

AN ORDINANCE 2018-12-13-1043

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 15.99 acres out of CB 4900 and CB 4924 from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting 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. 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.

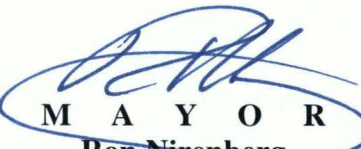
SECTION 7. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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.

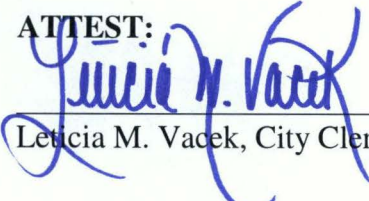
SECTION 9. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of 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 December 23, 2018.

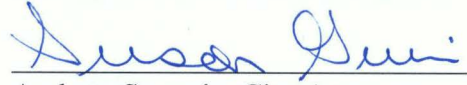
PASSED AND APPROVED this 13th day of December 2018.


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-1 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49A, 49B, 50A, 50B, 50C, 51A, 51B, 51C, 52, Z-1, 53, Z-2)						
Date:	12/13/2018						
Time:	11:10:11 AM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018340 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 15.999 acres out of CB 4900 and CB 4924, located at 23211 U.S. Highway 281 North. 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				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			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
12/13/2018
Item No. Z-1

EXHIBIT “A”

22018340



FIELD NOTES FOR 15.999 ACRES

OUT OF A 19.20 ACRE TRACT IN THE NAME OF HERLINDA CANTU FAMILY, LP AND RECORDED IN PAGE 15875, PAGE 81 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM BRISBIN SURVEY NO. 89 1/2, ABSTRACT NUMBER 54, COUNTY BLOCK 4900, AND THE EUGENE DE LA ROCHE SURVEY NUMBER 95, ABSTRACT NUMBER 633, COUNTY BLOCK 4924, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING At a set 1/2" iron rod stamped "GIBBONS" on the southeast line of the aforementioned 19.20 acre tract having Texas State Plane Grid Coordinates of N=13,786,876.83 and E=2,143,010.16, said point being the southwest corner of a proposed 2.1967 acre TxDOT right of way dedication known as Parcel 8, being South 40°07'06" West (bearings are based on GPS observations, datum is NAD '83) 123.43' from a found 1/2" iron rod on the west right of way line of U.S. Hwy. 281 (public right of way width varies), marking the north corner of a 0.23 acre tract in the name of State of Texas as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, and the southeast corner of the aforementioned 19.20 acre tract and of this tract;

THENCE: South 40°07'06" West 108.00' to a found 1/2" iron rod, the north corner of a 49.78 acre tract in the name of Crosswinds I Partnership, Ltd. as recorded in Volume 13268, Page 1612 of the Real Property Records of Bexar County, Texas,

THENCE: With the north line of the 49.783 acre tract, the southeast line of the 19.20 acre tract, the following:

South 40°31'08" West 214.39' to a found 1/2" iron rod, an angle point,

South 41°18'29" West 266.40' to a set 1/2" iron rod stamped "GIBBONS", an angle point,

South 40°44'03" West 283.54' to a found 1/2" iron rod, an angle point,

South 40°53'21" West 180.00' to a found 1/2" iron rod, the south corner of the 19.20 acre tract and of this tract.

THENCE: With the northeast line of the 49.78 acre tract and the southwest line of the 19.20 acre tract North 32°09'16" West 717.03' to a found 1/2" iron rod, the south corner of a 19.98 acre tract in the name of C-5 Holdings, LLC as recorded in Volume 11073, Page 1805 of the Real Property Records of Bexar County, Texas, the west corner of the 19.20 acre tract and of this tract,

THENCE: North 40°52'16" East 1283.41' with the east line of the 19.98 acre tract and the northwest line of the 19.20 acre tract to a found 1/2" iron rod, an angle point;

THENCE: North 79°54'13" East 13.18' with the east line of the 19.98 acre tract to a set 1/2" iron rod stamped "GIBBONS", the northwest corner of a 3.2008 acre tract surveyed this day, the north corner hereof;

THENCE: Crossing the 19.20 acre tract with the west line of the 3.2008 acre tract, the following:

South 08°39'08" West 636.17' to a set 1/2" iron rod stamped "GIBBONS", the northwest corner of a proposed TxDOT Drain Easement;

PAGE 1 OF 3

Exhibit "A"

22018340

15 999 ACRE TRACT
PAGE 3 OF 3

THENCE South 74°42'59" West 65.38' to a found 1/2" iron rod, the southwest corner of the
aforementioned 0.593 acre tract;

THENCE North 11°26'33" West 30.64' to the POINT OF BEGINNING of the SAVE AND EXCEPT
parcel,

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND
DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: September 24, 2015, revised November 5, 2016
Job No.: 14-4600
Doc I.D.: 16 acres Hwy 281
GAG/ps



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(281) 555-0000
Professional No. 14179501