

AN ORDINANCE 2017-09-21-0737

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 0.376 acres out of NCB 14712 from "R-6 MLOD-1 ERZD "Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District. There is no change to the 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 30%.

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.

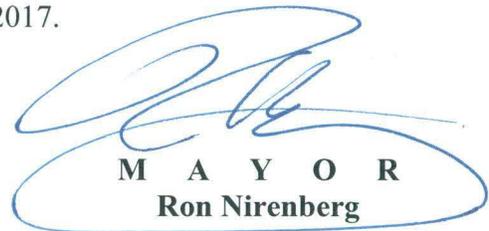
SECTION 7. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

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.

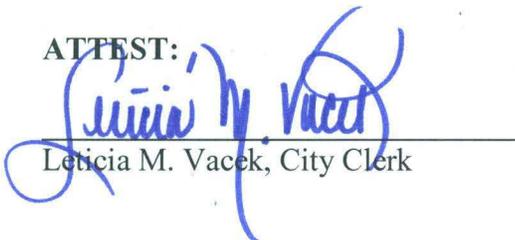
SECTION 10. This ordinance shall become effective October 1, 2017.

PASSED AND APPROVED this 21st day of September 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	Z-12 (in consent vote: Z-2, Z-5, Z-6, Z-7, Z-8, P-3, Z-9, Z-12)						
Date:	09/21/2017						
Time:	02:21:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017142 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District on 0.376 acres out of NCB 14712, located in the 12000 Block of Huebner Road. Staff and Zoning Commission recommend Approval.						
Result:	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
09/21/2017
Item No. Z-12

Exhibit “A”

**METES AND BOUNDS
FOR THE ZONING
OF 0.376 ACRES**

0.376 Acres of land, more or less, out of Lot 3, Block 2, N.C.B. 14712, **WOOD LAND MANOR, UNIT NO. 1**, an Addition to Bexar County, Texas according to map or plat thereof recorded in Volume 2805, Page 219, Deed and Plat Records, Bexar County, Texas, said 0.376 acres being more particularly described by metes and bounds as follows:

BEGINNING: from a ½" iron pin found at the intersection of the southeast Right-of-Way line of **HUEBNER ROAD** and the southwest Right-of-Way line of **SAND STONE DRIVE**, for the North corner of this tract;

THENCE: **S 49°26'00"E** (Bearing of Reference), along the Southwest Right-of-Way line of said **SAND STONE DRIVE**, a distance of **136.98 feet** to a ½" iron pin found at the North corner of Lot 8, Block 2, N.C.B. 14712 of said **WOOD LAND MANOR, UNIT NO. 1**, and the East corner of said Lot 3 and of this tract;

THENCE: **S 49°44'00"W**, departing from the Southwest Right-of-Way line of said **SAND STONE DRIVE**, and following along the Northwest line of said Lot 8 and the Southeast line of said Lot 3, a distance of **120.48 feet** to a ½" iron pin found, for the South corner of this tract;

THENCE: **N 49°26'00"W**, along the Southwest line of said Lot 3, a distance of **138.68 feet**, for the West corner of this tract;

THENCE: **N 50°31'47"E**, a distance of **120.76 feet** to the **POINT OF BEGINNING**, and containing **0.376 Acres** of land more or less.

(Reference Bearing: Volume 2805, Page 219, D.P.R.)



Sia Sayyadi
Sia Sayyadi, R.P.L.S.
September 14, 2017