

AN ORDINANCE 2018-01-18-0070

**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 9.02 acres out of NCB 14865 from "R-6 MLOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-18 MLOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay 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 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.

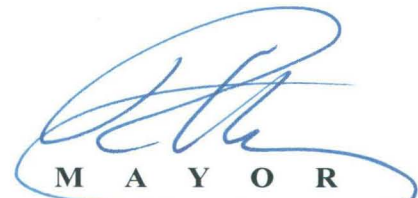
**SECTION 7.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**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.

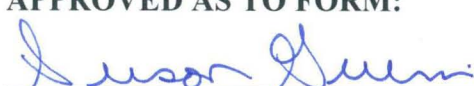
**SECTION 9.** If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect 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 January 28, 2018.

**PASSED AND APPROVED** this 18<sup>th</sup> day of January 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**  
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
fo Andrew Segovia, City Attorney



<b>Agenda Item:</b>	Z-45 ( in consent vote: Z-2, Z-4, Z-5, Z-6, P-2, Z-7, P-3, Z-8, P-4, Z-12, Z-15, Z-20, Z-22, Z-25, Z-26, Z-27, Z-28, P-6, Z-29, Z-30, Z-31, Z-33, Z-34, Z-35, Z-36, Z-37, Z-38, Z-39, Z-40, Z-43, P-7, Z-44, Z-45, Z-46 )						
<b>Date:</b>	01/18/2018						
<b>Time:</b>	02:15:19 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2018013 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-18 MLOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj  
01/18/2018  
Item No. Z-45

# Exhibit "A"

**METES & BOUNDS DESCRIPTION**

A 9.02 (CALLED 9.0) ACRE TRACT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 14865, BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, SAID TRACT BEING ORIGINALLY SUBDIVIDED AND DESIGNATED AS VALLEYVIEW ACRES SUBDIVISION RECORDED IN VOLUME 3975, PAGE 122, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF SAID SUBDIVISION HAVING SUBSEQUENTLY BEEN VACATED BY THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AS EVIDENCED BY THE VACATING PLAT OF VALLEYVIEW ACRES SUBDIVISION RECORDED IN VOLUME 5580, PAGES 89-90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN VOLUME 5725, PAGE 571, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found ½" iron rod in the westerly R.O.W. line of Babcock Road (a 60' R.O.W., per plat) for the northeast corner of the herein described tract, the southeast corner of Lot 1, Block 14, N.C.B. 17148, Cedar Creek Subdivision Unit 1, as recorded in Vol. 9300, Pg. 153, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with said R.O.W., South 21°56'25" West, a distance of 215.61 feet (called South 22°40'00" West, a distance of 215.61 feet) to a set ½" iron rod for a point of curvature;

**THENCE** along a curve to the left with the following parameters:

Radius: 756.93 feet

Arc Length: 159.36 feet (called 158.53 feet)

Chord Length: 159.07 feet (called 158.24 feet)

Chord Bearing: South 16°09'00" West (called South 16°30'18" West)

Delta Angle: 12°03'46" (called 12°00'00")

To a point of reference located South 72°46'55" East, a distance of 1.00 feet from a found fence post for the southeast corner of the herein described tract, the northeast corner of Lot 1, Block 1, N.C.B. 17224, University Row Townhouse Subdivision, as recorded in Vol. 9502, Pg. 44, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said University Row Subdivision, South 89°51'40" West, a distance of 1059.55 feet (called North 89°26'00" West, a distance of 1058.92 feet) to a found ½" iron rod for the southwest corner of the herein described tract, the northeast corner of Lot 52, the southeast corner of Lot 58, Block 1, N.C.B. 16871, North Hills Village Unit 2, as recorded in Vol. 9510, Pgs. 10-15, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said North Hills Village Subdivision, the following courses:

North 00°18'33" East, a distance of 81.48 feet (called North 00°33'00" East, a distance of 90.90 feet) to a found ½" iron rod for an angle point of the herein described tract, the common east corner of said Lot 50 and Lot 59, said Subdivision;

North 00°05'28" East, a distance of 270.57 feet (called North 00°39'50" East, a distance of 260.83 feet) to a found ½" iron rod for the northwest corner of the herein described tract, the common east corner of Lots 64 and 66, said Subdivision, the southwest corner of Lot 14, Block 14, N.C.B. 17148, Cedar Point Subdivision, as recorded in Vol. 9528, Pg. 21, Deed and plat Records of Bexar County, Texas;

**THENCE** along the southerly line of said Cedar Point Subdivision, North 89°50'25" East, a distance of 1183.49 feet (called South 89°26'00" East, a distance of 1183.04 feet) to the **POINT OF BEGINNING** and containing 9.02 acres, more or less.

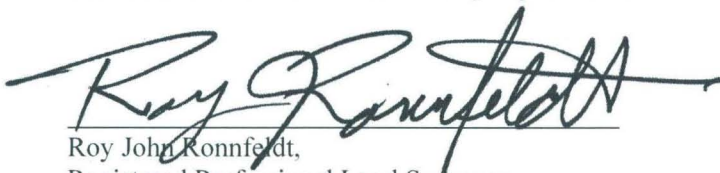
REVISION NO. 1 – Add N.C.B. number in preamble. January 4, 2018

STATE OF TEXAS §

August 27, 2015

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520

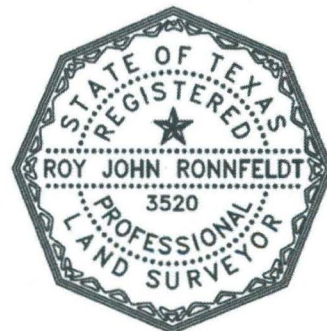


Exhibit "A"