

AN ORDINANCE 2014 - 06 - 19 - 0 503

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 14.596 acres out of NCB 15009 from "MF-33 PUD ERZD MLOD-1 AHOD" Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres all on 14.596 acres out of NCB 15009.

SECTION 2. The City Council authorizes a fence up to eight (8) feet in height along the eastern boundary of the 4.936 acre tract of land in accordance with Section 35-514 (d)(2)(D) of the City of San Antonio City Code .

SECTION 3. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 65%.

SECTION 5. 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 6. 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 7. 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 8. 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.

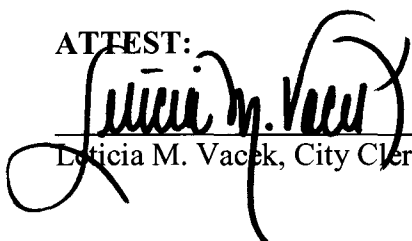
SECTION 9. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

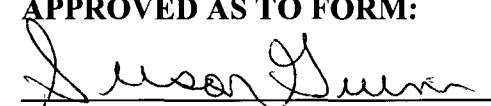
SECTION 10. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

SECTION 11. This ordinance shall become effective June 29, 2014.

PASSED AND APPROVED this 19th day of June 2014.


M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacsek, City Clerk

APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	Z-20 (in consent vote: P-8, Z-20)
Date:	06/19/2014
Time:	02:39:05 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2014103 ERZD (District 9): An Ordinance amending the Zoning District Boundary from "MF-33 PUD ERZD MLOD-1 AHOD" Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres allowing a fence up to eight (8) feet in height along the eastern boundary of the 4.936 acre tract of land in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on 14.596 acres out of NCB 15009 located on a portion of the 2900 Block of West Bitters Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14029) (Continued from June 5, 2014)
Result:	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				
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				x

22014103 ERZD



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
ZONING

A 9.660 acre, or 420,807 square feet more or less, tract of land being out of that 15.52 acre tract described in deed to First Presbyterian Church of San Antonio Foundation recorded in Volume 8177, Pages 1187-1198 of the Official Public Records of Real Property of Bexar County, Texas, out of the Salem Charles Survey No. 81, Abstract 138, County Block 4788, now in New City Block 15009 of the City of San Antonio, Bexar County, Texas. Said 9.660 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

- BEGINNING:** At a found 1/2" iron rod with cap marked "MBC" on the east right-of-way line of Bitters Road, an 86-foot wide public right-of-way dedicated in the Inwood Unit 1A subdivision recorded in Volume 9511, Pages 221-222 of the Deed and Plat Records of Bexar County, Texas, at the southwest corner of Lot 5, Block 5 of the RBFCU – Inwood Unit 1 subdivision recorded in Volume 9354, Page 85 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 73°21'35" E, departing the east right-of-way line of said Bitters Road, with the south line of said Lot 5, a distance of 451.12 feet to a found 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- THENCE:** S 00°13'35" E, departing the south line of said Lot 5, over and across said 15.52 acre tract, a distance of 882.00 feet to a point on the north right-of-way line of Ashton Village Drive, a variable width private right-of-way, 60-feet at this point, dedicated in the Inwood Village Unit 1 Subdivision, recorded in Volume 9533, Page 86 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** With the north right-of-way line of said Ashton Village Drive, the following bearings and distances:
- S 57°56'59" W, a distance of 176.15 feet to a found 1/2" iron rod with yellow cap stamped "Pape-Dawson";
- Southwesterly, along a tangent curve to the right, said curve having a radius of 483.00 feet, a central angle of 18°44'46", a chord bearing and distance of S 67°19'22" W, 157.32 feet, for an arc length of 158.03 feet to a found "X" in concrete;
- Northwesterly, along a compound curve to the right, said curve having a radius of 184.14 feet, a central angle of 27°49'14", a chord bearing and distance of N 89°23'38" W, 88.54 feet, for an arc length of 89.41 feet to a found 1/2" iron rod with yellow cap stamped "Pape-Dawson";

Page 1 of 2

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

Attachment A

72014103 ER2D

9.660 Acres
Job No.: 7382-02
Page 2 of 2

N 75°29'00" W, a distance of 52.44 feet to a found "X" in concrete;

Northwesterly, along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 14°04'35", a chord bearing and distance of N 82°31'17" W, 30.63 feet, for an arc length of 30.71 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 125.00 feet, a central angle of 09°32'41", a chord bearing and distance of N 84°47'14" W, 20.80 feet, for an arc length of 20.82 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

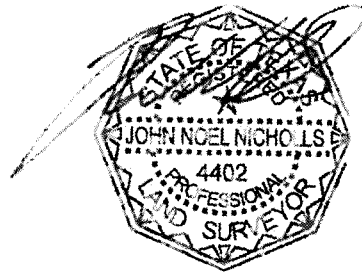
Northwesterly, along a compound curve to the right, said curve having a radius of 457.00 feet, a central angle of 07°41'15", a chord bearing and distance of N 76°10'16" W, 61.27 feet, for an arc length of 61.32 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" at the cutback line of Bitters Road intersecting said Ashton Village Drive;

THENCE: With the east right-of-way line of aforementioned Bitters Road, Northwesterly, along a compound curve to the right, said curve having a radius of 20.00 feet, a central angle of 97°39'07", a chord bearing and distance of N 23°30'05" W, 30.11 feet, for an arc length of 34.09 feet to a found ½" iron rod;

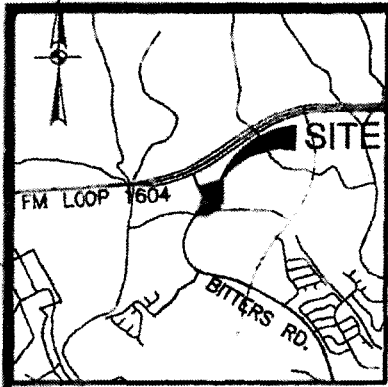
THENCE: Northeasterly, along a reverse curve to the left, said curve having a radius of 1443.00 feet, a central angle of 34°23'41", a chord bearing and distance of N 08°07'38" E, 853.29 feet, for an arc length of 866.24 feet to the POINT OF BEGINNING, and containing 9.660 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7382-02 by Pape-Dawson Engineers, Inc.

"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: March 11, 2014
JOB NO. 7382-02
DOC. ID. P:\73 82 02 Word\FN 7382-02 9.660 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Z 2014103 ERZD From "MF-33 PUD" To "C-2"

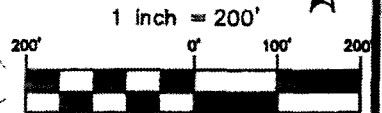


LOCATION MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	483.00'	18°44'46"	S67°19'22"W	157.32'	158.03'
C2	184.14'	27°49'14"	N89°23'38"W	88.54'	89.41'
C3	125.00'	14°04'35"	N82°31'17"W	30.63'	30.71'
C4	125.00'	9°32'41"	N84°47'14"W	20.80'	20.82'
C5	457.00'	7°41'15"	N76°10'16"W	61.27'	61.32'
C6	20.00'	97°39'07"	N23°30'05"W	30.11'	34.09'
C7	1443.00'	34°23'41"	N08°07'38"E	853.29'	866.24'

LEGEND:
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

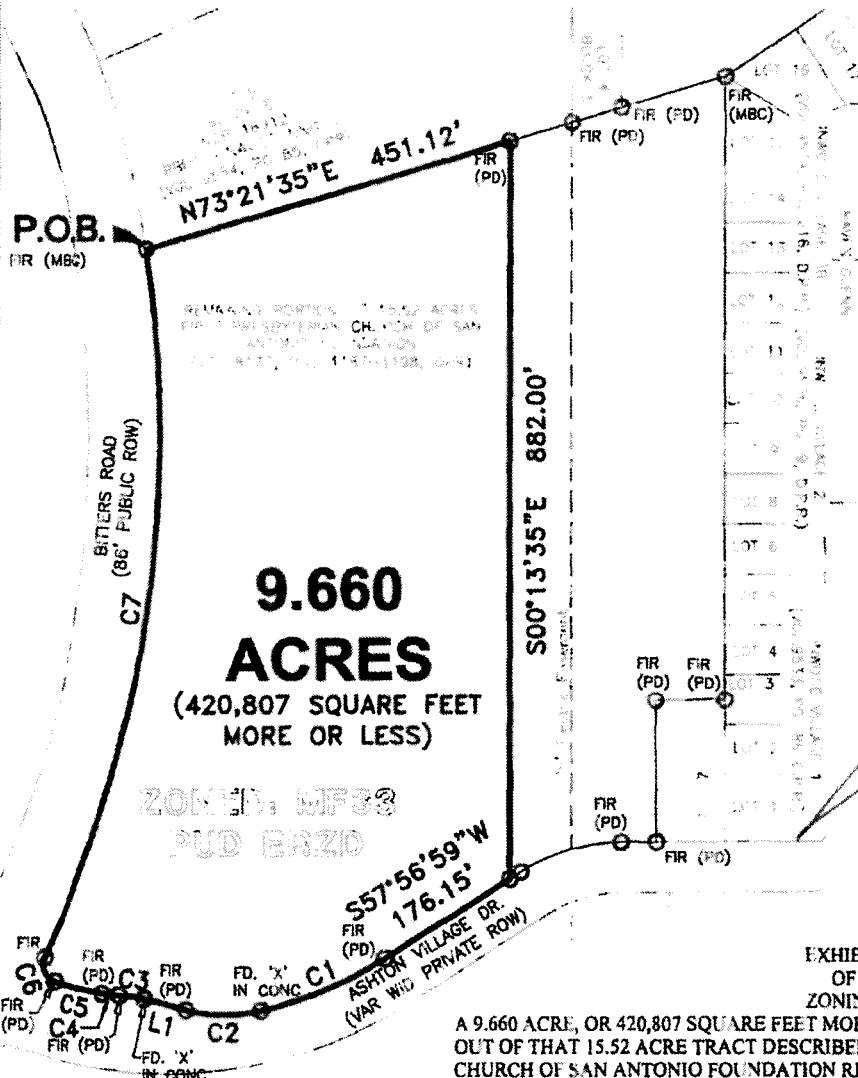
LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°29'00"W	52.44'



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC63.21, 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."



9.660 ACRES
 (420,807 SQUARE FEET MORE OR LESS)

ZONED: MF33
 PUD ERZD

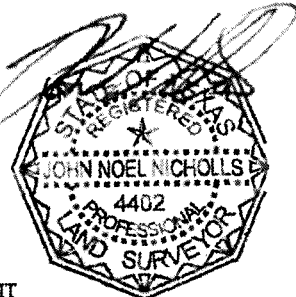


EXHIBIT OF ZONING

A 9.660 ACRE, OR 420,807 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 15.52 ACRE TRACT DESCRIBED IN DEED TO FIRST PRESBYTERIAN CHURCH OF SAN ANTONIO FOUNDATION RECORDED IN VOLUME 8177, PAGES 1187-1198 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SALEM CHARLES SURVEY NO. 81, ABSTRACT 138, COUNTY BLOCK 4788, NOW IN NEW CITY BLOCK 15009 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

555 EAST WASEY | SAN ANTONIO, TEXAS 78215 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10088-09

MARCH 11, 2014

JOB No.:

7382-02

SHEET 1 OF 1

Date: Apr 12, 2014, 2:25pm User: G. McInnes
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Z2014103 ERZD

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR ZONING

A 4.936 acre, or 215,023 square feet more or less, tract of land being out of that 15.52 acre tract described in deed to First Presbyterian Church of San Antonio Foundation recorded in Volume 8177, Pages 1187-1198 of the Official Public Records of Real Property of Bexar County, Texas, out of the Salem Charles Survey No. 81, Abstract 138, County Block 4788, now in New City Block 15009 of the City of San Antonio, Bexar County, Texas. Said 4.936 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found 1/2" iron rod with cap marked "MBC" on the east right-of-way line of Bitters Road, an 86-foot wide public right-of-way dedicated in the Inwood Unit 1A subdivision recorded in Volume 9511, Pages 221-222 of the Deed and Plat Records of Bexar County, Texas, at the southwest corner of Lot 5, Block 5 of the RBFCU – Inwood Unit 1 subdivision recorded in Volume 9354, Page 85 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 73°21'35" E, departing the east right-of-way line of said Bitters Road, with the south line of said Lot 5, a distance of 451.12 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 73°21'35" E, with the south line of said Lot 5, a distance of 77.97 feet to a found 1/2" iron rod with cap marked "Pape-Dawson" at the southeast corner of said Lot 5 and the southwest corner of Lot 4 of said RBFCU – Inwood Unit 1 subdivision, for an angle point on the north line of the herein described tract;

THENCE: N 73°31'28" E, with the south line of said Lot 4, a distance of 62.62 feet to a found 1/2" iron rod with cap marked "Pape-Dawson" at the southeast corner of said Lot 4 and the southwest corner of Lot 2, Block 6 of the Heritage Oaks Office Park at Inwood subdivision recorded in Volume 9574, Pages 37-39 of the Deed and Plat Records of Bexar County, Texas, for an angle point on the north line of the herein described tract;

THENCE: N 73°21'35" E, with the south line of said Lot 2, a distance of 129.56 feet to a found 1/2" iron rod with cap marked "MBC" at the west corner of Lot 16 and the northwest corner of Lot 15 both of the Inwood Village Unit 3B subdivision recorded in Volume 9539, Page 216 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the herein described tract;

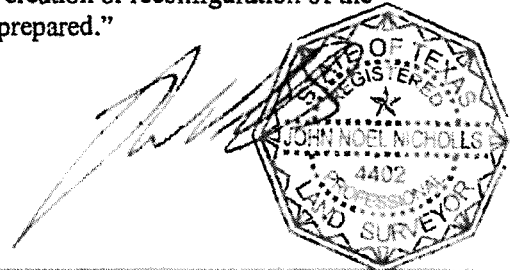
Z2014103 ERZD

4.936 Acres
Job No. 7382-02
Page 2 of 2

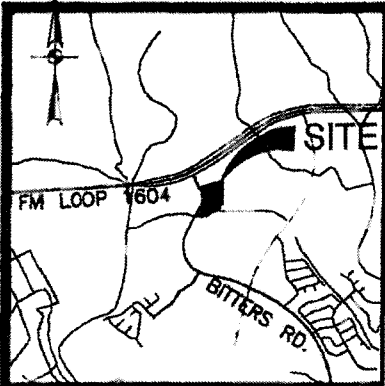
- THENCE: S 00°12'38" E, with the east line of said 15.52 acre tract, the west lines of said Inwood Village Unit 3B, Inwood Village Unit 2 recorded in Volume 9536, Page 9, and Inwood Village Unit 1 recorded in Volume 9533, Page 86, both of the Deed and Plat Records of Bexar County, Texas, a distance of 744.41 feet to a found ½" iron rod with cap marked "Pape-Dawson" at the northeast corner of Lot 7 of said Inwood Village Unit 1, for a southeast corner of the herein described tract;
- THENCE: S 89°35'26" W, with the north line of said Lot 7, a distance of 82.54 feet to a found ½" iron rod with cap marked "Pape-Dawson" at the northwest corner of said Lot 7, for a reentrant corner of the herein described tract;
- THENCE: S 00°24'34" E, with the west line of said Lot 7, a distance of 170.00 feet to a found ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said Lot 7, on the north right-of-way line of Ashton Village Drive, a variable width private right-of-way, 60-feet at this point, dedicated in said Inwood Village Unit 1, for a southeast corner of the herein described tract;
- THENCE: With the north right-of-way line of said Ashton Village Drive, the following bearings and distances:
 S 89°35'26" W, a distance of 42.29 feet to a found ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;
 Along a tangent curve to the left, said curve having a radius of 230.00 feet, a central angle of 31°38'27", a chord bearing and distance of S 73°46'13" W, 125.41 feet, for an arc length of 127.01 feet to a found ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;
 S 57°56'59" W, a distance of 16.66 feet to a found ½" iron rod with cap marked "Pape-Dawson"
- THENCE: N 00°13'35" W, departing the north right-of-way line of said Ashton Village Drive, over and across said 15.52 acre tract, a distance of 882.00 feet to the POINT OF BEGINNING, and containing 4.936 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: March 11, 2014
JOB NO. 7382-02
DOC. ID. P: 73 82 02:Word FN 7382-02 4.936 Acres.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Z2014103 ERZD From "MF-33 PUD" To "O-1"



LOCATION MAP
NOT TO SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FR FOUND 1/2" IRON ROD

NOTES:

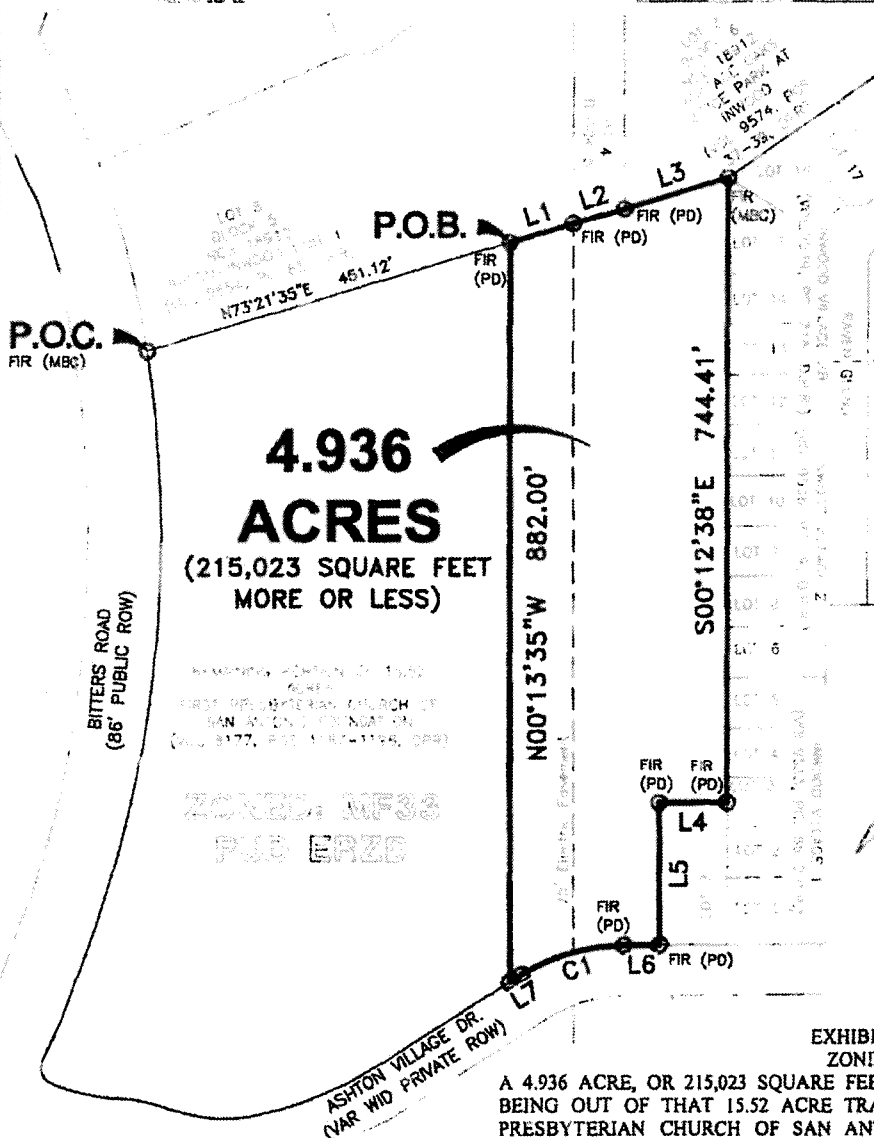
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2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.

1 Inch = 200'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	230.00'	31°36'27"	S73°46'13"W	125.41'	127.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°21'35"E	77.97'
L2	N73°31'28"E	62.62'
L3	N73°21'35"E	129.56'
L4	S89°35'26"W	82.54'
L5	S00°24'34"E	170.00'
L6	S89°35'26"W	42.29'
L7	S57°56'59"W	16.66'



"THIS DOCUMENT WAS PREPARED UNDER 251AC66121. 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."

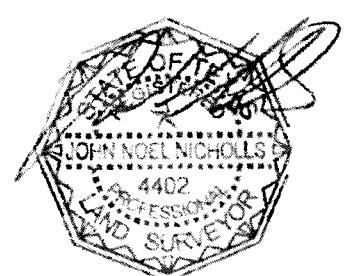


EXHIBIT OF ZONING

A 4.936 ACRE, OR 215,023 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 15.52 ACRE TRACT DESCRIBED IN DEED TO FIRST PRESBYTERIAN CHURCH OF SAN ANTONIO FOUNDATION RECORDED IN VOLUME 8177, PAGES 1187-1198 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE SALEM CHARLES SURVEY NO. 81, ABSTRACT 138, COUNTY BLOCK 4788, NOW IN NEW CITY BLOCK 15009 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

253 EAST RAUSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 214-373-9000
732-210-3733, 9916

THE BOARD OF PROFESSIONAL ENGINEERS, CIVIL REGISTRATION / 479
THE BOARD OF PROFESSIONAL LAND SURVEYORS, CIVIL REGISTRATION / 10288-01

MARCH 11, 2014

JOB No.:

SHEET 1 OF 1

7382-02

Date: Mar 12, 2014, 2:15pm User: D. Holmes
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