

AN ORDINANCE 2019-01-17-0094

**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 3.738 acres out of NCB 17403 from "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District to "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet.

**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 City council approves this Planned Unit Development so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** 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 January 27, 2019.

**PASSED AND APPROVED** this 17<sup>th</sup> day of January 2019.

  
M A Y O R  
Ron Nirenberg

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

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney  
for



<b>Agenda Item:</b>	Z-50 ( in consent vote: Z-2, Z-3, Z-4, Z-5, P-1, Z-6, Z-7, Z-8, Z-9, Z-12, P-3, Z-14, P-4, Z-15, Z-16, Z-18, Z-19, P-5, Z-20, P-6, Z-21, Z-27, P-9, Z-28, Z-29, Z-30, Z-32, Z-33, Z-34, Z-35, Z-37, Z-38, Z-39, P-10, Z-40, Z-41, Z-44, Z-45, Z-46, Z-47, P-11, Z-49, Z-50, Z-51 )						
<b>Date:</b>	01/17/2019						
<b>Time:</b>	02:22:27 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2018-900040 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet on 3.738 acres out of NCB 17403, generally located west of the intersection of Beckwith Boulevard and Vance Jackson Road. 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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	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				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj  
01/17/2019  
Item No. Z-50

# EXHIBIT “A”



# MHR Engineering, LLC.

Development • Transportation • Public Works • Planning

Z2018-900040 ERZD

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

Exhibit "A"

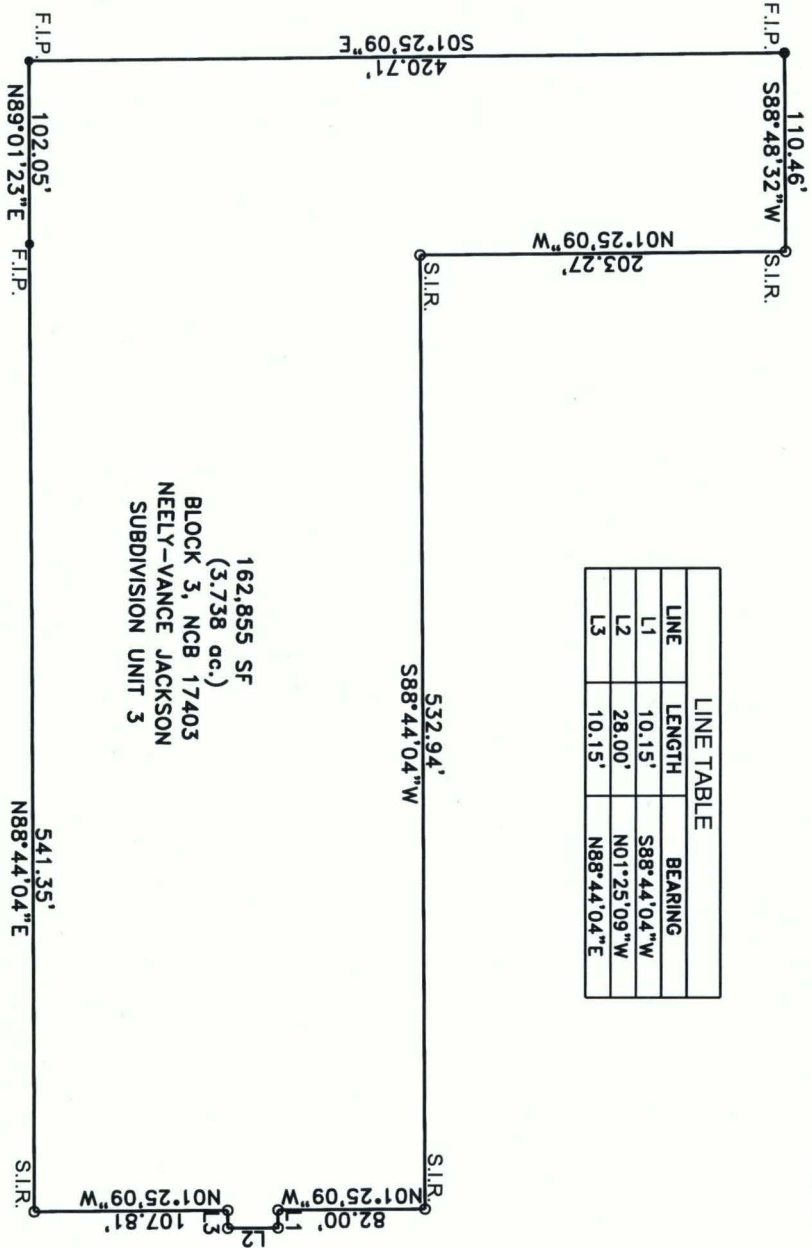






1 IN. = 100' FT.  
SCALE

LINE TABLE			
LINE	LENGTH	BEARING	
L1	10.15'	S88°44'04"W	
L2	28.00'	N01°25'09"W	
L3	10.15'	N88°44'04"E	



LEGEND

- S.I.R. SET IRON ROD
- F.I.R. FOUND IRON ROD
- BOUNDARY LINE

EXHIBIT/PUD  
BECKWITH VILLAGE  
SAN ANTONIO, TEXAS

MHR Engineering, LLC.

TBPE REGISTRATION NO. F-12062  
TBPLS REGISTRATION NO. F-10193913  
16845 BLANCO ROAD, SUITE 108, SAN ANTONIO, TX 78232  
PH: (210)841-0543, FAX: 210-497-2227  
www.mhrenc.com

Job No.: 16-P003

Date: 5/13/2016

Drawn by: AG

Exhibit: 1

SG/lj  
01/17/2019  
Item No. Z-50

# **EXHIBIT “B”**

1718  
ARCHITECTURE[illegible]

160W1

$$y_0 = \frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} y(x) dx$$

Figure 1. The effect of the concentration of the initiator on the polymerization of 1,4-bis(4-vinylphenyl)benzene in the presence of 1,2-dichloroethane at 60°C.

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**Journal of Management Inquiry**

4404

A1.01

Rezoning boundary

BECKWITH BOULEVARD

Level 1:  
17,000 sq ft Retail /  
40 Spaces

Level 2 & 3:  
10 Units per floor /  
20 Spaces

Courtyard

Level 1:  
13,000 sq ft Retail /  
40 Spaces

Level 2 & 3:  
10 Units per floor /  
20 Spaces

Level:  
5,000 sq ft Retail /  
17 Spaces

Level 2 & 3:  
4 Units per floor /  
8 Spaces

3 Story Senior  
Housing or  
Mixed Land  
20 Units

PUD MF-18 MLOD

PUD MF-18  
MLOD ERZD

EXISTING CONCRETE SWALE

EXISTING CONCRETE SWALE

1 MASTER PLAN

0 100

Mosque & Grounds

Proposed PUD MF-18 Zoning - 30 Total Residential Units on 2.736 acres = 6.025 units per acre

The PUD permits setbacks shall be ten (10) feet.

"I, Gary Vetter, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is a condition with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not require the owner to adhere to all applicable Code at the time a plan submitted for rezoning planning or building permits."

## Exhibit "B"