

AN ORDINANCE 2013-12-19-0940

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 Lot 19, Block 5, NCB 15671 from "C-2 ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to "C-2 S ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities.

SECTION 2. 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 3. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by this ordinance shall not exceed 65%.

SECTION 5. The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in the lease agreement. The owner or

owner's agent shall provide a copy of the lease provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of the San Antonio Water System for approval. The Aquifer Protection and Evaluation Section of the San Antonio Water System may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

SECTION 6. All water pollution abatement structures or features approved by the Texas Commission on Environmental Quality shall be properly maintained and kept free of trash and debris. A water quality maintenance plan and schedule agreement signed by the property owner must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. A water quality maintenance plan signed by the new owner must be submitted to the Resource Protection Division of SAWS.

SECTION 7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.


SECTION 8. 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 9. 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 10. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

SECTION 11. This ordinance shall become effective December 29, 2013.

PASSED AND APPROVED this 19th day of December, 2013.




M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Robert F. Greenblum, City Attorney
for

Agenda Item:	Z-15
Date:	12/19/2013
Time:	02:19:53 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014029 S ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-2 ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to "C-2 S ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 19, Block 5, NCB 15671 located at 18918 Ridgewood Parkway. Staff recommends approval. Zoning Commission recommendation pending the December 17, 2013 public hearing.
Result:	Passed

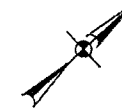
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8	x					
Joe Krier	District 9		x			x	
Carlton Soules	District 10		x				x

72014029

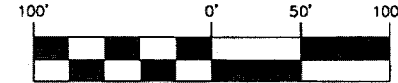
NOTES:

1. EXISTING ZONING C-2 ERZD MLOD
PROPOSED ZONING C-2 S ERZD MLOD
CURRENT/PROPOSED USE - RECEPTION
HALL/CONFERENCE FACILITY
2. LOT 19, BLOCK 5, NCB 15671
RIDGWOOD PARK EAST
VOLUME 9640, PAGES 173-179, D.P.R.
3. THE SITE IS WITHIN THE EDWARDS AQUIFER
RECHARGE ZONE.

4. THE SITE WILL HAVE A MAXIMUM OF 65%
IMPERVIOUS COVER.
5. THERE ARE NO BUILDING SETBACKS REQUIRED.
6. DRIVE ISLES ARE 25' MINIMUM.



SCALE: 1" = 100'



LEGEND

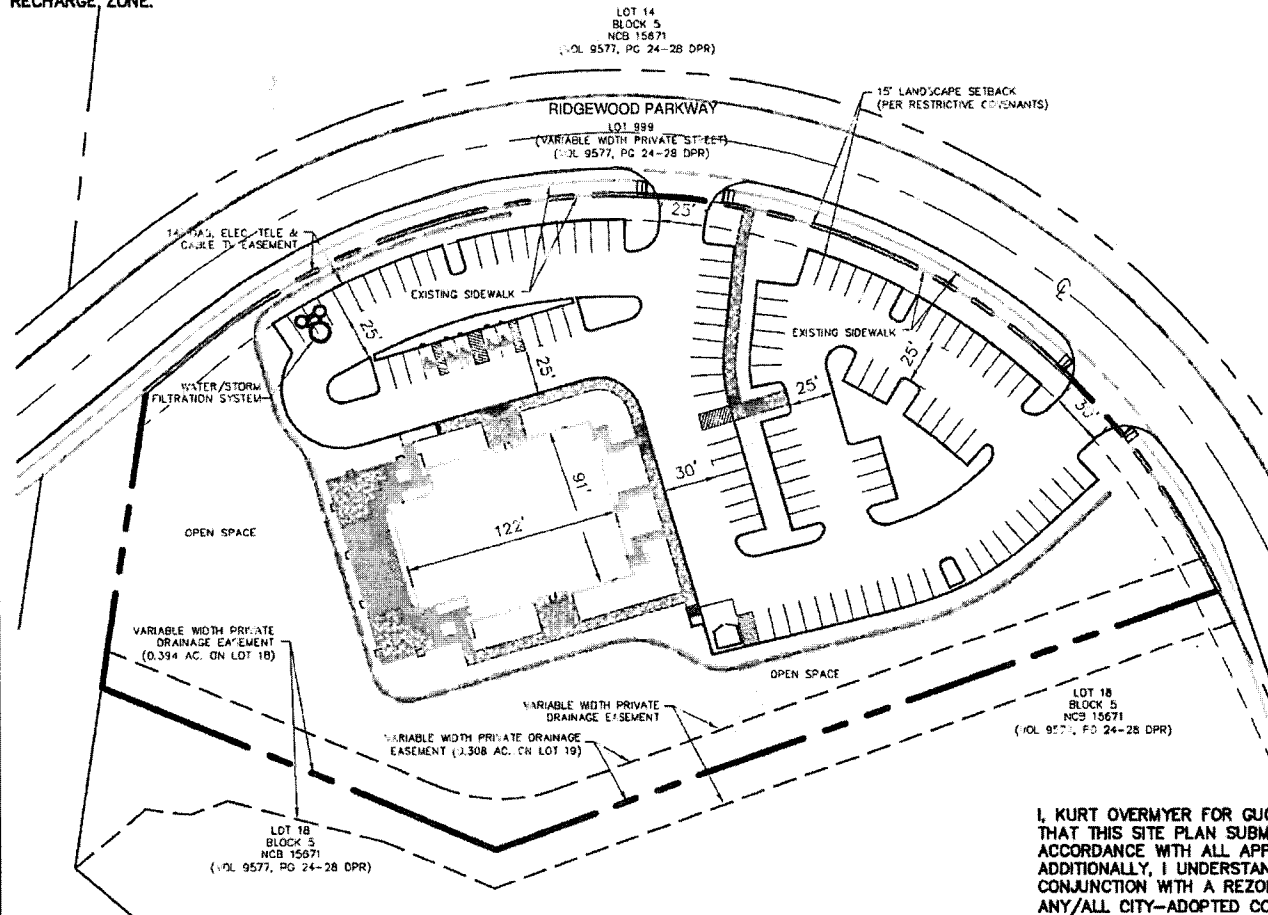
- OVERALL PROPERTY BOUNDARY
- VARIABLE HEIGHT RETAINING WALL

SITE SUMMARY

1. PROJECT ACREAGE	3,584 ACRES
2. APPROXIMATE OPEN SPACE	1.25 ACRES
3. APPROXIMATE IMPERVIOUS COVER	2.33 ACRES (65%)
4. BUILDING SQUARE FOOTAGE	10,300 SF

PARKING SUMMARY

STANDARD 9'x18'	107
ACCESSIBLE 8'x18'	5
TOTAL PROPOSED PARKING	112



I, KURT OVERMYER FOR GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC., 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.

Date: Oct 30, 2013, 2:42pm User: ID: Aftromecher File: P:\6435\Plan\resign\Embld\131024-Zoning Exhibit.dwg

JOB NO.	6435-00
DATE	OCTOBER 2013
DESIGNER	AR
CHECKED	AR DRAWN DB
SHEET	1 OF 1

**NOAH'S AT RIDGEWOOD
CONFERENCE CENTER
SITE PLAN (FOR ZONING PURPOSES)**

**Pape-Dawson
ENGINEERS**

535 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:

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ATTACHMENT A

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS SIGNED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN UNAUTHORIZEDLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.