

ORDINANCE

2022-12-15-1019

**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 4, Block 1, and 0.870 acres out of NCB 18598, generally located at the 14000 block of Indian Woods, from "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District.

**SECTION 2.** A description of the 0.870 acres 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.

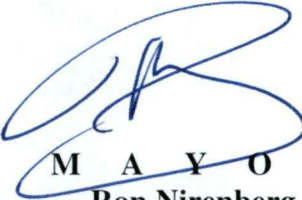
**SECTION 7.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**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 December 25, 2022.

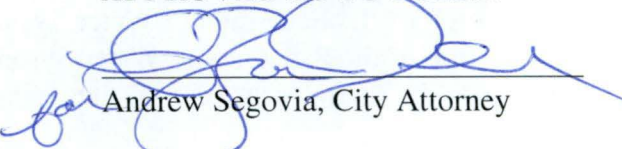
**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2022.

  
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 December 15, 2022

25.

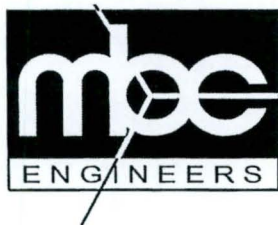
**2022-12-15-1019**

ZONING CASE Z-2022-10700273 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 4, Block 1, and 0.870 acres out of NCB 18598, generally located at the 14000 block of Indian Woods. Staff and Zoning Commission recommend Approval.

Councilmember Bravo moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

<b>Aye:</b>	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Gallagher
<b>Absent:</b>	McKee-Rodriguez, Sandoval

# EXHIBIT “A”



**METES AND BOUNDS DESCRIPTION  
TO ACCOMPANY ZONING EXHIBIT**

A 0.870 OF AN ACRE (37,917 SQUARE FEET) TRACT OF LAND, OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 18598, SHAVANO LDR NO. 4, ACCORDING TO PLAT RECORDED IN VOLUME 20001, PAGE 78, PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-Inch Iron Rod found on the Westerly boundary line of Lot 3, Block 1, New City Block 18598, Shavano LDR No. 4, according to plat recorded in Volume 20001, Page 78, Plat Records, Bexar County, Texas and marking the Southeasterly corner of said Lot 4;

**THENCE** N 78° 09' 51" W a distance of 131.00 feet, along the Southerly boundary line of said Lot 4, to a Point;

**THENCE** N 42° 18' 53" W a distance of 46.23 feet, departing the Southerly boundary line of said Lot 4, across said Lot 4, to a Point;

**THENCE** S 46° 42' 38" W a distance of 33.00 feet to a Point on the Southerly boundary line of said Lot 4;

**THENCE** N 78° 09' 51" W a distance of 3.00 feet, along the Southerly boundary line of said Lot 4, to a 1/2-Inch Iron Rod Found;

**THENCE** S 46° 42' 38" W a distance of 32.09 feet, continuing along the Southerly boundary line of said Lot 4, to 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set marking the Southwesterly corner of said Lot 4 and being the Southeasterly corner of Lot 5, Block 1, New City Block 18598, Shavano LDR No. 4, according to plat recorded in Volume 20001, Page 78, Plat Records, Bexar County, Texas;

**THENCE** along the common boundary line of said Lot 5 and said Lot 4, and along a curve to the right having the following Parameters: Radius = 1146.02 feet, Arc Length = 341.94 feet, Delta = 17° 05' 43", Chord Bearing = N 13° 07' 17" W and a Chord Distance = 340.67 feet to a 1/2-Inch Iron Rod Found;

**THENCE** N 85° 23' 28" E a distance of 22.50 feet, continuing along the common boundary line of said Lot 5 and said Lot 4, to a Point, bearing S 85° 23' 28" W a distance of 7.46 feet from a 1/2-Inch Iron Rod Found;

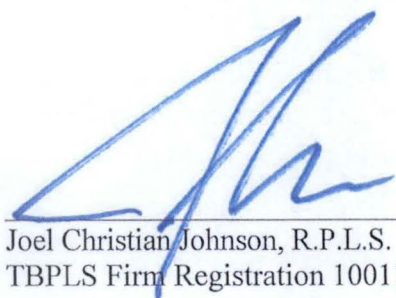
Exhibit "A"



**Z2022-10700273 ERZD**

**THENCE** S 37° 02' 11" E a distance of 439.23 feet, departing the common boundary line of said Lot 5 and said Lot 4, across said Lot 4, to the **POINT OF BEGINNING** and containing 0.870 of an Acre more or less as surveyed by Macina, Bose, Copeland and Associates.

**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: October 12, 2022  
Job No: 33258-1075