

AN ORDINANCE 2017-04-06-0224

**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 0.599 acres out of NCB 16600 from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD-1 ERZD" Mixed Use 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.** 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 4.** 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 5.** 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 6.** 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 7.** 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 8.** 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.

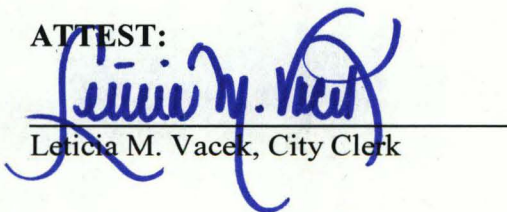
**SECTION 9.** This ordinance shall become effective the 16<sup>th</sup> day of April 2017.

**PASSED AND APPROVED** this 6<sup>th</sup> day of April 2017.

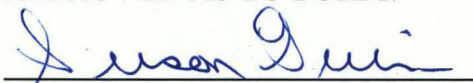


M A Y O R  
Ivy R. Taylor

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Fa Andrew Segovia, City Attorney



<b>Agenda Item:</b>	<b>Z-15 ( in consent vote: Z-1, Z-2, Z-3, Z-4, Z-5, P-1, Z-7, Z-8, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14, Z-15, Z-16, P-2, Z-17, Z-18, P-3, Z-20, P-4, Z-21, P-5, Z-22, P-6 )</b>						
<b>Date:</b>	04/06/2017						
<b>Time:</b>	02:13:12 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017023 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD-1 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.599 acres out of NCB 16600, located at 15698 Chase Hill Boulevard. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				



# MHR Engineering, LLC.

Development • Transportation • Public Works • Planning

Z2017023 ERZD

**0.599 ACRES**

**STATE OF TEXAS}**

**COUNTY OF BEXAR}**

**BEING A 0.599 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 2, NCB 16600, UNIVERSITY HILL SUBDIVISION UNIT 6-A PLAT RECORDED IN VOLUME 8600, PAGE 76, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND SAID 0.599 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**POINT OF BEGINNING** at a found ½ inch iron rod found for the northwest corner of these 0.599 acres, same being the northwest corner of said Lot 3, Block 2, NCB 16600, University Hills Subdivision Unit 6-A, deed and plat records, Bexar County, Texas;

**THENCE**, North 76°52'31" East, a distance of 175.00 feet to a ½ inch iron rod set for the northeast corner of said 0.599 acre property;

**THENCE**, along a curve to the right having a radius of 1005.00 feet, a chord length of 177.68 feet, a chord bearing of South 08°03'11" East and a delta angle 10°08'35" to a ½ inch iron rod set for the southeast corner for said property;

**THENCE**, North 84°16'41" West, a distance of 177.45 feet to a set ½ inch iron rod for the southwest corner of said 0.599 acre;

**THENCE**, along the east Right-of-Way of Chase Hill with a curve to the left having a radius of 830.00 feet, a chord length of 119.97 feet, a chord bearing of North 08°58'48" West and a delta angle of 8°17'21" to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds a 0.599 acre tract of land, more or less.

Basis of Bearing is based on Texas State Plane Coordinates (NAD 83) South Central Zone (4204).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in April, 2015 and are true and correct to the best of my knowledge and belief.

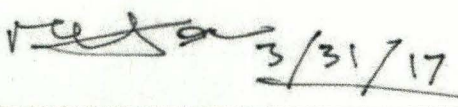
  
Harun Rashid  
Registered Professional Land Surveyor  
Texas No. 6411



Exhibit "A"