

AN ORDINANCE 2016-10-06-0782

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 7.717 acres out of NCB 17403 from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District & "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403.

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. All boundaries for ERZD Edwards Recharge Zone District referenced in **SECTION 1.** above remain unchanged.

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 the 16th day of October 2016.

PASSED AND APPROVED this 6th day of October 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for City Attorney

Agenda Item:	Z-10						
Date:	10/06/2016						
Time:	02:30:49 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016176 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403, located in the 5000 Block of Beckwith Boulevard. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		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			x	
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				x



MHR Engineering, LLC.

Development • Transportation • Public Works • Planning

22016176

3.979 ACRES

STATE OF TEXAS}
COUNTY OF BEXAR}

BEING A 3.979 ACRE TRACT OF LAND OUT OF 14.447 ACRE TRACT IDENTIFIED AS NEELY-VANCE JACKSON SUBDIVISION UNIT 3 RECORDED IN VOLUME 9527, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND SAID 3.979 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING at a found iron pipe at the northeast corner of lot 16, Block 3, NCB 17403, Neely-Vance Jackson Subdivision Unit 3 recorded in Volume 9527, Page 170, deed and plat records, Bexar County, Texas;

THENCE, South $01^{\circ}12'36''$ East, a distance of 420.18 feet to found iron pipe for a corner; said corner being the southeast corner of Lot 16 of said subdivision;

THENCE, South $88^{\circ}44'04''$ West, a distance of 155.02 feet along the south line of said subdivision to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 102.05 feet to a set iron rod for a corner;

THENCE, North $88^{\circ}44'04''$ East, a distance of 541.35 feet along the south line of said subdivision to a set iron rod for a corner;

THENCE, North $88^{\circ}44'04''$ East, a distance of 10.15 feet to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 28.00 feet to a set iron rod for a corner;

THENCE, South $88^{\circ}44'04''$ West, a distance of 10.15 feet to a set iron rod for a corner;


THENCE, North $01^{\circ}25'09''$ West, a distance of 82.00 feet to a set iron rod for a corner;

THENCE, South $88^{\circ}44'04''$ West, a distance of 532.94 feet to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 203.27 feet to a set iron rod for a corner;

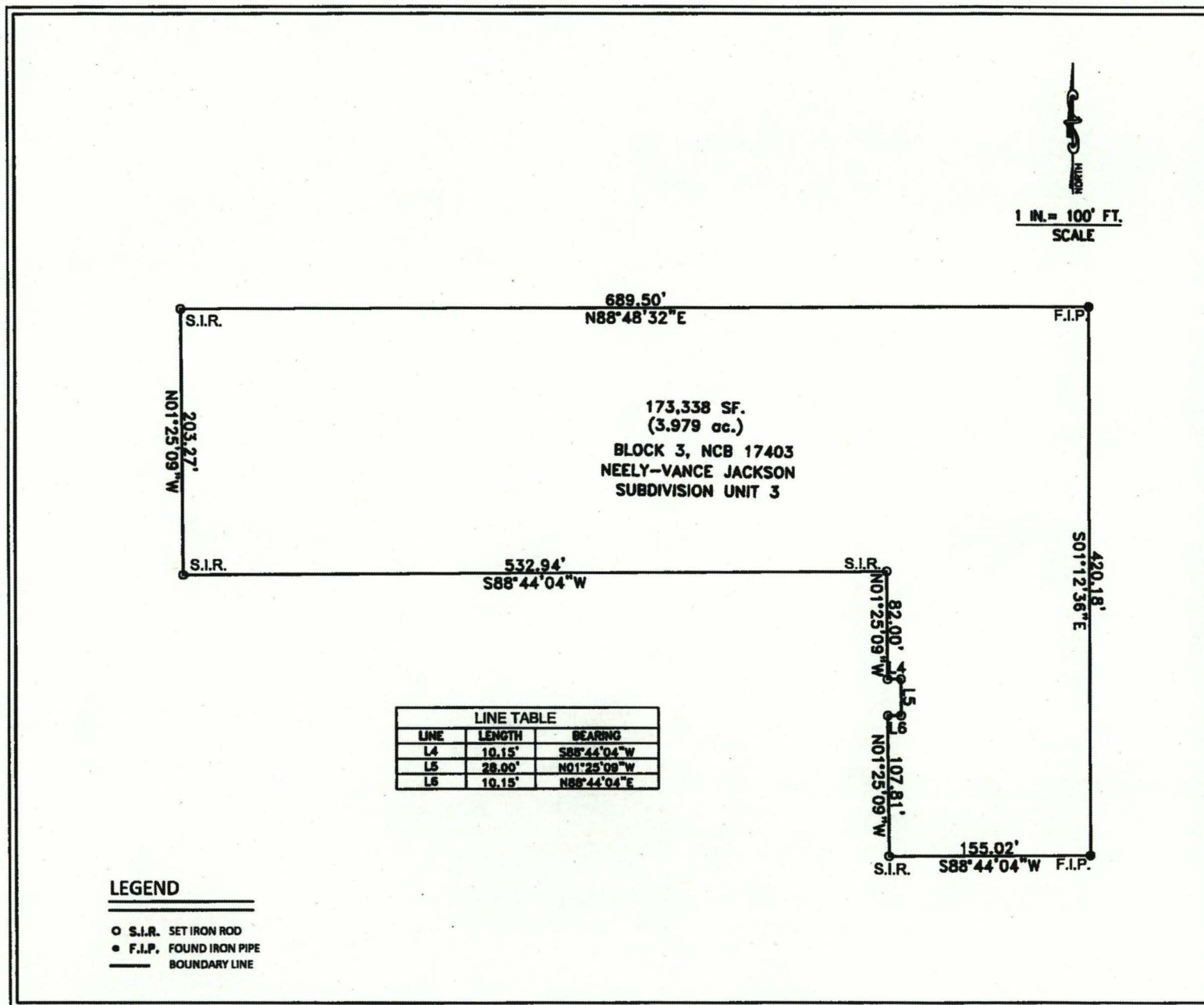
THENCE, North $88^{\circ}48'32''$ East, a distance of 689.50 feet to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds a 3.979 acre tract of land, more or less.

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

 5/13/16

Harun Rashid
Registered Professional Land Surveyor
Texas No. 6411





EXHIBIT/MXD

BECKWITH VILLAGE

SAN ANTONIO, TEXAS

SEHR Engineering, LLC.

TYPE REGISTRATION NO. F-1282
TYPE REGISTRATION NO. F-918813
18445 BLANCO ROAD, SUITE 100, SAN ANTONIO, TX 78232
PH: (210)941-8543 FAX: 210-497-2227
www.sehring.com

Job No.: 16-P003

Date: 5/13/2016

Drawn by: AG

Exhibit: 2

of

2



MHR Engineering, LLC.

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22016176

3.738 ACRES

STATE OF TEXAS}
COUNTY OF BEXAR}

BEING A 3.738 ACRE TRACT OF LAND OUT OF 14.447 ACRE TRACT IDENTIFIED AS NEELY-VANCE JACKSON SUBDIVISION UNIT 3 RECORDED IN VOLUME 9527, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND SAID 3.738 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING at a found iron pipe at the northwest corner of lot 9, Block 3, NCB 17403, Neely-Vance Jackson Subdivision Unit 3 recorded in Volume 9527, Page 170, deed and plat records, Bexar County, Texas;

THENCE, South $01^{\circ}25'09''$ East, a distance of 420.71 feet to found iron pipe for a corner; said corner being the southwest corner of Lot 9 of said subdivision;

THENCE, North $89^{\circ}01'23''$ East, a distance of 102.05 feet along the south line of said subdivision to found iron pipe;

THENCE, North $88^{\circ}44'04''$ East, a distance of 541.35 feet along the south line of said subdivision to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 107.81 feet to a set iron rod for a corner;

THENCE, North $88^{\circ}44'04''$ East, a distance of 10.15 feet to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 28.00 feet to a set iron rod for a corner;

THENCE, South $88^{\circ}44'04''$ West, a distance of 10.15 feet to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 82.00 feet to a set iron rod for a corner;

THENCE, South $88^{\circ}44'04''$ West, a distance of 532.94 feet to a set iron rod for a corner;

THENCE, North $01^{\circ}25'09''$ West, a distance of 203.27 feet to a set iron rod for a corner;

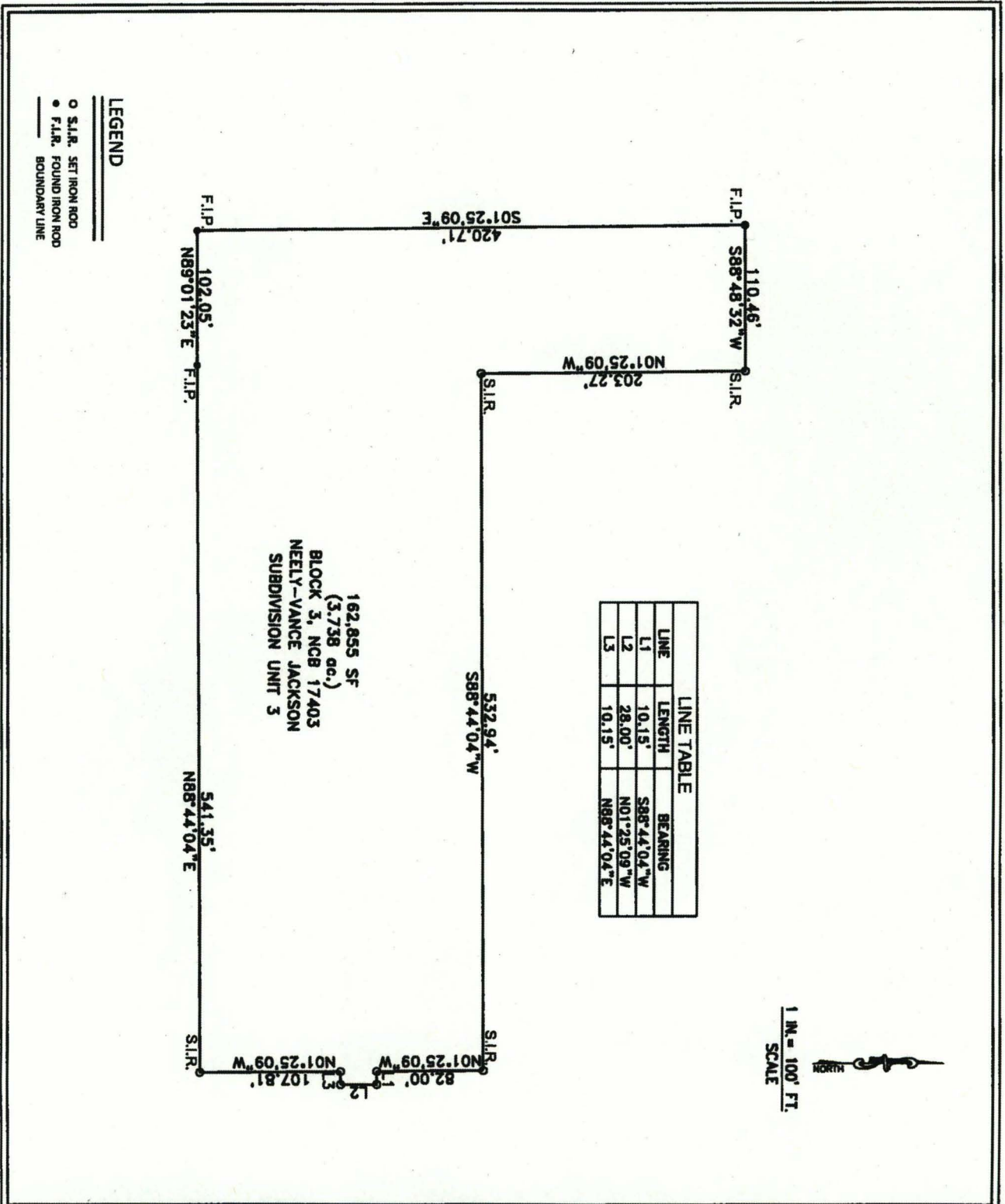
THENCE, South $88^{\circ}48'32''$ West, a distance of 110.46 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 3.738 acre tract of land, more or less.

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

Harun Rashid 5/13/16

Harun Rashid
Registered Professional Land Surveyor
Texas No. 6411





Date: 3/13/2016 Drawn by: AG Exhibit: 1	MHR Engineering, LLC. <small>TYPE REGISTRATION NO. F-12062 TSP/LB REGISTRATION NO. F-10180913 18845 BLANCO ROAD, SUITE 106, SAN ANTONIO, TX 78232 PH: (210)841-0543, FAX: 210-497-2227 www.mhreng.com</small>	EXHIBIT/PUD BECKWITH VILLAGE SAN ANTONIO, TEXAS
	Job No.: 16-P003	