

ORDINANCE 2022-11-03-0862

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.

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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 19.37 acres of CB 4926, generally located in the 2100-2200 block of Summer Glen Way, from "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 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 the percentage prescribed by the San Antonio Water System (SAWS) in accordance with Chapter 34.

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.

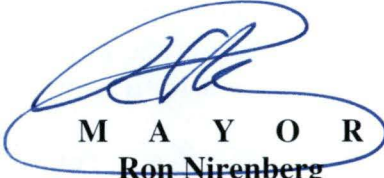
SECTION 7. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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, 2022.

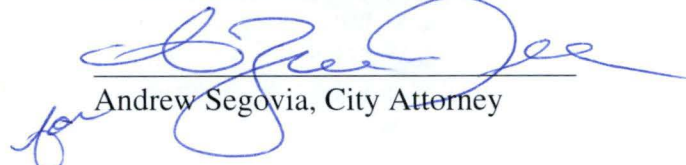
PASSED AND APPROVED this 3rd day of November, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting November 3, 2022

15.

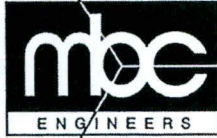
2022-11-03-0862

ZONING CASE Z-2022-10700174 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 19.37 acres of CB 4926, generally located in the 2100-2200 block of Summer Glen Way. Staff, SAWS and Zoning Commission recommend Approval. (Continuance from October 20, 2022)

Councilmember Courage moved to approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Pelaez, Courage, Perry
Absent:	Rocha Garcia, Sandoval

Exhibit “A”



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

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(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

METES AND BOUNDS DESCRIPTION OF 19.37 ACRES

BEING A 19.37 ACRE TRACT OF LAND SITUATED IN THE BEATY SEALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, BEXAR COUNTY, TEXAS, AND SAID 19.37 ACRE TRACT BEING A PORTION OF A CALLED 26.395 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15566, PAGE 1804, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 45, COUNTY BLOCK 45, WILDERNESS OAK CENTER PHASE IIA & III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 363, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a 1/2-Inch Iron Rod Found on the curved West Right-of-Way line of U.S. Highway 281 and marking the Southeast corner of Lot 10, Block 17, New City Block 18218, Overlook Parkway & 281 Commercial Subdivision, according to plat thereof recorded in volume 20002, page 362, of the Deed and Plat records of Bexar County, Texas, and marking the Northeast corner of the remaining portion of said 26.395 Acre tract;

THENCE S 89° 55' 33" W a distance of 300.00 feet departing the West Right-of-Way line of U.S. Highway 281 along and with the North line of said 26.395 Acre Tract, to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set on the South line of Lot 9, Block 17, New City Block 18218 of said Overlook parkway & 281 Commercial Subdivision, for the **POINT OF BEGINNING**;

THENCE S 00° 00' 40" E a distance of 636.26 feet departing the South line of said Lot 9, into and across said 26.395 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

THENCE S 89° 55' 33" W a distance of 109.00 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

THENCE S 00° 00' 40" E passing the North line of said Lot 1, Block 45, at 69.47 feet, and continuing for a total distance of 296.18 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set;

THENCE S 04° 00' 26" W a distance of 76.84 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the curved North Right-of-Way line of Summerglenn Way;

THENCE along and with the curved North Right-of-Way line of said Summerglenn Way (to the right) having the following parameters: Radius = 771.03 feet, Arc length = 27.25, Chord Bearing = N 85°24'58" W and a Chord Distance = 27.25 feet to a 1/2-Inch Iron Rod Found;

THENCE N 84° 29' 52" W a distance of 128.74 feet along and with the North Right-of-Way line of said Summerglenn Way, to a 1/2-Inch Iron Rod Found;

THENCE N 85° 38' 41" W a distance of 166.79 feet, continuing along and with the North Right-of-Way line of said Summerglenn Way, to a 1/2-Inch Iron Rod with cap "PD" Found at the point of curvature of a curve to the left;

Exhibit "A"

THENCE along and with said curve to the left having the following parameters: Radius = 630.00 feet, Arc length = 137.45, Chord Bearing = S 87°58'52" W and a Chord Distance = 137.17 feet to a 1/2-Inch Iron Rod with cap "PD" Found;

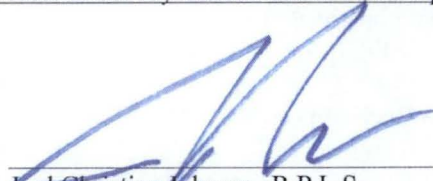
THENCE N 40° 13' 30" W a distance of 309.53 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Set and marking the Westernmost corner of said Lot 1, Block 45, and being on the South line of said 26.395 Acre Tract;

THENCE S 89° 59' 50" W a distance of 195.65 feet, along and with the South line of said 26.935 Acre Tract, to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Set, and being on the East line of a 25 foot wide Drainage easement, created by Plat of Summerglenn, unit-2B, Subdivision, recorded in Volume 9543, Page 165, of the Deed and Plat records of Bexar County, Texas, and marking the Southwest corner of this tract;

THENCE N 01° 04' 27" E a distance of 749.46 feet along and with the East line of said 25 foot wide drainage easement, to a 1/2-Inch Iron Rod Found and marking the Southwest corner of Lot 7, Block 17, New City Block 18218, Canyon Pass Apartments Subdivision, according to plat thereof recorded in Volume 20001, Page 2434, of the Deed and Plat records of Bexar County, Texas;

THENCE N 89° 55' 33" E a distance of 954.39 feet along and with the South line of said Lot 7, and continuing along and with the South line of Lot 9, of said Overlook Parkway & 281 Commercial Subdivision, to the **POINT OF BEGINNING** and containing 19.37 Acres of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: June 3, 2022
Job No. 33065-1479

