SG/lj
09/15/2016
Z-9

CASE NO. Z2016187 S ERZD

AN ORDINANCE 2016-09-15-0718

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 0.0287 acres out of NCB 17608 from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laundry - Limited To Max Of Five Employees.

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. This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by this ordinance shall not change the existing impervious cover.

SECTION 6. 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 7. 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 8. 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 9. 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 10. 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 11. 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 12. This ordinance shall become effective the 25th day of September 2016.

PASSED AND APPROVED this 15th day of September 2016.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for

City Attorney

Agenda Item:	**Z-9 (in consent vote: Z-1, Z-4, Z-5, P-3, Z-7, Z-9, Z-10, Z-11, Z-12)**
Date:	09/15/2016
Time:	02:08:54 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016187 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laundry - Limited To Max of Five Employees on 0.0287 acres out of NCB 17608, located at 19141 Stone Oak Parkway. Staff and Zoning Commission recommend Approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

OF A 1,250 SQUARE FOOT TRACT OF LAND, LYING AND BEING SITUATED IN BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 3.985 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO STONE OAK PHASE II, L.C., OF RECORD IN VOLUME 15861, PAGE 2101, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 3.985 ACRES BEING A PART OF LOT 63, BLOCK 2, NEW CITY BLOCK 17608, SONTERRA II-B, A SUBDIVISION OF RECORD IN VOLUME 9563, PAGE 23, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID 1,250 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, at a calculated point for the southeast corner of said 3.985 acre tract and said Lot 63, Block 2, being the southwest corner of Lot 64, Block 2 of said Sonterra II-B, same being in the northerly line of Lot 7, Block 2, The Gardens at Sonterra Subdivision Unit 2 P.U.D., of record in Volume 9508, Pages 217-218, Deed and Plat Records, Bexar County, Texas;

THENCE, N 04°51'29" W, along the easterly line of said 3.985 acre tract and said Lot 63, Block 2, being the westerly line of said Lot 64, Block 2, passing at a distance of 0.44 feet, a 1/2" iron rod found, and continuing for a total distance of 46.41 feet to a calculated point;

THENCE, S 85°08'31" W, over and across said 3.985 acre tract and said Lot 63, Block 2, a distance of 32.93 feet to a calculated point for the **POINT OF BEGINNING**, and the southeast corner of the herein described tract;

THENCE, continuing over and across said 3.985 acre tract and said Lot 63, Block 2, for the southerly, westerly, northerly and easterly lines of the herein described tract, the following four (4) courses and distances:

1. S 85°07'57" W, a distance of 25.00 feet to a calculated point for the southwest corner of the herein described tract;

2. N 04°52'03" W, a distance of 50.00 feet to a calculated point for the northwest corner of the herein described tract;

3. N 85°07'57" E, a distance of 25.00 feet to a calculated point for the northeast corner of the herein described tract;

INTENTIONALLY LEFT BLNK

4. S 04°52'03" E, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 1,250 square foot tract, more or less.

STATE OF TEXAS §

COUNTY OF BEXAR §

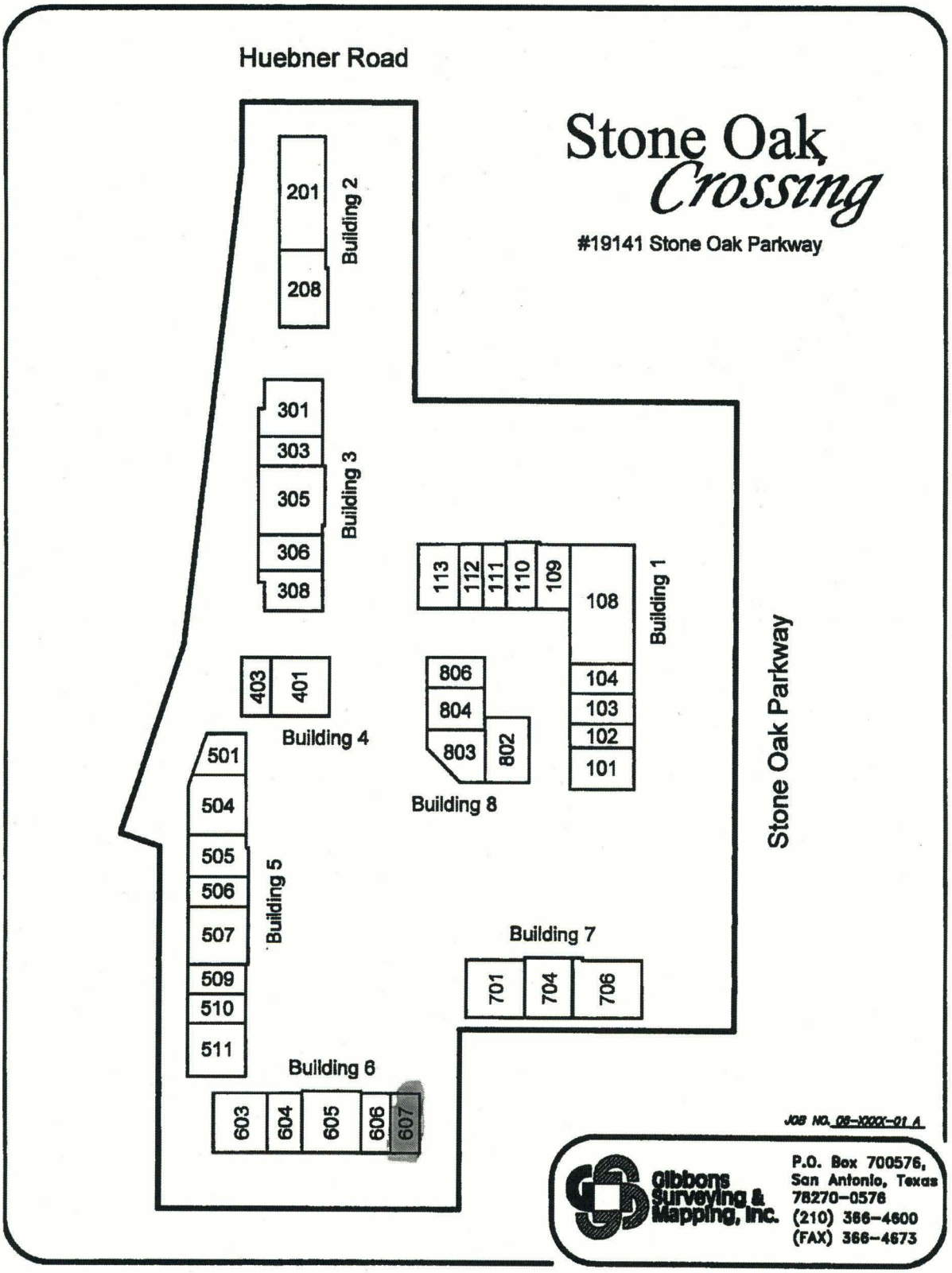
June 22, 2016

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Mark Antonio Mercado
Registered Professional Land Surveyor
Registration No. 6350

STATE OF TEXAS
REGISTERED
MARK ANTONIO MERCADO
6350
PROFESSIONAL
LAND SURVEYOR

Texas Board of Land Surveying Firm No. 10119900



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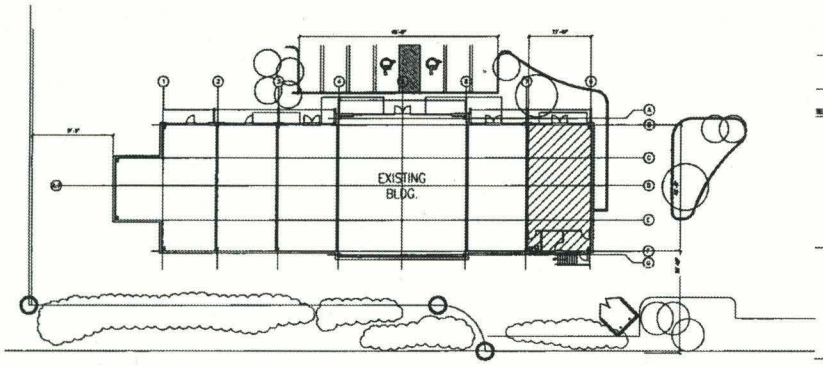
www.GibbonsSurveying.com

Z2016187 ERZD



1 SITE PLAN

LEGAL DESCRIPTION
NCB 17608 BLK 2 LOT E IRR 254.62 FT OF 65 (SONTERRA II-B

A PLAN NORTH

THE FOLLOWING STATEMENT "I, STONE OAK ENTERPRISES LP, THE PROPERTY OWNER ACKNOWLEDGE THAT THIS SITE PLAN(S) SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLANTS SUBMITTAL FOR BUILDING PERMITS."

EXTERIOR WALLS.

BEGINNING FROM THE OUTSIDE TO THE INSIDE, THE WALL CONSISTS OF 2" E.I.F.S. ON 1/2" GLASSMAT SHEATHING ON 6" (18 GA.) METAL STUDS AT 16" O.C. FOLLOWED BY 5/8" GYP. WALL BOARD TYPE 'X' WITH AN ADDITIONAL FURRED WALL OF 4" (25 G.A.) METAL STUDS AT 16" O.C. FOLLOWED BY 5/8" GYP. WALL BOARD TYPE 'X'

TENANT 1-HOUR RATED SEPARATION.

THE WALL CONSISTS OF TWO (2) 4" (25 G.A.) METAL STUDS AT 16" O.C. WITH 2 LAYERS 5/8" GYP. WALL BOARD TYPE 'X' EACH SIDE.

INTERIOR WALLS.

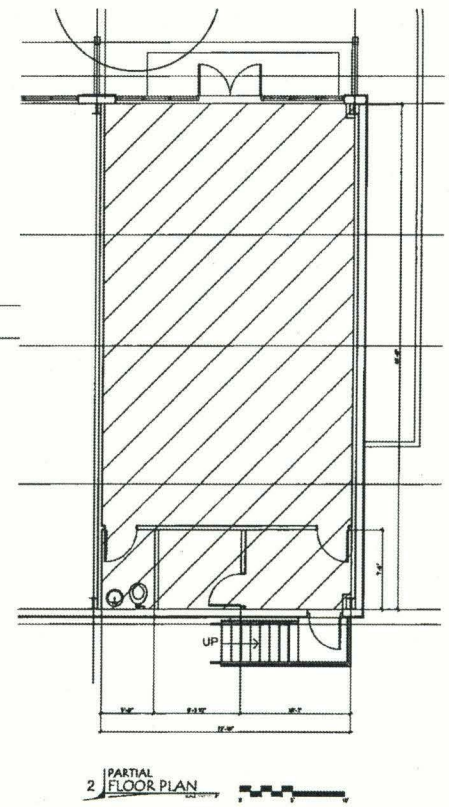
THE WALL CONSISTS OF 4" (25 G.A.) METAL STUDS AT 16" O.C. WITH 5/8" GYP. WALL BOARD TYPE 'X' BOTH SIDES.

CEILING.

CEILING HEIGHT IS SET AT 10'-0" A.F.F. WITH 2'X2' SUSPENDED GRID SYSTEM AND ACOUSTICAL BOARD PANELS.

Current Zoning:"C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laundry - Limited To Max Of Five Employees



2 PARTIAL FLOOR PLAN

EXHIBIT "B"

FOHR DESIGNS

NEW CLOTHING WASH/ IRON STATION
at STONE OAK
19141 STONE OAK SUITE 607
SAN ANTONIO, TX 78258

BUILDING SITE PLAN
PARTIAL FLOOR PLAN

1606 STONE OAK
06.09.16

A - 1.0