

AN ORDINANCE 2013 - 02 - 07 - 0106

**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 6.366 acres out of NCB 17700 from "MF-18 MLOD-1 AHOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard 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.

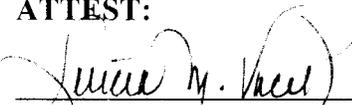
**SECTION 9.** If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect 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 February 17, 2013.

**PASSED AND APPROVED** this 7<sup>th</sup> day of February 2013.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael D. Bernard, City Attorney  
for



Request for  
**COUNCIL**  
**ACTION**

City of San Antonio

## Agenda Voting Results - Z-7

<b>Name:</b>	Z-7						
<b>Date:</b>	02/07/2013						
<b>Time:</b>	02:18:11 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2012214 ERZD (District 8): An Ordinance amending the Zoning District Boundary from "MF-18 MLOD-1 AHOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 6.366 acres out of NCB 17700 located northwest of the intersection of Northwest Military Highway and Loop 1604. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x			x	
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

20012219



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTE DESCRIPTION  
FOR  
PROPOSED C-2 ZONING

A 6.366 acre tract of land being out of a 95.36 acre tract recorded in Volume 15305, Pages 492-501 of the Official Public Records of Real Property of Bexar County, Texas, out of the Collin C. McCrae Survey Number 391, Abstract 482, County Block 4782, now in New City Block (N.C.B.) 17700 in the City of San Antonio, Bexar County, Texas. Said 6.366 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

COMMENCING: At a set iron 1/2 inch rod with a yellow cap stamped "Pape Dawson" on the southwest right-of-way line of F.M. 1535, (Northwest Military Highway), for the north corner of a said 95.36 acre tract and an east corner of a 379.311 acre tract recorded in Volume 2490, Pages 1505-1522 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°08'00" E, departing the southwest right-of-way line of said F.M. 1535, along and with the west line of said 95.36 acre tract and the east line of said 379.311 acre tract, a distance of 1742.14 feet to the southeast corner of said 379.311 acre tract and the northeast corner of the remaining portion of the 109.977 acre tract recorded in Volume 3098, Pages 1061-1063 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 00°12'05" E, along and with the west line of said 95.36 acre tract and the east line of said 109.977 acre tract at a distance of 927.85 feet passing the southeast corner of a said 109.977 acre tract and the northeast corner of 146.9 acre tract recorded in Volume 12046, Pages 2065-2076 of the Official Public Records of Real Property of Bexar County, Texas, continuing with the west line of said 95.36 acre tract and the east line of said 146.9 acre tract, for a total distance of 1343.52 feet to a point;

THENCE: S 00°10'02" E, along and with the west line of said 95.36 acre tract and the east line of said 146.9 acre tract, a distance of 75.60 feet to a point;

THENCE: N 60°11'32" E, departing the west line of said 95.36 acre tract and the east line of said 146.9 acre tract, over and across said 95.36 acre tract, a distance of 243.78 feet to a the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said 95.36 acre tract, the following bearings and distances:

N 60°11'32" E, a distance of 922.00 feet to a point;

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6.366 Acres  
Job No. 3869-01  
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- S 28°45'50" E, a distance of 0.39 feet to a point;
- S 09°34'50" E, a distance of 109.03 feet to a point;
- S 27°47'32" E, a distance of 217.99 feet to a point;
- S 61°14'10" W, a distance of 875.04 feet to a point;
- N 30°08'05" W, a distance of 304.62 feet to the POINT OF BEGINNING and containing 6.366 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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: August 22, 2012  
 REVISED: September 4, 2012 January 23, 2013  
 JOB NO. 3869-01  
 DOC. ID. N:\CIVIL\3869-01\WORD 3869-01 FN 6.366 AC.doc  
 TBPE Firm Registration # 470  
 TBPLS Firm Registration #100288-00



A faint circular seal is visible, likely a professional engineer's seal. Below it is a handwritten signature in black ink.