

AN ORDINANCE 2007 - 03 - 15 - 0300

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OFFICIAL ZONING MAP OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held 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 2.45 acres out of NCB 15671 from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone 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. 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 55%.

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 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.

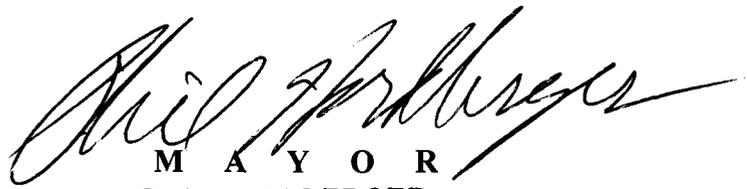
SECTION 9. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of 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 on March 25, 2007.

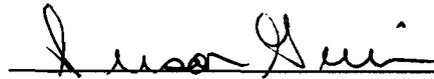
PASSED AND APPROVED this 15th day of March, 2007.

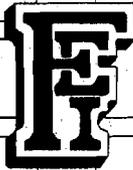
ATTEST:


City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney



FORD ENGINEERING, INC.

Date: October 9, 2006
Project No: 2235.00

Page 1 of 2

FIELDNOTES FOR 2.45 ACRES

Field notes describing 2.45 acres of land, situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block No. 4952 Bexar County, Texas, being a portion of that certain 2.50 acre tract of land recorded in Volume 2735, Page 1 of the Official Public Records of Bexar County, Texas, said 2.50 acres being a portion of Parcel 1 containing 9.84 acres out that certain Monroe J. Classen 158.80 acre tract of land and recorded in Volume 7187, Page 331 of the Real Property Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING at a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set on the Western line of Red Land Road (60' R.O.W.) for the Easternmost corner of Lot 19 of the Red Land Road Subdivision – Los Barrios Del Norte LTD Subdivision as shown on a map recorded in Volume 9558, Page 184 of the Deed and Plat Records of Bexar County, Texas, the same being the Northernmost corner of the said 2.50 acre tract, for the Northernmost corner of this 2.45 acre tract of land;

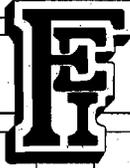
THENCE: Along the Western line of said Red Land Road, the Eastern line of the said 2.50 acre tract, a curve to the right having a Delta angle of 06°38'59", a Radius of 862.32 feet, an arc length of 100.08 feet and a Chord bearing of S 14°35'36" E – 100.03 feet to a ½ inch iron rod found for a corner of the said 2.50 acre tract, for a corner of this 2.45 acre tract of land;

THENCE: S 11°16'07" E – 146.09 feet continuing along said line to a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set for the Easternmost corner of this 2.45 acre tract of land, from which a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set for the Easternmost corner of the said 2.50 acre tract of land bears S 11°16'07" E – 4.25 feet;

THENCE: S 59°02'11" W – 504.27 feet across said 2.50 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set on the Eastern line of that certain 0.11 acre tract of land recorded in Volume 7187, Page 331 of the Real Property Records of Bexar County, Texas for the Southernmost corner of this 2.45 acre tract of land, from which a ½ inch iron rod found for the Southernmost corner of the said 2.50 acre tract, the Southeastern corner of the said 0.11 acre tract bears S 11°17'09" E – 4.25 feet;

THENCE: N 11°17'09" W – along the Western line of the said 2.50 acre tract, the Eastern line of the said 0.11 acre tract, the eastern line of the remaining portion of said Parcel 1 – Volume 7187, Page 331, at 10.65 feet pass a ½ inch iron rod found for the Northeastern corner of the said 0.11 acre tract, a corner of the said Lot 19, Red Land Road Subdivision – Los Barrios Del Norte LTD, a distance in all of 200.93 feet to a ½ inch iron rod found for a corner of said Lot 19, the Northwestern corner of the said 2.50 acre tract, for the Northwestern corner of this 2.45 acre tract of land;

Z2007031



FORD ENGINEERING, INC.

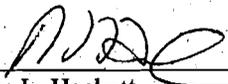
Page 2 of 2

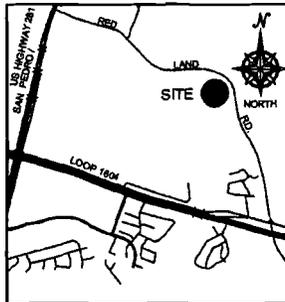
THENCE: N 54°06'33" E – 515.94 feet along the Northern line of the said 2.50 acre tract, a Southern line of said Lot 19 to the **POINT OF BEGINNING** and containing 2.45 acres of land.

Reference Bearing is NAD 83 Texas State Plane Coordinate System.

Corresponding plat prepared.2235.00A.doc




Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



LOCATION MAP NOT SCALE

ADDRESS: 18607 RED LAND RD.

SURVEY OF A 2.45 ACRES TRACT OF LAND, BEING A PORTION OF A TRACT OF LAND CALLED TO CONTAIN 2.50 ACRES TRACT OF LAND RECORDED IN VOLUME 2735, PAGE 1, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS SAID TRACT BEING OUT OF PARCEL No.1, ORIGINALLY HAVING CONTAINED 9.84 ACRES TRACT OF LAND AND BEING A PORTION OF THE MONROE J. CLASSEN 158.80 ACRES TRACT OF LAND SITUATED OUT OF THE DOMINGO LOSOYA, C.S. 354 1/2, ABSTRACT 451, COUNTY BLOCK 4952, BEXAR COUNTY, TEXAS.

LOT 19
REDLAND ROAD SUBDIVISION-
LOS BARRIOS DEL NORTE, LTD
VOL. 9558, PG. 184
D.P.R.

POINT OF BEGINNING
SET 1/2 IRON REBAR
1.2 miles to the intersection
of Red Land Rd. and US HWY 281



NOTE:
SCALE:
1" = 60'

D.P.R. = DEED AND PLAT RECORDS,
BEXAR COUNTY, TEXAS.
R.P.R. = REAL PROPERTY RECORDS
BEXAR COUNTY, TEXAS.
O.P.R. = OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS.

SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP No. 48029C0227 F DATED JANUARY 04, 2002.

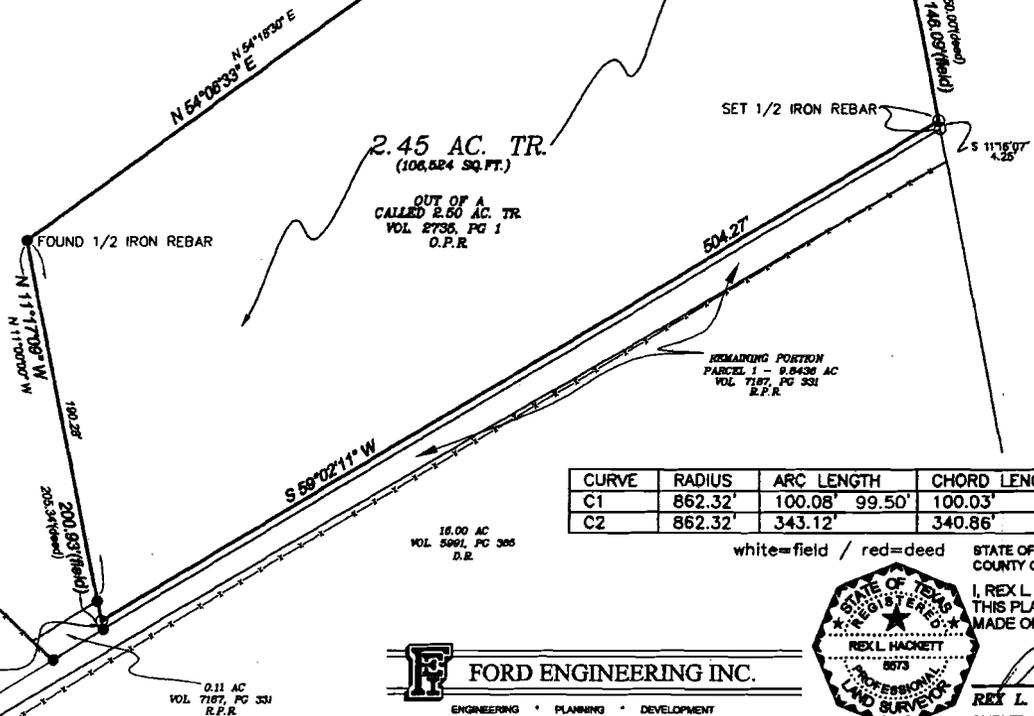
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.

THIS SURVEY IS PRODUCED WITHOUT THE AID OF A TITLE COMMITMENT.

VACANT LOT

- ALL FOUND PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

ELEVATIONS FOR THIS SURVEY ARE BASED UPON, NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88, GPS COOPERATIVE COORDS STATION DESIGNATION - FORD ENG COOP CORRS ARP, PID - D66233. PID ORTHOMETRIC ELEVATION= 836.55. DETERMINED BY GEOID03.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	862.32'	100.08'	99.50'	S 14°35'36" E	06°38'59"
C2	862.32'	343.12'	340.86'	N 29°19'02" W	22°47'52"

white=field / red=deed

STATE OF TEXAS:
COUNTY OF BEXAR:

I, REX L. HACKETT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION.



REX L. HACKETT
SURVEYED: 08-18-08
PROJECT NO.: 2235-00

R.P.L.S. No. 6573
DRAWN BY: EL

F FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 690-4777

REMAINING PORTION
PARCEL 1 - 9.8438 AC
VOL. 7187, PG 331
R.P.R.

16.00 AC
VOL. 5691, PG 305
D.R.

0.11 AC
VOL. 7187, PG 331
R.P.R.

SET 1/2 IRON REBAR
S 111°09' E
4.25'
FOUND 1/2 IRON REBAR

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 2.45 acres out of NCB 15671 TO WIT: From "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District.
THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00.

Before me, the undersigned authority, on this day personally appeared Helen I. Lul by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2007-03-15-0300 here to attached has been published in every issue of said newspaper on the following days, to wit:

03/20/2007.

Helen I. Lul

Sworn to and subscribed before me this 20th day of of March, 2007.

Martha L. Machuca

