

AN ORDINANCE 2017-06-22-0511

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 adopting the zoning district boundary of the following:

The change of zoning classification from “OCL” Outside City Limits to “FR” Farm and Ranch District as follows:

Prop ID	Legal Description
162888	CB 4013 P-111 (19.659) & P-112 (9.363) ABS 577 APPLEWHITE RESERVOIR
182419	CB 4180 P- 5A ABS 611
162831	CB 4013 TR-B4 (76.192) & TR-B5 (88.938) ABS 577
162832	CB 4013 TR-B6 ABS 577
182475	CB 4181 P-8A ABS 465 NO LABEL OR SERIAL #
182417	CB 4180 P-5 ABS 611
349612	CB 5709 P-2

From “OCL” Outside City Limits to “RP” Resource Protection District as follows:

Prop ID	Legal Description
162745	CB 4012 P-505 ABS 9 (FORMERLY P-12A)
1130054	CB 4012 P-6C ABS 9 (NON-ADJ REMS P-6)
1130053	CB 4012 P-6B (9.204 AC) & P-505B (0.796 AC) ABS 9 [OUT OF P-6 & P-505A]
161932	CB 4012 P-6 (11.712 AC) & P-505A (2.834 AC) ABS 9
162885	CB 4013 PT OF TR-B4 & B5 ARB P-108 ABS 577

349636	CB: 5709 LOT: 7E REFER TO: 80100-000-0075
349634	CB 5709 BLK LOT 7C
349644	CB 5709 BLK 1 LOT 7D (0.58 AC) & 7F (0.5 AC) & 9 (2.17 AC) REFER TO: 81900-000-0091
162722	CB 4012 P-490A ABS 9
162721	CB 4012 P-490 ABS 9 FORMERLY P-24L
182546	CB 4181 P-34A ABS 465 LABEL# PFS0736558/PFS0736559
162018	CB 4012 P-24K ABS 9
162748	CB 4012 P-506A ABS 9 REFER TO:80100-012-0183
1062024	CB 4012 P-506B ABS 9 REF TO: 80100-012-0131 & 80100-012-0183
182547	CB 4181 P-34 ABS 465 REFER TO:82600-000-0342
182548	CB 4181 P-34B ABS 465
1062023	CB 4012 P-506 ABS 9
1123628	CB 4012 P-513 ABS 9 (OUT OF P-178D) NO LABEL# OR SERIAL# & REFER TO: 81300-100-5131
1154608	CB 4012A (LUEVANO SUBD), BLOCK 3 LOT 2 REFER TO:81800-103-0020
349627	CB 5709 P-6B & P-7B REFER TO:81800-000-1062
349631	CB 5709 LOT 6A & 6C
162754	CB 4012 P-509A ABS 9 REFER TO: 80300-001-5612 & 80300-001-5629 & 80300-000-5091
162012	CB 4012 P-24B ABS 9
349626	CB 5709 BLK LOT S 388.33 FT OF TR 5
349625	CB 5709 BLK LOT N 388.33 FT OF TR 5
349621	CB 5709 P-4A REFER TO: 81300-000-4100
349646	CB 5709A BLK 1 LOT 2 A L R ESTATES SUBD.
349645	CB 5709A BLK 1 LOT 1 A L R ESTATES SUBD.
349615	CB 5709 P-3A
349618	CB 5709 P-3 REFER TO: 80700-000-0036
349619	CB 5709 P-3C REFER TO: 80700-001-0040
182469	CB 4181 P-5B ABS 465 REFER TO: 04181-000-0053 NO LABEL OR SERIAL #
182470	CB 4181 P-5B ABS 465 REFER TO: 04181-000-0052
349610	CB 5709 BLK LOT S 1/2 OF LOT 1
161989	CB 4012 P-21 ABS 9 NO LABEL# OR SERIAL#
162892	CB 4013 P-116, P-117 & P-118 ABS 577
349611	CB 5709 BLK LOT N 1/2 OF LOT 1
161984	CB 4012 P-19A & P-20 ABS 9 REFER TO: 80700-000-0191 & 80700-101-1910
182538	CB 4181 P-29 ABS 465 (FORMERLY P-3F REASSIGNED)
182458	CB 4181 P-3E ABS 465
1137963	CB 4012 P-21C ABS 9 REFER TO: 80800-000-0215 & 80800-001-0215

182542	CB 4181 P-30 (2.034AC) & P-31 (4.516AC) ABS 465 LABEL#TEX0421855/TEX0421856
161987	CB 4012 P-20A ABS 9 NO LABEL OR SERIAL #
182453	CB 4181 P-2E ABS 465
182541	CB 4181 P-30A(2.631) & P-31A (5.098) ABS 465
182537	CB 4181 P-27 & P-28 ABS 465 (PT OF APPLEWHITE RESERVOIR)
182461	CB 4181 P-3B ABS 465
182462	CB 4181 P-3G ABS 465
162854	CB 4013 TR A5 & A6 ABS 577
161991	CB 4012 P-21A ABS 9 REFER TO: 80600-018-0915
161992	CB 4012 P-21B ABS 9 R.O.W.
161922	CB 4012 P-4A ABS 9
161927	CB 4012 P-4E ABS 9
182535	CB 4181 P-26B ABS 465
182533	CB 4181 P-26 ABS 465 REFER TO: 82200-015-0525
182534	CB 4181 P-26A ABS 465
182444	CB 4181 P-1E ABS 465
182438	CB 4180 P-12C ABS 611
182445	CB 4181 P-1A & P-3 ABS 465 (SOUTHSIDE STUDY AREA 3 ANNEXATION)
182433	CB 4180 P-12B ABS 611
182423	CB 4180 P-7A ABS 611
182422	CB 4180 P-7 ABS 611
182406	CB 4180 P-2J ABS 611
182426	CB 4180 P-9 ABS 611 NO LABEL OR SERIAL #
182408	CB 4180 P-2G ABS 611
1039964	CB 4012H BLK 3 LOT 1 PLEASANTON ACRES SUBD REFER TO:81300-803-0010
162547	CB 4012 P-183C ABS 9 NO LABEL OR SERIAL #
1039965	CB 4012H BLK 3 LOT 2 PLEASANTON ACRES SUBD
162552	CB 4012 P-183A(4.0AC) & P-183E (.50AC) ABS 9 REFER TO: 81900-000-1839 NO LABEL OR SERIAL #
162545	CB 4012 P-183B ABS 9 REFER TO: 81000-015-4190 LABEL:TXS0574573/4
986160	CB 4012 P-161F ABS 9 (SOUTHSIDE STUDY AREA 3 ANNEXATION)
162458	CB 4012 P-161E ABS 9 (6.94) CB 4180 P-3G ABS 611 (2.065) REFER TO: 81800-015-1901 (SOUTHSIDE STUDY AREA 3 ANNEXATION)
162812	CB 4012H BLK LOT 19 CAMINO REAL ESTATES REF:80700-009-1617 (SOUTHSIDE STUDY AREA 3 ANNEXATION)
162575	CB 4012 P-191 ABS 9 1.2330 AC
162543	CB 4012 P-183 ABS 9 FORMERLY P-1D NO LABEL OR SERIAL #
1156369	CB 4012 P-231A ABS 9
1174311	CB 4012 P-231B ABS 9

162686	CB 4012 P-232 ABS 9 (FORMERLY PT OF P-1A)
1174312	CB 4012 P-231C ABS 9
162506	CB 4012 P-178D ABS 9 REFER TO: 81300-909-1780 & 81300-000-1784 & NO LABEL# OR SERIAL#
161978	CB 4012 P-16C ABS 9
1154607	CB 4012A (LUEVANO SUBD), BLOCK 3 LOT 1 REFER TO:81600-001-0027
1193614	CB 4012 P-244 ABS 9 (FRMLY OUT OF P-178D)
162753	CB 4012 P-509 ABS 9 LABEL: RAD1205334/RAD1205335
1206511	CB 4012 P-18C ABS 9 (5.5 AC)
1199199	CB 4012 P-18 ABS 9
161985	CB 4012 P-19B ABS 9
161983	CB 4012 P-19 ABS 9
162685	CB 4012 P-231 ABS 9 (FORMERLY PT OF P-1A)
986233	CB 4181 P-35A (11.214 AC) & P-10F (.464 AC) ABS 465 REFER TO: 81300-000-0352
162884	CB 4013 PT OF TR-B4 & B5 ARB P-107 ABS 577
162508	CB 4012 P-178E ABS 9 REFER TO: 80200-000-1786
162510	CB 4012 P-178F ABS 9
1225070	CB 4012K BLK 1 LOT 1 (LOPEZ RANCH)
1225074	CB 4012K BLK 1 LOT 3 (LOPEZ RANCH)
349617	CB 5709 P-3B
1231787	CB 5709 P-3D
1258044	CB 4012 P-517 ABS 9
162730	CB 4012 P-497 ABS 9 (SOUTHSIDE STUDY AREA 3 ANNEXATION) REFER TO: 81500-018-0256 & 82000-100-4970
162451	CB 4012 P-161A ABS 9 8.18 CB 4180 P-3D ABS 611 5.32 REF: 81300-000-1611 & 81300-009-2753 (SOUTHSIDE STUDY AREA 3 ANNEXATION)
1247356	CB 4012 P-248 ABS 9 REFER TO: 81900-000-0015
161911	CB 4012 P-1B ABS 9
161954	CB 4012 P-12B ABS 9
182489	CB 4181 P-10D ABS 465 LABEL: TEX0444431/TEX0444432 REFER TO: 81300-465-0100
182491	CB 4181 P-10C ABS 465 REFER TO: 81600-000-0108 & 81600-000-1080
986232	CB 4181 P-35 (6.562AC) & P-10A (3.231AC) REFER TO: 81800-465-0102 / 81800-000-0351 / 81800-000-3510/80800-000-0351
1206510	CB 4012 P-18B ABS 9 (5.0 AC)
162509	CB 4012 P-178 ABS 9 REFER TO:80200-000-1787
1225073	CB 4012K BLK 1 LOT 2 (LOPEZ RANCH)
161979	CB 4012 P-17 ABS 9
1250045	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 1

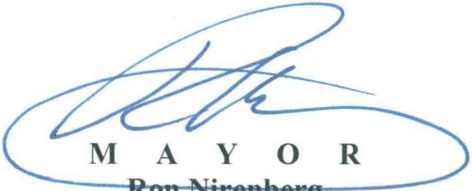
1250046	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 2
1250047	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 3
1250048	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 4
1250049	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 5
1250050	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 6
1250051	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 7
1250052	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 8
1250053	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 9
1250054	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 10
1250055	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 11
1250056	CB 5709B (MR ESTATES SUBD), BLOCK 2 LOT 12 (PARK)
182492	CB 4181 P-10E ABS 465 LABEL #NTA1109540 /NTA1109541
182490	CB 4181 P-10D ABS 465 ***IMPTS ONLY*** REFER TO: 04181-000-0360
1227301	CB 4181 P-10D (IMPT ONLY) ABS 465 REFER TO: 04181-000-0360
1147376	CB 4181 P-10D ABS 465 (IMPROVEMENT ONLY ACCOUNT) REF TO: 04181-000-0360
1252231	CB 4181 P-36 ABS 465 MH LABEL#HWC0275833 REFER TO: 04181-000-0121, 04181-000-0119, 04181-000-0016, 0418-000-0107

SECTION 2. 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.

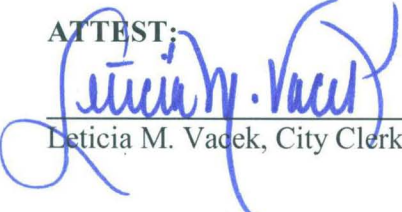
SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective the 13th day of July 2017.

PASSED AND APPROVED this 22nd day of June 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:



For Andy Segovia, City Attorney

Agenda Item:	28B (in consent vote: 28A, 28B)						
Date:	06/22/2017						
Time:	02:13:48 PM						
Vote Type:	Motion to Approve						
Description:	An Ordinance amending the Zoning District Boundary from "OCL" Outside City Limits to "FR" Farm and Ranch District and "RP" Resource Protection District on approximately 5.87 square miles in Bexar County, being multiple properties generally bounded by Medina Creek to the North, Pleasanton Road to the East, Loop 1604 to the South, and Applewhite Road to the West, as part of the proposed Neal Road Annexation Area. Staff and Zoning Commission recommend Approval. ZONING CASE # Z2017163 [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				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				

City Council A Session

Neal Road Annexation Area

Agenda Item #28

June 22, 2017

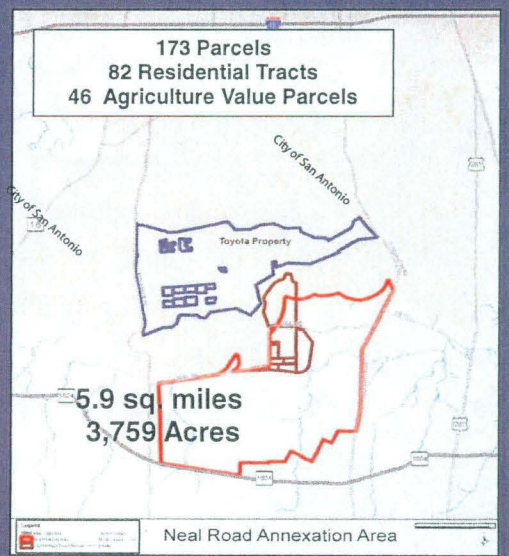


Bridgett White, AICP

Director, Department of Planning & Community Development

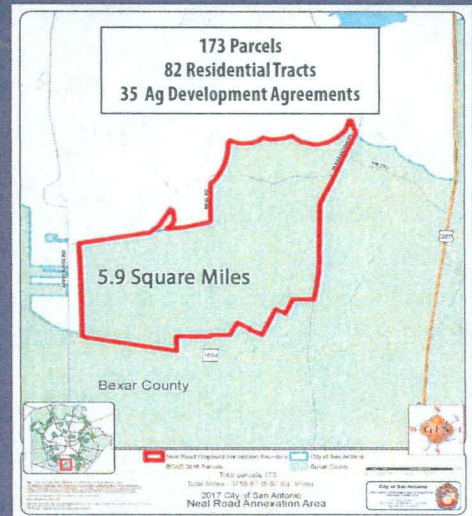
Neal Road Annexation Area

- Located to south of the Medina River, Texas A&M Univ.-SA Campus, and the Toyota Manufacturing Plant;
- Includes portions of Land Heritage Institute
- Formerly within City South Management Authority
- Adjacent to South San Antonio Annexation Area (approved 12/31/16)
- City Council District 3



Neal Road Annexation Area

- Primarily agricultural and vacant tracts
- Exempted from a municipal annexation plan because contains fewer than 100 separate residential tracts
- Provide protection to environmentally sensitive features, and historical and cultural area
- Apply appropriate land use controls



State Mandates

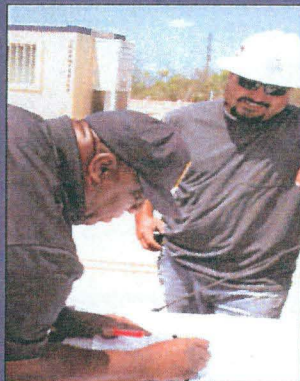
- Cities are required to:
 - Provide written notification to property owners and public entities
 - Hold 2 public hearings by City Council
 - Adopt a "Service Plan" - Final Service plan adopted when annexation ordinance is adopted
- Municipality must provide:
 - Police
 - Fire & Emergency Medical Service
 - Solid Waste Collection
 - may retain private service provider for up to 2 years, then must use COSA services (unless on a private street)

Agricultural Exempt Tracts

- Known as Development Agreements
- State Law requirement
- Offered to 46 owners totaling 2,717 acres
- 35 signed agreements totaling 1,850 acres
- 10 year term
- Should agriculture, timber or wildlife appraised value change or if property is developed, owner consents to annexation

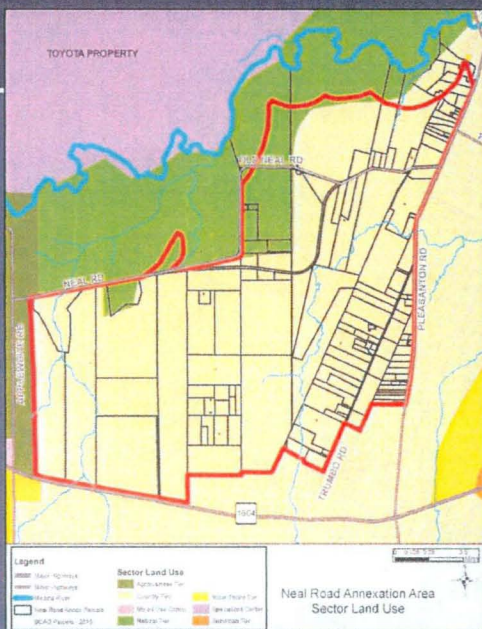


Non-Conforming Rights



- Per state law, property owners may continue a use of land, if it is a legal use and in existence on:
 - the date annexation proceedings are started or
 - planned before the 90th day before the effective date of annexation

Future Land Use

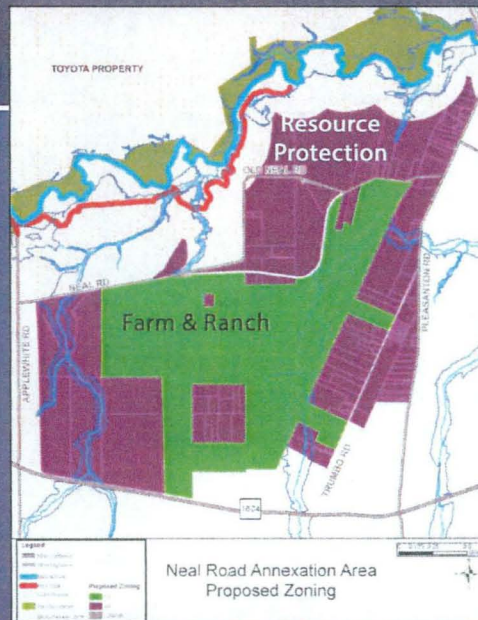


- Heritage South Sector Plan, adopted 2010
- Natural Tier (along Medina River)
- Country Tier
- No Plan Amendments
- Approved by Planning Commission on May 24, 2017

7

Zoning

- Resource Protection located South of the Medina River and in floodplains
- Farm & Ranch located on the large agricultural properties
- Zoning Commission approval of Zoning Resolution on June 6, 2017 (case number Z2017163)



8

Neal Road Annexation Area 2017 Public Hearing/Consideration Schedule

Annexation Letter Mailed	Planning Commission Hearing	City Council Hearings	Zoning Commission Hearing	City Council Consideration	Full Purpose Annexation Effective
April 20	May 24	May 31 & June 1	June 6	June 22	July 13

9

Key Dates

- Interactive Website with Land Use and Zoning
- April 20th – Mailed Annexation Notice
- April 27th – Mailed Development Agreement Letter via Certified Mail
- May 17th – Published Annexation Notice in newspaper
- May 18th - Published Zoning Notices in newspaper
- May 21st - Annexation Ordinance published in San Antonio Express-News (City Charter requirement)

10

Key Dates (Continued)

- May 24th - Mailed Zoning Notices
- May 26th – Mailed Solid Waste Management Department letter to residents
- May 31st – 1st Public Hearing
- May 31st – Met with residents after City Council public hearing
- June 1st – 2nd Public Hearing
- June 1st – Met with residents after City Council public hearing
- June 19th - Public Information Meeting held at Stinson Airport

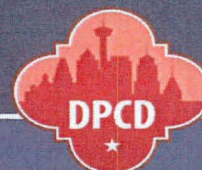
11

City Council A Session

Neal Road Annexation Area

Agenda Item #28

June 22, 2017



Bridgett White, AICP
Director, Department of Planning & Community Development