

AN ORDINANCE 2011-11-03-0923

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 23.849 acres out of NCB 19218 from "C-3 MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District to "MF-25 MLOD ERZD" Low Density Multi-Family Military Lighting Overlay Edwards Recharge Zone District

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. 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.

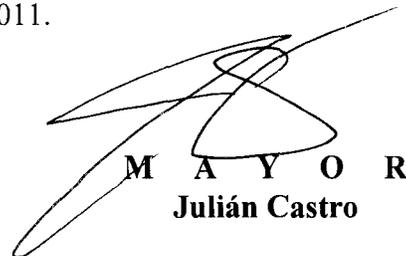
SECTION 7. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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.

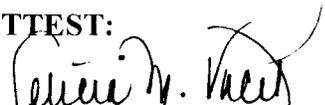
SECTION 9. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of 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 November 13, 2011.

PASSED AND APPROVED this 3rd day of November 2011.


M A Y O R
Julián Castro

ATTEST:

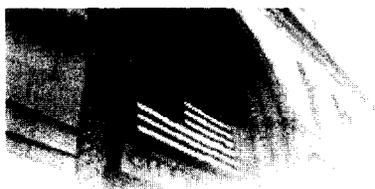


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

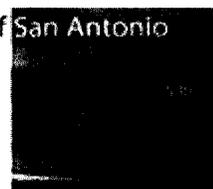


for Michael D. Bernard, City Attorney



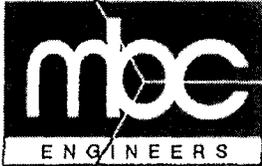
Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-8

Name:	Z-8						
Date:	11/03/2011						
Time:	02:28:16 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2011148 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-3 MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District to "MF-25 MLOD ERZD" Low Density Multi-Family Military Lighting Overlay Edwards Recharge Zone District on 23.849 acres out of NCB 19218 located northwest of the intersection of U. S. Highway 281 North and Stone Oak Parkway. Staff and Zoning Commission recommend approval. (Continued from October 6, 2011)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x			x	
Carlton Soules	District 10	x					



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

METES AND BOUNDS
DESCRIPTION OF

2011 11 4 13

A 23.849 ACRE (1,038,851 SQUARE FEET) TRACT OF LAND OUT OF LOT 2, BLOCK 2, WORLCOM, INC. SUBDIVISION, AS RECORDED IN VOLUME 9539, PAGE 223, DEED AND PLAT RECORDS OF BEXAR COUNTY AND OUT OF A 68.24 ACRE TRACT ALSO KNOW AS TRACT II, RECORDED IN VOLUME 9835, PAGE 903 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN THE W.M. BRISBAN SURVEY NUMBER 89 1/2, ABTRACT NUMBER 54, ALSO THE EUGENE DE LA ROSA SURVEY NUMBER 95, ABSTRACT NUMBER 633, IN NEW CITY BLOCK 19218, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a point, said point being the northeast corner of Lot 4, Block 2, N.C.B. 19218, Stone Oak 281 Subdivision as, recorded in Volume 9616, Page 160, Bexar County Plat Records, said point also being the southwest corner of a 58.9206 acre tract as recorded in Volume 11912, Page 1572 of the Official Public Records of Bexar County, Texas, said point also being on the west line of Parcel 13, as recorded in Volume 11131, Page 2086 of the Official Public Records of Bexar County, Texas;

THENCE: N 70°42'58" W, 518.95 feet, leaving the west line of said Parcel 13 and along and with the common line of said Lot 4, Block 2, New City Block 19218 and said called 58.9206 acre tract, to a point;

THENCE: N 12°38'37" W, 403.85 feet, leaving the north west corner of said Lot 4, Block 2, New City Block 19218, to a point, at the POINT OF BEGINNING of this tract;

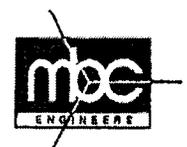
THENCE: N 64°55'35" W, 459.71 feet, to a point;

THENCE: N 25°04'25" E, 147.27 feet, to a point;

THENCE: N 44°21'19" W, 144.70 feet, to a point;

2014-11-18

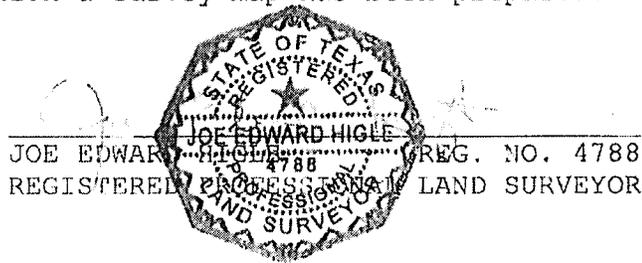
- THENCE: N 43°15'26" E, 104.51 feet, to a point, at the point of curvature of a curve to the left;
- THENCE: 3.52 feet, along and with said curve to the left, having a radius of 25.00 feet, a central angle of 08°04'42", a chord bearing and distance of N 39°15'42" E, 3.52 feet, to a point, at a point of tangency;
- THENCE: N 44°20'38" W, 1139.54 feet, to a point, said point also being on the south line of a 28 foot electric easement as recorded in Volume 3991, Pages 578-587, Official Public Records of Real Property, Bexar County, Texas;
- THENCE: N 40°56'05" E, 581.30 feet, along and with the south line of the aforementioned 28 foot electric easement, to a point, said point also being the southwest corner of a called 11.60 acre tract, known as P-IA, as recorded in Volume 10727, Page 919 of recorded in the Official Records of Bexar County, Texas;
- THENCE: S 49°11'36 E, 429.49 feet, along and with the west line of said called 11.60 acre tract, known as P-IA to a point, said point being the southwest corner of said P-IA, and also being the southwest corner of a called 7.48 acre tract, known as P-IC, as recorded in Volume 2872, Page 1577 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: S 32°09'10" E, 717.09 feet, along and with the west line of said called 7.48 acre tract, known as P-IC to a point, and being the southwest corner of a aforementioned P-IC;
- THENCE: S 49°12'23" E, 632.96 feet, leaving the southwest corner of said called 7.48 acre tract, to a point;



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THENCE: S 40°01'04" W, 604.93 feet, to the POINT OF BEGINNING of this 23.849 acre tract of land.

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.



29395-1478
May 27, 2011
JEH/MJC/nt

