

ORDINANCE 2020-08-20-0584

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 1.753 acres out of NCB 19218 from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for Animal and Pet Services (with outdoor training, boarding, runs, pens, paddocks).

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 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 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

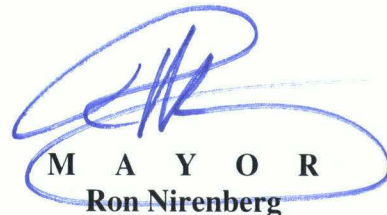
SECTION 8. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 August 30, 2020.

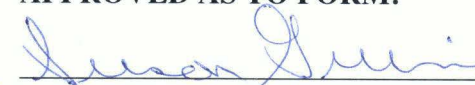
PASSED AND APPROVED this 20th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council
August 20, 2020

Item: Z-25

Enactment Number:
2020-08-20-0584

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Ron Nirenberg Mayor				✓		
Roberto Treviño Council District 1				✓		
Jada Andrews-Sullivan Council District 2	✓			✓		
Rebecca Viagran Council District 3				✓		
Adriana Rocha Garcia Council District 4				✓		
Shirley Gonzales Council District 5				✓		
Melissa Cabello Havrda Council District 6				✓		
Ana Sandoval Council District 7		✓		✓		
Manny Pelaez Council District 8						✓
John Courage Council District 9				✓		
Clayton Perry Council District 10				✓		

Comments:

Office of the City Clerk

SG
08/20/2020
Item No. Z-25

Exhibit “A”

METES AND BOUNDS DESCRIPTION OF

A 1.753 ACRE (76,344 SQUARE FEET) TRACT OF LAND, BEING A PORTION OF LOT 14 AND A PORTION OF LOT 15, BLOCK 2, NEW CITY BLOCK 19218, TACARA STONE OAK IV, ACCORDING TO PLAT RECORDED IN VOLUME 20001, PAGES 266-267; SAID 1.753 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the westerly right of way right of way line of U.S. Highway 281, a variable width public right of way, and marking the Southeasterly corner of Lot 11 Block 2, New City Block 19218, Tacara Stone Oak III, according to plat recorded in Volume 9708, Page 104, Deed and Plat Records, Bexar County, Texas;

THENCE S 43° 38' 29" W a distance of 30.29 feet, along the Southerly boundary line of said Lot 11, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE S 84° 06' 35" W passing at a distance of 192.08 feet, a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the Southwesterly corner of said Lot 11, and being the Southeasterly corner of said Lot 14, continuing along the Southerly boundary line of said Lot 14, for a total of 199.76 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 86° 22' 30" W a distance of 61.02 feet, along the Southerly boundary line of said Lot 14, to a Mag Nail with washer marked "MBC Engineers" Set at the **POINT OF BEGINNING**;

THENCE N 86° 22' 30" W a distance of 55.87 feet, along the Southerly boundary line of said Lot 14, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at a point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 495.00 feet, Arc Length = 170.90 feet, Chord Bearing = N 76° 31' 55" W and a Chord Distance of 170.05 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 66° 32' 32" W a distance of 38.10 feet, to a Mag Nail with washer marked "MBC Engineers" Set marking the Southwesterly corner of said Lot 14;

THENCE N 12° 06' 25" W a distance of 243.17 feet, along the Westerly boundary line of said Lot 14, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 77° 53' 35" E crossing said Lot 14 and passing at a distance of 47.11, the common boundary line of said Lot 14 and said Lot 15, continuing across said Lot 15, for a total distance of 204.58 feet, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at a point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 25.00 feet, Arc Length = 42.83 feet, Chord Bearing = S 53° 01' 36" E and a Chord Distance of 37.78 feet, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE S 03° 56' 46" E passing at a distance of 113.63 feet the common boundary line of said Lot 15 and said Lot 14, continuing across said Lot 14, for a total distance of 116.59 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 87° 08' 53" E a distance of 51.47 feet to a Mag Nail with washer marked "MBC Engineers" Set at a point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 24.25 feet, Arc Length = 23.70 feet, Chord Bearing = S 64° 51' 00" E and a Chord Distance of 22.77 feet to a Mag Nail with washer marked "MBC Engineers" Set at a point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 1422.43 feet, Arc Length = 192.99 feet, Chord Bearing = S 00° 56' 30" W and a Chord Distance of 192.85 feet to the **POINT OF BEGINNING**, and containing 1.753 Acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.

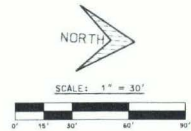
Date: April 3, 2019
Job No: 31440-1478

SG
08/20/2020
Item No. Z-25

Exhibit ‘B’

Re-zoning from "C-3 MLOD-1 MNA ERZD" to
 "C-3 CD S MLOD-1 MNA ERZD" with a
 conditional use permit for outdoor training,
 boarding, runs, and pens.

Z-2020-10700085 SERZD



MF-25
 LOT 5,
 BLOCK 2,
 N.C.B. 19218

EXISTING
 TREE PRESERVE

OUTDOOR
 PLAY AREA
 (5,260 SQFT)

TO MULTI
 FAMILY
 DEVELOPMENT

MULTI-FAMILY SECOND ACCESS POINT

FUTURE HOTEL
 DEVELOPMENT

FUTURE
 RETAIL DEVELOPMENT
 C-3

OUTDOOR
 PLAY AREA
 (842 SQFT)

PROPOSED
 PET PARADISE
 1.753 ACRES

C-3

TO STONE
 OAK PARKWAY

EXISTING RING ROAD

IMPERVIOUS COVER
 BUILDING/COURTYARD = 29,767 SQFT
 DRIVE LANES = 13,338 SQFT
 PARKING AREA = 4,060 SQFT
 SIDEWALK/PATWORK = 2,928 SQFT
 OUTSIDE PLAY AREAS = 6,102 SQFT
 TOTAL = 56,195 SQFT
 1.290 ACRES
 73.6% IMPERVIOUS

TO HWY 281
 SOUTH BOUND
 FRONTAGE ROAD

C-3
 FUTURE
 RETAIL DEVELOPMENT
 LOT 11
 BLOCK 2, N.C.B. 19218
 (VOL. 8706, PGS. 104-105)

C-3
 FUTURE
 RETAIL DEVELOPMENT
 LOT 12
 BLOCK 2, N.C.B. 19218
 (VOL. 20001 PGS. 267-268)

C-3
 FUTURE
 DEVELOPMENT
 LOT 13
 BLOCK 2, N.C.B. 19218
 (VOL. 20001 PGS. 267-268)



MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78237
 Tel.: No. (210) 545-1122 Fax No. (210) 545-9350 www.mbc-engineers.com
 TEXAS REGISTERED ENGINEERING FIRM 7-184

"I, C-5 Holdings, LLC, the property owner, acknowledge that this site plan submitted for the purpose of re-zoning 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 re-zoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for buildings permits."

DESIGN: TDD
 DRAWN: FCC
 DATE: 03-25-20
 JOB NO: 31440.1478

Exhibit "B"