

ORDINANCE 2020-09-17-0688

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 on 1.461 acres out of NCB 17726 from "C-3R ERZD AHOD" General Commercial Restrictive Alcoholic Sales Edwards Recharge Zone Airport Hazard Overlay District to "C-2 ERZD AHOD" Commercial Edwards Recharge Zone Airport Hazard Overlay 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.

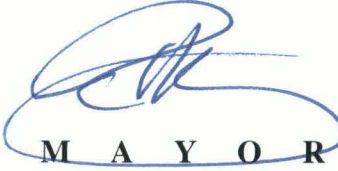
SECTION 6. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 September 27, 2020.


PASSED AND APPROVED this 17th day of September, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

CITY COUNCIL MEETING

VOTSLIP

Item Z-18 Consent Agenda

DATE: September 7, 2020

Enactment No:

2020-09-17-0688

NAME	MOTION	SECOND	Recuse	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1				X		
Jada Andrews-Sullivan DISTRICT 2				X		
Rebecca J. Viagran DISTRICT 3				X		
Dr. Adriana Rocha Garcia DISTRICT 4				X		
Shirley Gonzales DISTRICT 5				X		
Melissa Cabello Havrda DISTRICT 6				X		
Ana E. Sandoval DISTRICT 7				X		
Manny Peláez DISTRICT 8				X		
John Courage DISTRICT 9		X		X		
Clayton H. Perry DISTRICT 10	X			X		
Ron Nirenberg MAYOR				X		

COMMENTS: Motion Prevailed

Does not include the following items heard individually:

4A, 4B, 4C, 4D, 4E, 4F, 5A, 5B, 8, 18, 25, Z-1, P-2 & Z-3, Z-9, P-4 & Z-10, Z-13, Z-15, and P-7 & Z-17

SG
09/17/2020
Item No. Z-18

Exhibit “A”

Z-2020-10700135

FIELD NOTES FOR:

1.461 ACRES OUT OF A 38.85 ACRE TRACT, LOCATED IN NCB 17726, SAN ANTONIO, BEXAR COUNTY, TEXAS
RECORDED IN VOLUME 12736, PAGE 1382 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set $\frac{1}{2}$ " iron rod stamped "GIBBONS" on south right of way line of F.M. Hwy. Loop 1604 (public right of way, width varies), the northeast corner of Lot 4, Block 84, NCB 17726, O'CONNOR CENTURION COMMERCIAL II SUBDIVISION, according to the plat thereof recorded in Volume 9566, Page 135 of the Deed and Plat Records of Bexar County, Texas, being North $84^{\circ}56'13"$ East 294.84' from a cut-back line joining the east right of way line of O'Connor Road, said set iron rod having Texas State Plain grid coordinates of North = 13,786,632.29 and East = 2,157,977.79, South Central Zone, the northwest corner of this tract;

THENCE: North $84^{\circ}56'13"$ East (bearings are based on GPS observations) 212.53' with the south right of way line of F.M. Hwy. 1604 to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner hereof;

THENCE: South $05^{\circ}03'47"$ East 245.45' to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner of a 0.842 acre tract surveyed by others, the southeast corner hereof;

THENCE: South $85^{\circ}01'18"$ West 262.52' to a found $\frac{1}{2}$ " iron rod stamped "CEC" on the east line of said Lot 4, the southwest corner hereof;

THENCE: North $05^{\circ}03'47"$ West 215.07' with the east line of said Lot 4 to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the southwest end of a cut-back line;

THENCE: North $53^{\circ}58'23"$ East 58.30' with the cut back line to the POINT OF BEGINNING of this 1.461 acre (63,635 square feet) tract in Bexar County, Texas.

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: May 8, 2020; revised July 20, 2020
Job No: 20-5162
Doc I.D.: fn Las Palapas O'Connor
GAG/ps



GIBBONS SURVEYING & MAPPING, INC.
150 West Rhapsody Drive, San Antonio, TX 78216
(210) 366-4600 www.GibbonsSurveying.com
TBPLS Firm No. 10119900

Exhibit "A"