

ORDINANCE 2021-06-17-0505

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 3.84 acres out of NCB 15841 from "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet.

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 approves this Planned Unit Development "PUD" Infill Development Zone so long as the attached site plan is adhered to. A "PUD" site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 San Antonio Water System (SAWS) recommendations.

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.

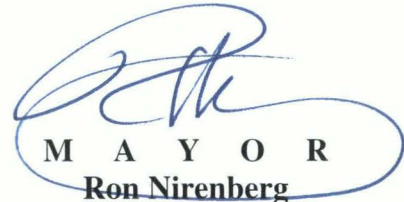
SECTION 8. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 June 27, 2021.

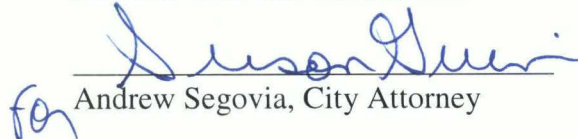
PASSED AND APPROVED this 17th day of June, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina J. Flores, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council

June 17, 2021

Item: Z-17

File Number: 21-4287

Enactment Number:

2021-06-17-0505

ZONING CASE Z-2021-10700080 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet, on 3.84 acres out of NCB 15841, generally located in the 12900 Block of Babcock Road. Staff and Zoning Commission recommend Approval.

Councilmember Ana E. Sandoval made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Abstain: 1 Bravo

SG
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Exhibit “A”

A CALLED 3.84 ACRE TRACT

DESCRIPTION OF A CALLED 3.84 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, N.C.B. 15841, BEXAR COUNTY, TEXAS, AND BEING THAT SAME 3.84 ACRE TRACT DESCRIBED IN CORRECTIVE WARRANTY DEED TO KAMARY INVESTMENTS, LTD., OF RECORD IN DOCUMENT NO. 20200265844, OFFICIAL PUBIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a called $\frac{1}{2}$ " iron rod in the west right of way line of Babcock Road (86 Foot Right of Way), for the most easterly southeast corner of Lot 119, Carriage Hills Phase IV according to plat recorded in Volume 9555, Page 117, Map and Plat Records, Bexar County, Texas, and the northeast corner of This Tract and the POINT OF BEGINNING;
- THENCE:** S $07^{\circ}57'28''$ E, 345.00 feet with the west right of way line of Babcock Road and the east line of This Tract to a called $\frac{1}{2}$ " iron rod for the beginning of a curve to the right for the north corner of the northwest cutback corner of Babcock Road and Bamberger Way (86 Foot Right of Way);
- THENCE:** Southwesterly with the northwest cutback corner and the southeast line of This Tract and the arc of a curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and a chord that bears S $37^{\circ}02'32''$ W, 35.36 feet to a called $\frac{1}{2}$ " iron rod for the south cutback corner and a point of tangency;
- THENCE:** With the north right of way line of Bamberger Way and the south line of This Tract, the following calls and distances:
- S $82^{\circ}02'32''$ W, 299.34 feet to a called $\frac{1}{2}$ " iron rod for the beginning of a curve to the right;
- Southwesterly with the arc of a curve to the right having a radius of 657.00 feet, a central angle of $82^{\circ}02'32''$, an arc length of 169.33 feet, and a chord that bears S $89^{\circ}26'47''$ W, 169.33 feet to a called $\frac{1}{2}$ " iron rod for the most southerly southeast corner of Lot 119 and the southwest corner of This Tract;
- THENCE:** Departing the north right of way line of Bamberger Way, with the east and south line of Lot 119, and the west and north line of This Tract, the following calls and distances:

Exhibit "A"

N 23°26'18" E, 149.44 feet to a called ½" iron rod for an angle point;

N 00°14'01" E, 160.00 feet to a called ½" iron rod for an angle point;

N 43°08'33" E, 222.08 feet to a called ½" iron rod for an angle point;

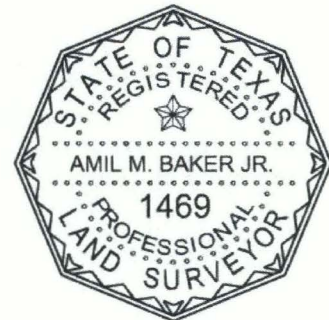
N 89°56'07" E, 80.00 feet to a called ½" iron rod for an angle point;

S 72°42'49" E, 155.70 feet to the POINT OF BEGINNING and containing 3.84 acres of land in the City of San Antonio, Bexar County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Amil M. Baker, Jr.
Registered Professional Land Surveyor # 1469



SG
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Exhibit “B”

Z-2021-10700080 ERZD

P.U.D. SUMMARY TABLE	
NUMBER OF LOTS	19 LOTS
TOTAL AREA OF OPEN SPACE	8.945 ACRES
TOTAL NUMBER OF DWELLING UNITS	19
DWELLING UNITS DENSITY	5/ACRE
TOTAL AREA	3.94 ACRES

- GENERAL NOTES:
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COOPERATIVE COORDINATE NETWORK.
 - BASE OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - THERE ARE NOT PLATTED STREETS WITHIN THE PLATTED PROPERTY.
 - ALL STREETS ARE PRIVATE.
 - WATER AND SANITARY SEWER TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
 - ELECTRIC AND GAS TO BE PROVIDED BY CPS ENERGY.

Curve Data					
Curve #	Length	Radius	Delta	Tangent	Chord Bearing
C1	179.34'	824.87'	101°32'22"	87.82'	N 88°34'20" E
C2	23.88'	20.00'	10°42'30"	13.87'	N 64°12'01" E

LEGAL DESCRIPTION:
DESCRIPTION OF A CALLED 3.94 ACRES TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE ANGELO P&U SURVEY NO. 20, ABSTRACT NO. 874, A/C-B 1981, BEAR COUNTY, TEXAS, AND BEING THAT SAME 3.94 ACRES TRACT DESCRIBED IN CORRECTIVE WARRANTY DEED TO KAMARY INVESTMENTS, LTD., OF RECORD IN DOCUMENT NO. 2020029844, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

SAI MANOR PUD	
Density and Open Space Ratio:	
Number of Lots	= 19 Lots/19 Dwelling Units
Base Zoning District	R-6
Maximum Density Allowed	N/A
Proposed Density	= 5 units per acre
Proposed Percentage of Open Space	= 20%
Total Acreage	= 3.94 acres

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: _____ Date: _____
Secretary: _____ Date: _____

THIS WILL BE A PLANNED UNIT DEVELOPMENT WITH INDIVIDUALLY OWNED LOTS, CONNECTED BY A PRIVATE "COMMON AREA" ACCESS EASEMENT

PROPERTY USE: SINGLE FAMILY DWELLING (R-6)

OWNER/DEVELOPER:
NAMAMI SAI LLC
6234 PALMETTO WAY
SAN ANTONIO, TX 78253

ENGINEER:
RAO'S CONSULTING ENGINEERS
P.O. BOX 562961
SAN ANTONIO, TEXAS 78256
TEL: (210) 549-7557
FAX: (512) 856-4595

SAIMANOR

(PLANNED UNIT DEVELOPMENT)

DATE OF PREPARATION: 03/30/2021

REV. NO.

DESCRIPTION

DATE

Notes:

LOCATION MAP

(NOT TO SCALE)

LEGEND

N

W

E

S

Scale: 1" = 50'

SIGNATURE/SEAL

PROJECT DESCRIPTION:

Exhibit "B"

TITLE:

SAI MANOR P.U.D. PLAN

DATE

APRIL 2021

ZOB NO.

2020-3035

DESIGNED BY

RY

SPR NO.

DRAWN BY

MG

1

CHECKED BY

RY

