

AN ORDINANCE 2015-01-15-0051

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 Lot 6, Block 18, NCB 14728 save and except that portion conveyed to the City of San Antonio in Volume 4167, Page 558, Deed and Plat records of Bexar County, Texas from "R-6 ERZD MLOD-1" Residential Single Family Edwards Recharge Zone Military Lighting Overlay District to "O-1 ERZD MLOD" Office Edwards Recharge Zone Military Lighting Overlay District.

SECTION 2. The save and except portion of the property, described in the deed recorded in Volume 4167, Page 558 of the Deed and Plat records of Bexar County, Texas, a copy of which is attached as **Attachment "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 50%.

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 January 25, 2015.

PASSED AND APPROVED this 15th day of January 2015.



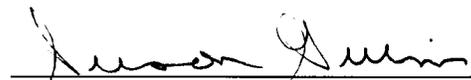
M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-30						
Date:	01/15/2015						
Time:	02:27:26 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014258 ERZD (District 8): An Ordinance amending the Zoning District Boundary from "R-6 ERZD MLOD-1" Residential Single Family Edwards Recharge Zone Military Lighting Overlay District to "O-1 ERZD MLOD" Office Edwards Recharge Zone Military Lighting Overlay District on Lot 6, Block 18, NCB 14728 save and except that portion conveyed to the City of San Antonio in Volume 4167, Page 558, Deed and Plat records of Bexar County, Texas located at 12037 Huebner Road. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		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			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

Z2014258

1488524

1/81 09/08/87

PROJECT: Huebner Road - Vance Jackson
to Lockhill Selma

Return to:
Right of Way Acquisition
City of San Antonio
P. O. Box 9066
San Antonio, TX 78285

PARCEL: 12156

DEDICATION

STATE OF TEXAS }
 { KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR }

THAT, NORENE DAVIDSON, as Independent Executrix of the ESTATE OF MARY FOX, Deceased, hereinafter called the GRANTOR hereby declares her intention to make a Dedication, and she hereby GRANTS, CONVEYS and DEDICATES, to the CITY OF SAN ANTONIO, for and in consideration of the benefits which will accrue to GRANTOR, to GRANTOR'S other property and to the public generally, the following described parcel of land:

BEING 0.026 acres (1,149 square feet) of land out of Lot 6, Block 18, New City Block 14728, Woodland Manor, Unit 3, recorded in Volume 2805, Page 258 of the Deed and Plat Records of Bexar County, Texas, said Lot 6 having been conveyed by deed to Mary Fox as recorded in Volume 3199, Page 150 of the Deed Records of Bexar County, Texas, said 0.026 acres of land being more particularly described in Exhibit "A" attached hereto and made a part hereof.

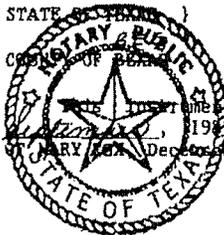
TO HAVE AND TO HOLD the above described property and rights therein unto the CITY OF SAN ANTONIO, its successors and assigns, forever.

Together with all the right, title, claim and interest whatsoever of GRANTOR, and her heirs, representatives, successors and assigns, forever, in and to the above described property, to be used for public purposes, including a right-of-way for a street or highway and utilities, drainage and sewer lines.

WITNESS my hand this 16th day of September, A.D., 1987

Norene Davidson
NORENE DAVIDSON, as Independent Executrix
of the ESTATE OF MARY FOX, Deceased

29-87 0181375 0283215 \$5.00 Y 01 07092



was acknowledged before me on this the 16th day of September, 1987, by NORENE DAVIDSON, as Independent Executrix of the ESTATE OF MARY FOX, Deceased.

Barbara J. Mabe
NOTARY PUBLIC in and for the State of
TEXAS
BARBARA J. MABE

MY COMMISSION EXPIRES: 9-22-88

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BROWN ENGINEERING CO.

Huebner Road - Vance Jackson to Lockhill-Selma
Fee Title, Street Right-of-Way

ENGINEERING CONSULTANTS
7801 BROADWAY, SUITE 206
SAN ANTONIO, TEXAS 78209
PHONE (512) 824-5395

Huebner Road
Right-of-Way

FIELD NOTES

NCB 14728

For
0.026 Acres of Land
(1,149 Square Feet)

PARCEL NO. 12156

BEING 0.026 Acres (1,149 Square Feet) of land out of Lot 6, Block 18, New City Block 14728, Woodland Manor, Unit 3, recorded in Volume 2805, Page 258 of the Deed and Plat Records of Bexar County, Texas, said Lot 6 having been conveyed by deed to Mary Fox as recorded in Volume 3199, Page 150 of the Deed Records of Bexar County, Texas, said 0.026 Acres of land being more particularly described as follows:

BEGINNING at an iron pin set in the Northwest line of the 60 foot wide Right-of-Way of Huebner Road for the most Southerly corner of said Lot 6 and the most Southerly corner of the tract herein described;

Thence North 48° 24' 00" West, with the Southwest line of said Lot 6, a distance of 11.79 feet to an iron pin set in the arc of a curve to the left in the proposed Northwest Right-of-Way line of Huebner Road, said iron pin being the most Westerly corner of the tract herein described;

Thence in a Northeasterly direction with the proposed Northwest Right-of-Way line of said Huebner Road, following the arc of said curve to the left with a radius of 1157.00 feet, a central angle of 05° 12' 57", a chord bearing North 53° 47' 51" East 105.29 feet, and an arc distance of 105.33 feet to an iron pin set on the Northeast line of said Lot 6 and the most Northerly corner of the tract herein described;

Thence South 48° 24' 00" East, with the Northeast line of said Lot 6, a distance of 11.04 feet to an iron pipe found in the Northwest line of the 60 foot wide Right-of-Way of Huebner Road and the most Easterly corner of the tract herein described;

Thence South 52° 12' 00" West, with the Southeast line of said Lot 6 and the Northwest line of said Huebner Road, a distance of 53.13 feet to an iron pipe found for angle;

Thence South 54° 37' 30" West, continuing with the Southeast line of said Lot 6 and the Northwest line of said Huebner Road, a distance of 52.03 feet to the POINT-OF-BEGINNING, CONTAINING 0.026 Acres (1,149 Square Feet) of land.

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JO: 010-21
March 20, 1987



Mike W. Kriegel
MIKE W. KRIEGEL
R.P.S. No. 4330

EXHIBIT "A"

RECEIVED
APR 02 1987

ROW ACQUISITION

Any provision herein which purports to give, create or lose of any described real property interest of any of THE STATE OF TEXAS COUNTY OF BEXAR shall be void and of no effect. This instrument was FILED in the Morning Session of the County Clerk's Office on the 29th day of October 1987 and on the 29th day of October 1987 and was duly RECORDED in the Official Public Records of said County, Texas at

OCT 29 1987



Robert D. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

FILED IN OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
1987 OCT 29 A 9:49

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