

AN ORDINANCE 2018-06-21-0536

**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 1.0261 acres out of NCB 15671 from "RM-4 MLOD-1 ERZD" Residential Mixed Camp Bullis Military Lighting Overlay Edward Recharge Zone District to "C-2NA MLOD-1 ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Edward Recharge Zone 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.** 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 4.** 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 5.** 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 6.** 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.

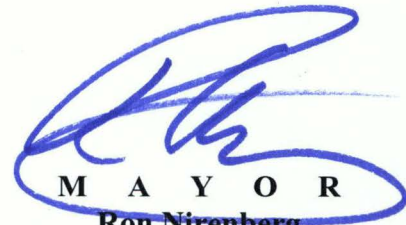
**SECTION 7.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 8.** 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 9.** 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 10.** This ordinance shall become effective July 1, 2018.

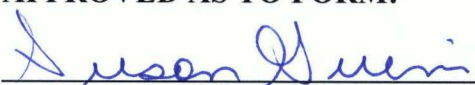
**PASSED AND APPROVED** this 21<sup>st</sup> day of June 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney



# Voting Results User Interface

City of San Antonio



Voting Slips retrieved: 1

[New Query](#)

<b>Agenda Item:</b>	Z-19 ( in consent vote: 58, Z-1, Z-2, P-1, Z-3, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-19, P-5, Z-21 )						
<b>Date:</b>	06/21/2018						
<b>Time:</b>	02:38:51 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018182 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-1 ERZD" Residential Mixed Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2NA MLOD-1 ERZD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 1.0261 acres out of NCB 15671, generally located at the intersection of Redland Road and Gold Canyon Drive. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				



SG/lj  
06/21/2018  
Item No. Z-19

# **EXHIBIT “A”**

Z2018182



# FORD ENGINEERING, INC

Date: April 6, 2018  
Project No: 2433.00

## FIELD NOTES DESCRIPTION 1.0261 Acres

1.0261 acre tract of land, situated in the Domingo Loyosa Survey No. 354 ½, Abstract No. 451, County Block No. 4952, N.C.B. 15671, being the remainder of 1.1260 acre tract of land conveyed to Tracy Lewis in Volume 18495, Page 436 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

**BEGINNING:** at a ½ inch iron rod with cap marked "Ford Eng Inc" set on the Northern line of a 18.1013 acre tract of land conveyed to Redland Heights Owners Association, Inc. in Volume 10566, Page 1622 of the Official Public Records of Real Property of Bexar County, Texas, the same being the Northern line of a 135 foot Transmission Easement conveyed to City Public Service Board of San Antonio in Volume 5463, Page 603 of the Deed Records of Bexar County, Texas, for the Southwestern corner of a 0.1001 Acre Public Right of Way Easement conveyed to the City of San Antonio in Volume 17565, Page 466 of the Official Public Records of Real Property of Bexar County, Texas, from which the original Southeastern corner of the said 1.1260 acre tract bears S 72°43'29" E – 20.13 feet;

**THENCE:** N 72°43'29" W – 623.19 feet along the Southern line of the said 1.1260 acre tract, the Northern line of the said 135 foot Transmission Easement, the Northern line of the said 18.1013 acre tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set on the Southern Right of Way line of Gold Canyon as shown on a plat recorded in Volume 9552, Page 104 of the Deed and Plat Records of Bexar County, Texas, for the Westernmost corner of the said 1.1260 acre tract, for the Westernmost corner of this tract;

**THENCE:** Along the Southern Right of Way line of said Gold Canyon, the Northern line of the said 1.1260 acre tract, a curve to the left having a Delta angle of 15°36'58", a Radius of 743.00 feet, an Arc length of 202.51 feet and a Chord bearing of S 89°00'40" E – 201.88 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of the said 1.1260 acre tract, a corner of said Gold Canyon, for a corner of this tract;

**THENCE:** N 83°10'51" E – 95.60 feet continuing along the Southern line of said Gold Canyon, the Northern line of the said 1.1260 acre tract to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Gold Canyon, a corner of the said 1.1260 acre tract, for a corner of this tract;

**THENCE:** Continuing along the Southern line of said Gold Canyon, the Northern line of the said 1.1260 acre tract, a curve to the left having a Delta angle of 11°26'15", a Radius of 512.00



Z2018182



# FORD ENGINEERING, INC

feet, an Arc length of 102.21 feet and a Chord bearing of N 77°27'45" E – 102.04 feet to a ½ inch iron rod with cap marked "Ford Eng Inc: set for the Northwestern corner of the said 0.1001 Acre Public Right of Way Easement, for a corner of this tract;

**THENCE:** S 72°08'28" E – 57.77 feet along a line of the said 0.1001 acre Public Right of Way Easement to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of the said 0.1001 acre Public Right of Way Easement, for a corner of this tract;

**THENCE:** Continuing along the Southwestern line of the said 0.1001 acre Public Right of Way Easement with a curve to the left having a Delta angle of 02°45'35", a Radius of 1189.28 feet, an Arc length of 57.28 feet and a Chord bearing of S 36°04'08" E – 57.28 feet to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of the said 0.1001 acre Public Right of Way Easement, for a corner of this tract;

**THENCE:** S 37°26'56" E – 77.26 feet continuing along the Southwestern line of the said 0.1001 acre Public Right of Way Easement to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of the said 0.1001 acre Public Right of Way Easement, for a corner of this tract;

**THENCE:** Continuing along the Southwestern line of the said 0.1001 acre Public Right of Way Easement, a curve to the right having a Delta angle of 04°31'17", a Radius of 1389.69 feet, an Arc length of 109.67 feet and a Chord bearing of S 35°04'40" E – 109.64 feet to the **POINT OF BEGINNING** and containing 1.0261 acres of land.

243300fr.docx

**BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, 4204, NAD 83.**




  
Rex L. Hackett  
Registered Professional Land Surveyor  
License Number 5573

Exhibit "A"