

AN ORDINANCE 2017-06-15-0481

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 on 14.26 acres out of NCB 14615, located in the 8100 Block of West Hausman Road from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Low Density 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 50%.

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 25th day of June 2017.

PASSED AND APPROVED this 15th day of June 2017.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	Z-13 (in consent vote: P-5, Z-13)						
Date:	06/15/2017						
Time:	02:24:56 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2017122 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-25 ERZD" Low Density Multi-Family Edwards Recharge Zone District on 14.26 acres out of NCB 14615, located in the 8100 Block of W Hausman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17040)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
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					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



Z2017122

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 5.900 acre, or 25,7007 square feet more or less, tract of land out of that Lot P-8B of New City Block 14615 as described in quitclaim to the James Dudley May Revocable Living Trust and the Sue Ann May Revocable Living Trust recorded in Volume 12218, Pages 373-375 and said Lot P-8B being that called 8.357 acre tract, surveyed as 8.370 acres, described in deed recorded in Volume 5725, Pages 1263-1265 both of the Official Public Records of Real Property of Bexar County, Texas. And said called 8.370 acres being out of the Isaac Stone Survey 352, Abstract 713, County Block 4538, now in New City Block 14615 of the City of San Antonio, Bexar County, Texas. Said 5.900 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 set ½" iron rod with cap marked "Pape-Dawson" at the northwest corner of said 8.370 acre tract, on the south right-of-way line of Hausman Road, an 83-foot public right-of-way at this point, and at North 13,755,045.61, East 2,080,157.32 feet of said coordinate system, and being N 04°55'47" W, 3.00 feet along the west line of said 8.370 acre tract from a found iron rod with cap marked "ACES" at the northeast corner of Lot 5, Block 6 of the Montecito Apartments recorded in Volume 9552, Page 137 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 82°04'26" E, with said south right-of-way of Hausman Road and north line of said 8.370 acres a distance of 136.34 feet to a point;

THENCE: Departing said right-of-way line and over and across said 8.370 acre tract the following bearings and distances:

S 23°05'53" W, a distance of 162.06 feet to a point;

S 04°55'47" E, a distance of 268.64 feet to a point;

N 85°10'24" E, a distance of 271.64 feet to a point on the east line of said 8.370 acre tract and being the west line of a called 8.378 acre tract described in deed to Mildred L. Babcock recorded in Volume 7133, Pages 818-821 of the Deed Records of Bexar County, Texas and in Release of Lien to Dexter B Babcock Jr. recorded in Volume 7468, Pages 474-475 of the Official Public Records of Real Property of Bexar County, Texas, and surveyed concurrently as an 8.360 acre tract;

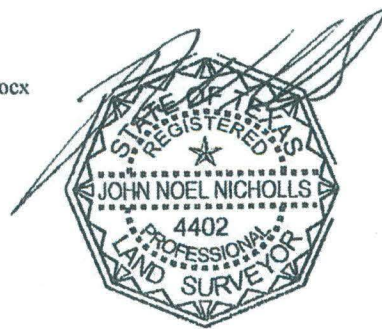
8130 Hausman Road
Zoning
5.900 Acres
Job No:11239-00

79017122

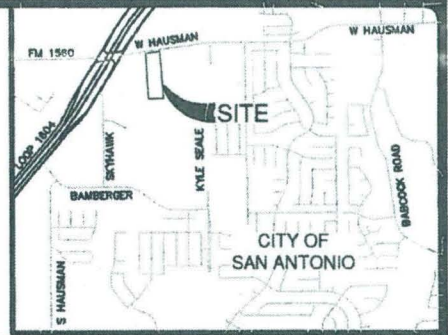
- THENCE: S 04°50'14" E, with said line a distance of 697.66 feet to a found ½" iron rod at the southeast corner of said 8.370 acre tract and southwest corner of said 8.360 acre tract on the north line of Lot 7, Block 6 of the O'Connor/Clark Reliever High School recorded in Volume 9570, Pages 172-173 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 89°01'15" W, with said line a distance of 209.68 feet to a found ½" iron rod with cap marked "Pape-Dawson" at the northwest corner of said Lot 7, the northeast corner of Lot 1, Block 6 of the Father Flanagans Boys Home subdivision recorded in Volume 9519, Page 172 of the Deed and Plat Records of Bexar County, Texas and an angle in the rear line of said 8.370 acre tract;
- THENCE: S 88°41'36" W, with the south line of said 8.370 acre tract and said Lot 1 a distance of 121.57 feet to a found mag nail at the southeast corner of the aforementioned Lot 5 of said Montecito Apartments subdivision;
- THENCE: N 04°55'47" W, with the east line of said lot 5 and continuing for a total distance of 1080.59 feet to the POINT OF BEGINNING, and containing 5.900 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 11239-00 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 9, 2017.
JOB NO. 11239-00
DOC. ID. N:\CIVIL\11239-00\Word\11239-00-2 Zoning Description.docx



Z2017122



LOCATION MAP
NOT-TO-SCALE



SCALE: 1" = 200'

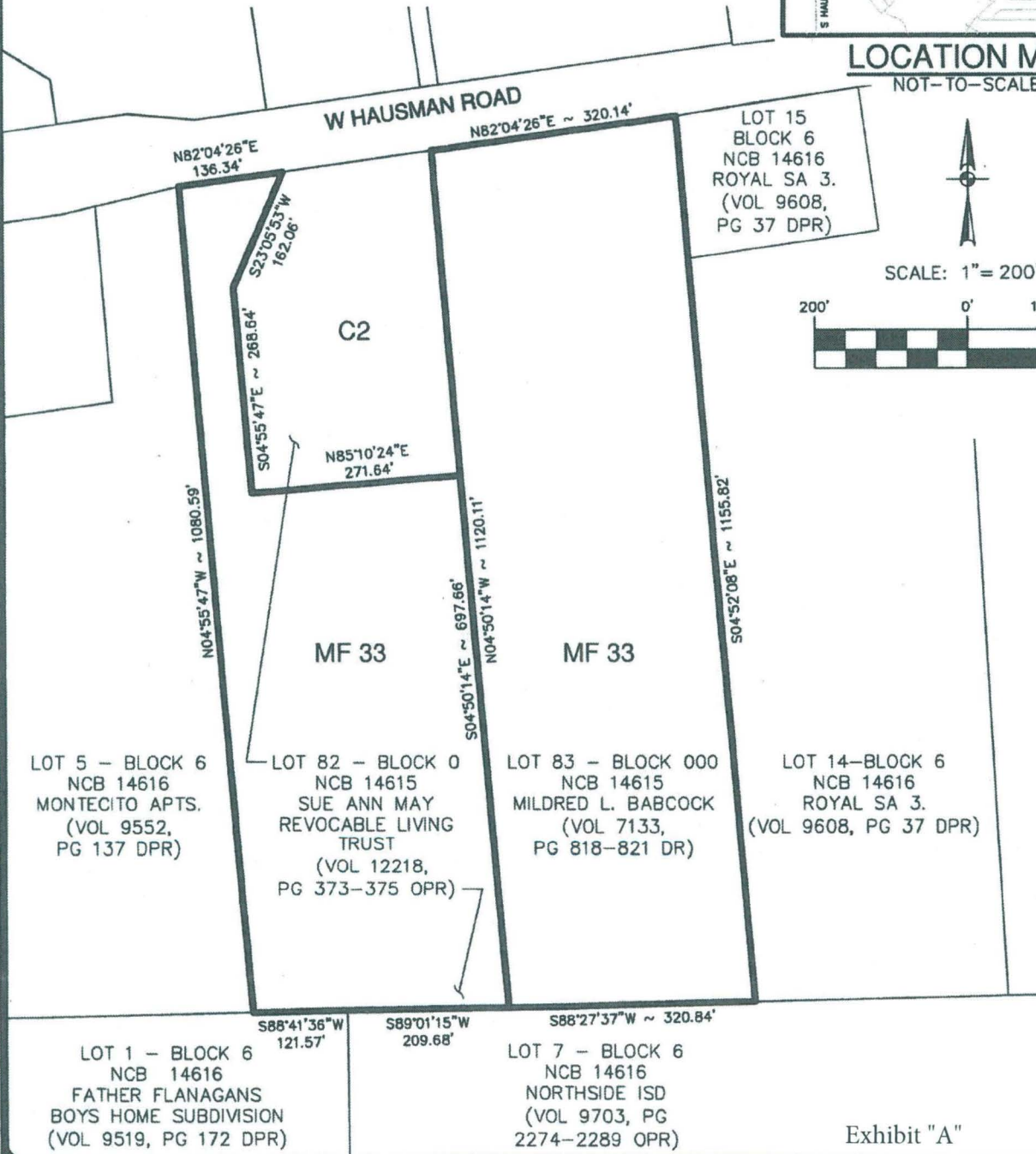


Exhibit "A"

JOB NO. 11239-00
DATE MARCH 2017
DESIGNER AR
CHECKED *** DRAWN MKF
SHEET 1 of 1

8130, 8126 W HAUSMAN RD
SAN ANTONIO, TEXAS
ZONING EXHIBIT

PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDLR FIRM REGISTRATION #470 | TDLR FIRM REGISTRATION #10028900

Date: Mar 08, 2017, 3:26pm User: ID: MKF
File: P:\11239\01\Drawings\Chk\Exhibit\70308 zoning.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



22017122

METES AND BOUNDS DESCRIPTION
FOR ZONING

An 8.360 acre, or 364,141 square feet more or less, tract of land being all of that called 8.378 acre tract described in deed to Mildred L. Babcock recorded in Volume 7133, Pages 818-821 of the Deed Records of Bexar County, Texas and also in Release of Lien to Dexter B Babcock Jr. recorded in Volume 7468, Pages 474-475 of the Official Public Records of Real Property of Bexar County, Texas, out of the Isaac Stone Survey 352, Abstract 713, County Block 4538, now in New City Block 14615 of the City of San Antonio, Bexar County, Texas. Said 8.360 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 ½" iron rod at the northwest corner of the herein described tract, on the south right-of-way line of Hausman Road, an 83-foot right-of-way at this point, and being also the northeast corner of that called 8.357 acre tract described in deed recorded in Volume 5725, Pages 1263-1265 of the Official Public Records of Real Property of Bexar County, Texas surveyed as an 8.370 acre tract, at North 13,755,091.49 and East 2,008,486.86 feet of said coordinate system;

THENCE: N 82°04'26" E, with said south right-of-way line of said Hausman Road a distance of 320.14 feet to a found 1" iron pipe at the northeast corner of the herein described tract;

THENCE: S 04°52'08" E, departing said right-of-way, at 3.00 feet passing the northwest corner of Lot 15, Block 6 of the Royal SA 3 subdivision as recorded in Volume 9608, Page 37 of the Deed and Plat Records of Bexar County, Texas and continuing 181.55 feet to the southwest corner of said Lot 15, the westernmost northwest corner of Lot 14 of said Royal SA 3 subdivision, and continuing 971.26 feet for a total distance of 1155.82 feet to a found 1" iron pipe at the southeast corner of the herein described tract, the southwest corner of said Lot 14 and being on the north line of Lot 7, Block 6 of the O'Connor/Clark Reliever High School subdivision recorded in Volume 9570, Pages 172-173 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 88°27'37" W, with the south line of the herein described tract and north line of said Lot 7 a distance of 320.84 feet to a found ½" iron rod at the southwest corner of the herein described tract and southeast corner of the aforementioned 8.370 acre tract;

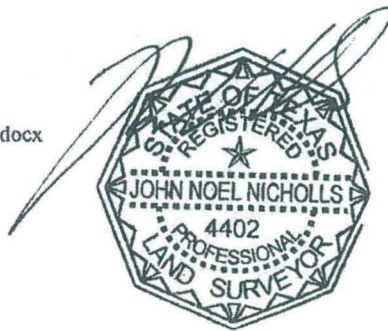
8126 Hausman Road
Zoning
8.360 Acres
Job No:11239-01

22017122

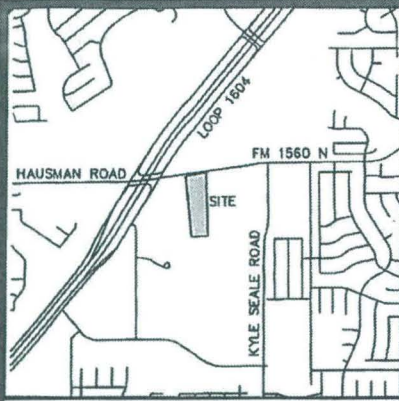
THENCE: N 04°50'14" W, a distance of 1120.11 feet to the POINT OF BEGINNING, and containing 8.360 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11239-01 by Pape-Dawson 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 9, 2017
JOB NO. 11239-01
DOC. ID: N:\CIVIL\11239-01\Word\11239-01 Zoning Description.docx



22017122



LOCATION MAP

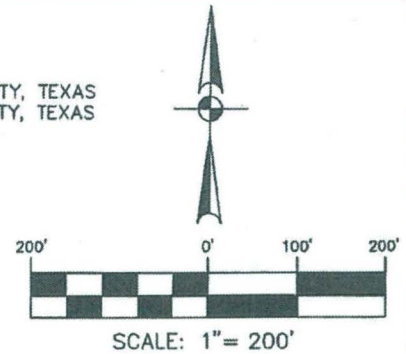
MAPSCO: 513 CB
NOI-TO-SCALE

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
FIR FOUND 1/2" IRON ROD

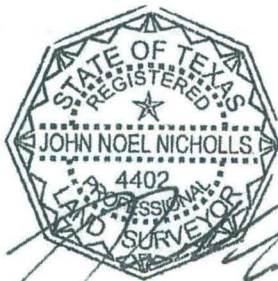
NOTES:

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.



**METES AND BOUNDS DESCRIPTION
FOR ZONING**

A 5.900 ACRE, OR 25,7007 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT LOT P-8B OF NEW CITY BLOCK 14615 AS DESCRIBED IN QUITCLAIM TO THE JAMES DUDLEY MAY REVOCABLE LIVING TRUST AND THE SUE ANN MAY REVOCABLE LIVING TRUST RECORDED IN VOLUME 12218, PAGES 373-375 AND SAID LOT P-8B BEING THAT CALLED 8.357 ACRE TRACT, SURVEYED AS 8.370 ACRES, DESCRIBED IN DEED RECORDED IN VOLUME 5725, PAGES 1263-1265 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND SAID CALLED 8.370 ACRES BEING OUT OF THE ISAAC STONE SURVEY 352, ABSTRACT 713, COUNTY BLOCK 4538, NOW IN NEW CITY BLOCK 14615 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

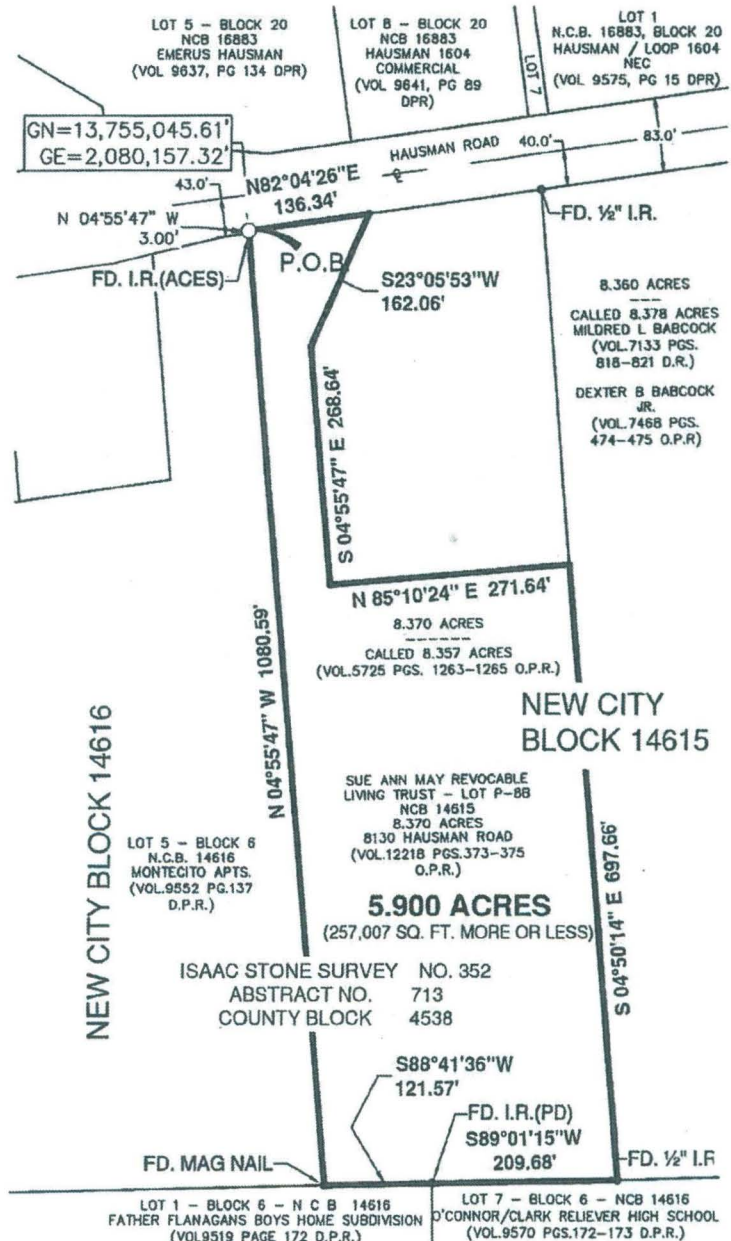


Exhibit "A"

March 9, 2017

JOB No.:

PAGE 3 OF 3

11239-00

Date: Mar 09, 2017, 1:55pm User ID: NICHOLLS
File: K:\CIVIL\11239-00\11239-00 Zoning-18.dwg