 feet to a found "PK" nail in concrete on; at the north east corner of said 1.423 acre tract and the southern line of 7.54 acre tract out of a 12.950 acre tract also being out of said Maria G. De Alaniz Survey No. 20, Abstract No. 22 as described in Warranty Deed with Vendor's Lien Volume 18359 Page 1331 Official Public Records, Bexar County, Texas for the most north west corner of this tract being described herein;

THENCE: along the south line of said 7.54 acre tract and the north line of this tract the following courses and distances:

North 89°29'25" East, 325.73 feet to a set 1/2" iron with cap "3275 GRE";

North 00°15'42" West, 15.00 feet to a set 1/2" iron with cap "3275 GRE";

South 89°42'01" East, 365.16 feet to a set 1/2" iron with cap "3275 GRE" on the north west corner of said 2 1/2 acre tract for the north east corner of this tract;

THENCE: South 02°42'01" East, 496 feet along the west line of said 2 1/2 acre tract and east line of our tract and to the **POINT OF BEGINNING** and containing 6.082 acres (264,956 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on February 12, 2019.

Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
TBPLS Firm Number 101337
FN 19-0140

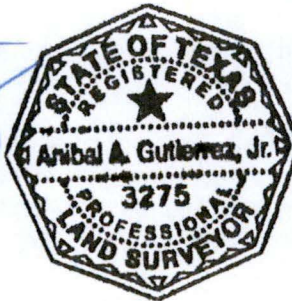


Exhibit ‘B’

Z-2022-10700142 S Associated PA-2022-11600053

From: "RE MLOD-3 MLR-2" Residential Estate Martindale Army Air Field Military Lighting Overlay
Military Lighting Region 2 District

To: "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Air Field Military Lighting
Overlay Military Lighting Region 2 District with Specific Use Authorization for Medical Office

6.082 acres

"I, Greg Brown, 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."



- Brown & purple buildings are future sites of "mobile triage offices" as we grow.

- Inner circle is 20' wide driveway.
- Outer circle is a walking pathway.
- Pink building is 3000 sq foot (under 3500)
- White square is parking; 4 ADA van spaces in "normal" spaces

Exhibit "B"