SG/cla
06/18/2015
Z-16

CASE NO. Z2015119 CD S ERZD

AN ORDINANCE 2015-06-18-0620

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 2.230 acre tract of land out of Lot 2, Block 1, NCB 17700 from "C-3 MLOD AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and a Specific Use for a Indoors Shooting Range.

SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council approves this Conditional and Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein

SECTION 4. The City Council finds as follows:

A. The conditional and specific use will not be contrary to the public interest.
B. The conditional and specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
C. The conditional and specific use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, and Section 35-423, Specific Use Authorization, of the Unified Development Code.
D. The conditional and specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, and Section 35-423,

Specific Use Authorization, of the Unified Development Code.

E. The conditional and specific use will not adversely affect the public health, safety and welfare.

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 exceed 65%.

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 June 28, 2015.

PASSED AND APPROVED this 18th day of June 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-16**
Date:	06/18/2015
Time:	02:32:49 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015119 CD S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD AHOD ERZD" Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and a Specific Use Authorization for an Indoor Shooting Range on 2.230 acre tract of land out of Lot 2, Block 1, NCB 17700, generally located in the 4400 Block of North Loop 1604 West. 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				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				

KFW SURVEYING

FIRM LICENSE NO. 10122300

FIELD NOTES FOR
A 2.230 ACRE TRACT

A 2.230 acre tract of land out of Lot 2, Block 1, New City Block (N.C.B.) 17700 of The Ridge (East), a subdivision plat of record in Volume 9606 Page 9 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" for the northeast corner of Lot 3, Block 1, N.C.B. 17700 of The Ridge (East), in the west line of a 95.620 acre tract conveyed to Rogers 1604 Commercial, Ltd. of record in Volume 15305 Page 492 of the Official Public Records of Bexar County, Texas, for a southeast corner of Lot 2, Block 1, N.C.B. 17700 of The Ridge (East) and the most easterly southeast corner of the tract described herein, from which a found Texas Department of Transportation Type II right-of-way monument in the northwest right-of-way line of Loop 1604, a 300 foot right-of-way, bears S 00° 11' 39" E, a distance of 178.14 feet, N 62° 05' 31" E, a distance of 56.81 feet and N 48° 57' 30" E, a distance of 154.04 feet;

THENCE: Along and with common line between Lot 3 and Lot 2, Block 1, N.C.B. 17700 of The Ridge (East) the following two (2) courses:

1. **N 89° 03' 25" W,** a distance of **251.72 feet** to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for an interior corner of the tract described herein, and
2. **S 00° 56' 35" W,** a distance of **16.56 feet** to a set pk nail with a washer stamped "KFW Surveying" for the most southerly southeast corner of the tract described herein;

THENCE: Continuing along and with the common line between Lot 3 and Lot 2, Block 1, N.C.B. 17700 of The Ridge (East) and into and across Lot 2, Block 1, N.C.B. 17700 of The Ridge (East) the following four (4) courses:

1. **S 62° 05' 31" W**, at a distance of 4.47 feet passing the northwest corner of Lot 3, Block 1, N.C.B. of The Ridge (East) and continuing for a total distance of **79.96 feet** to a point for the most southerly southwest corner of the tract described herein,
2. **N 27°54'29" W,** a distance of **210.10 feet** to a point for an interior corner of the tract described herein,
3. **S 63° 28' 42" W,** a distance of **139.25 feet** to a point for the most westerly southwest corner of the tract described herein, and
4. **N 26° 24' 57" W,** a distance of **16.71 feet** to a point in the ostensible line of the city limits of San Antonio, Texas and for the most westerly northwest corner of the tract described herein;

THENCE: N 62° 17' 45" E, along and with the ostensible line of the city limits of San Antonio, Texas and continuing into and across Lot 2, Block 1, N.C.B. 17700 of The Ridge (East), a distance of **351.31 feet** to a point in the south line of Tract IV, a 146.9 acre tract of land conveyed to Martin Marietta Materials Southwest L.P., of record in Volume 12046 Page 2065 of the Official Public Records of Bexar County, Texas, the north line of Lot 2, Block 1, N.C.B. 17700 of The Ridge (East) and for the most northerly northwest corner of the tract described herein, from which a found ½" iron rod for the northwest corner of Lot 2, Block 1, N.C.B. 17700 of The Ridge (East), the northeast corner of Lot 901, Block 1, N.C.B. 17700 of The Ridge (Central), a subdivision plat of record in Volume 9660 Pages 210-211 of the Deed and Plat Records of Bexar County, Texas and in the south line of Tract IV bears, N 89° 03' 25" W, a distance of 861.59 feet;

Attachment A

THENCE: S 89° 03' 25" E, along and with the common line between Tract IV and Lot 2, Block 1, N.C.B. 17700 of The Ridge (East), a distance of **241.14 feet** to a found ½" iron rod in the west line of the 95.620 acre tract, for the southeast corner of Tract IV, the northeast corner of Lot 2, Block 1, N.C.B. 17700 of The Ridge (East) and the tract described herein;

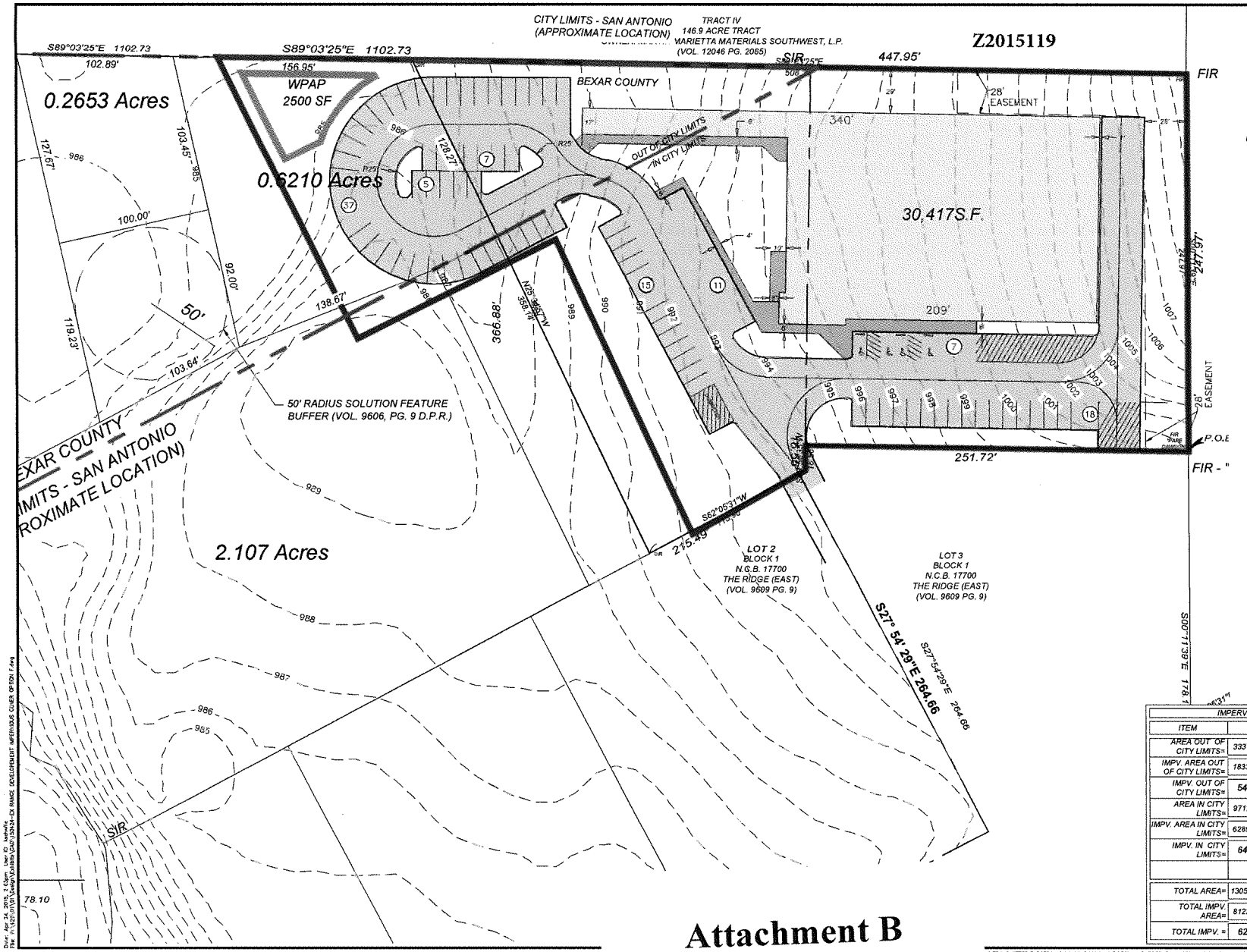
THENCE: S 00° 11' 39" E, along and with the common line between the 95.620 acre tract and Lot 2, Block 1, N.C.B. 17700 of The Ridge (East), a distance of **247.97 feet** to the **POINT OF BEGINNING** and containing 2.230 acres, or 97,130 square feet, more or less, situated in the City of San Antonio, Bexar County, Texas. The basis of bearings is the State Plane Coordinate System established for the Texas South Central Zone 4204, North American Datum (NAD) of 1983(2011).

"This document was prepared under 22TAC663.21, 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."

Job No.:	14-054
Prepared by:	KFW Surveying
Date:	February 6, 2015
Revised:	April 27, 2015
File:	S:\Draw 2014\14-054 W Loop 1604-Ridge East\DOCS \Field Notes 2.230AC.doc

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

4/27/2015



IMPERVIOUS COVER TABLE				
ITEM		UNITS		UNITS
AREA OUT OF CITY LIMITS=	33372.73	S.F.	0.7661	ACRES
IMPV. AREA OUT OF CITY LIMITS=	18332.57	S.F.	0.4209	ACRES
IMPV. OUT OF CITY LIMITS=	54.93	%	54.93	%
AREA IN CITY LIMITS=	97128.84	S.F.	2.2298	ACRES
IMPV. AREA IN CITY LIMITS=	62892.10	S.F.	1.4438	ACRES
IMPV. IN CITY LIMITS=	64.75	%	64.75	%
TOTAL AREA=	130501.57	S.F.	2.9959	ACRES
TOTAL IMPV. AREA=	81224.67	S.F.	1.8647	ACRES
TOTAL IMPV. =	62.24	%	62.24	%

RANGE DEVELOPMENT
SAN ANTONIO, TEXAS
SITE LAYOUT OPTION F

JOB No. 435-01-01
DATE FEBRUARY 2015
DRAWN KS CHECKED BT
SHEET NUMBER
EX-1

Attachment B

IS TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL