

ORDINANCE 2019-12-05-1023

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 0.496 acres out of NCB 17700 from "R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Loop N 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards 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. 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 4. 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 5. 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.

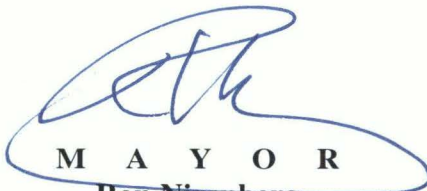
SECTION 6. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 7. 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.

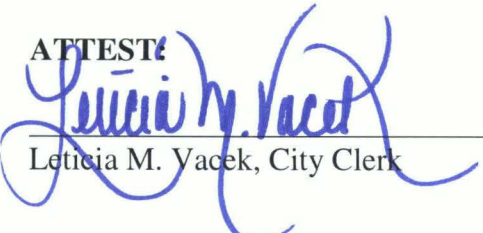
SECTION 8. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of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

SECTION 9. This ordinance shall become effective December 15, 2019.

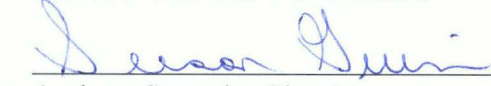
PASSED AND APPROVED this 5th day of December, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-21 (in consent vote: Z-3, Z-4, Z-5, Z-8, P-2, Z-9, Z-10, P-3, Z-11, Z-13, P-4, Z-14, Z-15, Z-16, P-5, Z-17, Z-20, Z-21, P-7, Z-22, Z-24)
Date:	12/05/2019
Time:	02:16:27 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700181 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 0.496 acres out of NCB 17700, located at 4545 North Loop 1604 West. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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
12/05/2019
Z-21

EXHIBIT "A"



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**METES AND BOUNDS
 DESCRIPTION OF A
 0.4960 ACRE TRACT OF LAND**

A Metes and Bounds description of a 0.4960 acre (21,608 square feet) tract of land situated in New City Block (N.C.B.) 17700, City of San Antonio and in the Collins McRae Survey No.391, Abstract 482, County Block 4782, Bexar County, Texas; being a portion of Lot 19, Block 1 of Hope Church Subdivision, plat of which is recorded in Volume 20001, Page 1061 of the Bexar County Deed and Plat Records (B.C.D.P.R.); and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (w/cap stamped "PFEIFFER") found on the northwesterly right-of-way line of F.M. Loop 1604 (300' wide public right-of-way) marking the southern-most corner of Lot 6, Block 1, N.C.B. 17700 of The Ridge (Central) Subdivision, plat of which is recorded in Volume 9660, Page 210 B.C.D.P.R.; (Texas Grid Coordinates North: 13,764,440.11 feet, East: 2,104,214.96 feet)

THENCE, South 62°05'29" West, 50.26 feet with said northwesterly right-of-way line of F.M. Loop 1604 to a 1/2-inch iron rod (w/cap stamped "JONES|CARTER") set marking the eastern-most corner of Lot 1, Block 1, N.C.B. 17700 of The Ridge Subdivision, plat of which is recorded in Volume 9601, Page 137 B.C.D.P.R.;

THENCE, North 32°00'01" West, 431.16 feet with the boundary of said Lot 1 to a "P-K" nail (w/shiner stamped "JONES|CARTER") set marking the northern-most corner of said Lot 1;

THENCE, North 62°21'51" East, 50.28 feet over and across said Lot 19 to a 1/2-inch iron rod found marking a northwesterly corner of Lot 901, Block 1 of the aforesaid The Ridge (Central) Subdivision;

THENCE, with the westerly boundary of said Lots 901 and 6 of The Ridge (Central) Subdivision, South 32°00'01" East, at 141.67 feet passing the western-most common corner of said Lots 901 and 6, continuing for a total distance of 430.92 feet to the POINT OF BEGINNING, containing 0.4960 acre of land in Bexar County, Texas.

Note: The bearings, distances, areas and coordinates shown hereon are Texas Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS) with NGS OPUS post processing. The unit of linear measurement is U.S. Survey Feet. To convert grid distances to surface, apply the combined grid to surface scale factor of 1.00016994. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.



JONES|CARTER, INC.
 Texas Board of Professional Land Surveyors Registration No.100461-05

Troy A. Trobaugh

Troy A. Trobaugh
 Registered Professional Land Surveyor #6241

Signature Date: November 18, 2019