

ORDINANCE 2022-01-27-0066

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 92.50 acres out of NCB 14848 from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing.

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. The City Council finds as follows:

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

SECTION 4. The City council approves this Conditional Use and Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by San Antonio Water System is met.

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.

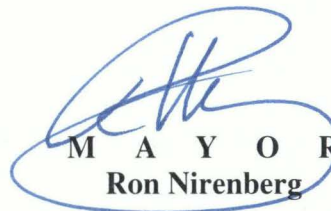
SECTION 9. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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 February 6, 2022.

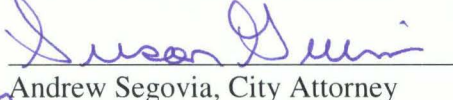
PASSED AND APPROVED this 27th day of January, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting January 27, 2022

61. 2022-01-27-0066

ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

Exhibit “A”



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 92.5 acre, more or less, tract of land out of that 95.02 acre tract described in deed to Tradesman, LLC., recorded in Volume 10523, Page 548-554 of the Official Public Records of Bexar County, Texas, out of the G.F.A. Wrede Survey No. 292, Abstract 809 and C.C. McCrae Survey No. 391, Abstract 482, in New City Block 14848 of the City of San Antonio, Bexar County, Texas. Said 92.5 acre tract being more fully described as follows:

- BEGINNING: At a point for the southeast corner of Lot 5, Block 5, Trademan Quarry Amending recorded in Volume 9665, Page 35-36 and on the west line of The Woods of Shavano Unit 8 recorded in Volume 8000, Page 52, both of the Deed and Plat Records of Bexar County, Texas, on the east line of said 95.02 acre tract;
- THENCE: S 00°13'06" E, along and with the west line of The Woods of Shavano Unit 8 and The Woods of Shavano Unit 7 recorded in Volume 7800, Page 229 of the Deed and Plat Records of Bexar County, Texas, and the east line of said 95.02 acre tract, a distance of 740.43 feet to a point;
- THENCE: S 00°16'36" E, along and with the west line of The Woods of Shavano Unit 7 and Shavano Place recorded in Volume 9501, Page 134 of the Deed and Plat Records of Bexar County, Texas and the east line of said 95.02 acre tract, a distance of 1489.16 feet to a point for the southeast corner of said 95.02 acre tract, on the north line of The Woods of Shavano Unit 3 recorded in Volume 7300, Page 32 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 89°47'42" W, along and with the north line of said The Woods of Shavano Unit 3, and the north line of The Wood of Shavano Unit 4 recorded in Volume 7300, Page 85, the north line of The Woods of Shavano Unit 20 Amending recorded in Volume 9512, Page 144, all of the Deed and Plat Records of Bexar County, Texas and the south line of said 95.02 acre tract, a distance of 1393.90 feet to a point for the southwest corner of said 95.02 acre tract, on the east right-of-way line of the Southern Pacific Railroad;

92.5 Acres
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THENCE: Along and with the east right-of-way line of said Southern Pacific Railroad, the west line of said 95.02 acre tract the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 2342.01 feet, a central angle of $10^{\circ}54'31''$, a chord bearing and distance of N $29^{\circ}42'26''$ W, 445.23 feet, for an arc length of 445.90 feet to a point;

N $35^{\circ}09'42''$ W, a distance of 127.30 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 1586.94 feet, a central angle of $32^{\circ}10'00''$, a chord bearing and distance of N $19^{\circ}04'42''$ W, 879.28 feet, for an arc length of 890.93 feet to a point;

N $02^{\circ}59'42''$ W, a distance of 256.11 feet to a point for the southwest corner of Lot 901, Block 7, Trademan Quarry recorded in Volume 9631, Page 64-68 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N $77^{\circ}25'19''$ E, departing the east right-of-way line of said Southern Pacific Railroad, along and with the south line of said Lot 901, a distance of 238.00 feet to a point for the southeast corner of said Lot 901;

THENCE: N $05^{\circ}21'40''$ W, along and with the east line of said Lot 901, a distance of 278.00 feet to a point for the northeast corner of said Lot 901, on the south end of Trademan Drive, dedicated in said Trademans Quarry Subdivision;

THENCE: N $56^{\circ}31'21''$ E, along and with the south line of said Trademan Quarry, and the south line of Trademan Quarry II recorded in Volume 9680, Page 157 of the Deed and Plat Records of Bexar County, Texas, the northwest line of said 985.02 acre tract, a distance of 895.25 feet to a point;

THENCE: N $89^{\circ}44'39''$ E, continuing along and with the south line of said Trademan Quarry II, a distance of 700.76 feet to a point on the west line of said Lot 5;

92.5 Acres
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THENCE: S 00°15'21" E, along and with the west line of said Lot 5, a distance of 170.00 feet to a point for the southwest corner of said Lot 5;

THENCE: N 89°44'39" E, along and with the south line of said Lot 5, a distance of 324.06 feet to the POINT OF BEGINNING and containing 92.5 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 6507-11 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC138.95, 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."

PREPARED BY:	Pape-Dawson Engineers, Inc.
DATE:	November 12, 2021
JOB NO.	6507-11
DOC. ID.	N:\CIVIL\6507-11\WORD\6507-11 FNZN-92.5 AC.docx

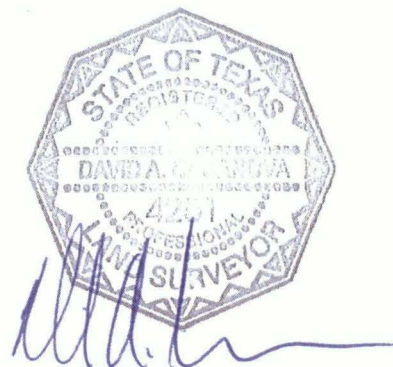


Exhibit ‘B’

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