

ORDINANCE 2022-01-27-0059

**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 33.72 acres out of NCB 11166 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Warehousing.

**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 finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 4.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. No Free-standing pole signage, LED or flashing signage or temporary signage, banners, pennants, or promotional flags/flyers
- B. Downward facing lighting only
- C. No outdoor amplified sound or speakers permitted

**D.** Maximum building height for subject property not to exceed 50 feet

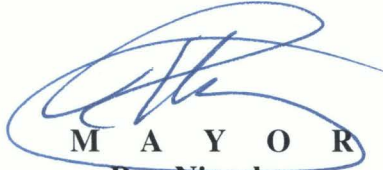
**SECTION 5.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 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.** This ordinance shall become effective February 6, 2022.


**PASSED AND APPROVED** this 27<sup>th</sup> day of January, 2022.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Interim City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting January 27, 2022

49.

**2022-01-27-0059**

ZONING CASE Z-2021-10700285 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff and Zoning Commission recommend Approval. (Continued from December 16, 2021)

Councilmember Viagran moved to Approve with Conditions. Councilmember Bravo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

**Absent:** Rocha Garcia

# Exhibit “A”





DESCRIPTION FOR  
A 33.72 ACRE TRACT

A **33.72 acre** tract of land, in the New City Block (N.C.B.) 11166 out of the Juan Manuel Urriegas Survey No. 32 Abstract No. 769, City of San Antonio, Bexar County, Texas, and being a portion of that called 47.766 acre tract of land (Tract 2) as conveyed to Southstar Mission Del Lago Developer, LLC recorded in Volume 16721, Page 630 of the Official Public Records of Bexar County, Texas (O.P.R.), said 33.72 acre tract being more particularly described by metes and bounds in as follows:

**BEGINNING** at a ½" iron rod with cap stamped VICKREY (hereinafter referred to as FOUND VICKREY) found for the southeasterly end of a cutback line at the intersection of the southerly right-of-way line of Del Lago Parkway (a variable width R.O.W. as dedicated by Volume 9554, Page 111 in the Deed and Plat Records (D.P.R.) of Bexar County, Texas) with the westerly right-of-way line of U.S. Highway 281 (a 200' wide R.O.W.), for the most easterly northeasterly corner of said 47.766 acre tract and the tract described herein, and from which point a found TXDOT Type I monument bears N02°26'27" W, a distance of 9.02 feet;

**THENCE:** S 00°39'48" E, along and with the westerly right-of-way line of U.S. Highway 281 and the easterly line of said 47.766 acre tract, a distance of **2246.48 feet** to a ½" iron rod with cap stamped KFW SURVEYING set for the southeasterly corner of the tract described herein, and from which point a found TXDOT Type I monument bears S 00°39'48" E, a distance of 145.86 feet;

**THENCE:** S 89°21'26" W, into and across said 47.766 acre tract, passing at a distance of 249.84 feet a ½" iron rod with cap stamped AUSTIN SUR (hereinafter referred to as FOUND AUSTIN) found for the most easterly northeast corner of Lot 2, Block 51, N.C.B. 11166, MISSION DEL LAGO MULTIFAMILY, a plat of record in Volume 9649, Page 86 in the D.P.R., and continuing the same course along and with a northerly line of said Lot 2 for a total distance of **374.84 feet** to a FOUND AUSTIN for the beginning of a curve:

**THENCE:** along and with the northeasterly lines of said Lot 2 and the southwesterly lines of said 47.766 acre tract, the following five (5) courses:

1. With a curve to the **right** having an arc of **353.43 feet**, a radius of **225.00 feet**, a delta of **90°00'00"**, and a chord bears **N 45°38'34" W**, a chord distance of **318.20 feet** to a FOUND AUSTIN;
2. **N 00°38'34" W**, a distance of **196.62 feet** to a FOUND AUSTIN for the beginning of a curve;
3. With a curve to the **right** having an arc of **6.41 feet**, a radius of **17.00 feet**, a delta of **21°35'35"**, and a chord bears **N 10°09'13" E**, a chord distance of **6.37 feet** to a calculated point from which a FOUND AUSTIN bears S 18°33'59" W, a distance of 3.33 feet;
4. **N 20°57'01" E**, a distance of **96.77 feet** to a set ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as SET KFW);
5. **N 69°02'59" W**, a distance of **348.00 feet** to a SET KFW in the easterly right-of-way line of Clubhouse Boulevard (a 70' wide R.O.W. as dedicated by Volume 9571, Pages 153-155 in the D.P.R.);

**THENCE:** along and with the easterly right-of-way lines of Clubhouse Boulevard and the westerly lines of said 47.766 acre tract, the following three (3) courses:

1. **N 20°59'48" E**, a distance of **400.15 feet** to a ½" iron rod for the beginning of a curve;
2. With a curve to the **left** having an arc of **155.92 feet**, a radius of **434.91 feet**, a delta of **20°32'30"**, and a chord bears **N 10°42'39" E**, a chord distance of **155.09 feet** to a found ½" iron rod;
3. **N 00°26'33" E**, a distance of **846.75 feet** to a SET KFW for the southwesterly corner of that called Tract Five - 0.697 acre 30' wide landscape easement as dedicated in Volume 9554, Page 111 in the D.P.R. and as conveyed to Mission del Lago Homeowners Association and recorded December 30, 2010

Exhibit "A"

Z-2021-10700285 CD

in Volume 14792, Page 1634 in the O.P.R. for the northwesterly corner of said 47.766 acre tract and the tract described herein;

**THENCE:** along and with the southerly lines of said landscape easement and the northerly lines of said 47.766 acre tract, the following four (4) courses:

1. **S 89°18'13" E**, a distance of **88.34 feet** to a  $\frac{1}{2}$ " iron rod with destroyed cap found for the beginning of a curve;
2. With a curve to the **left** having an arc of **322.29 feet**, a radius of **424.63 feet**, a delta of **43°29'13"**, and a chord bears **N 68°26'01"E**, a chord distance of **314.61 feet** to a FOUND VICKREY;
3. **N 46°31'25" E**, a distance of **74.44 feet** to a FOUND VICKREY for the beginning of a curve;
4. With a curve to the **right** having an arc of **257.48 feet**, a radius of **325.53 feet**, a delta of **45°19'06"**, and a chord bears **N 69°06'44"E**, a chord distance of **250.82 feet** to a SET KFW in said cutback line for the southeasterly corner of said landscape easement;

**THENCE:** **S 48°28'31" E**, along and with said cutback line, a distance of **26.42 feet** to the **POINT OF BEGINNING** and containing **33.72 acres** more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 11-034  
Prepared by: KFW Surveying  
Date: October 27, 2021  
File: S:\Draw 2011\11-034 MISSION DEL LAGO\DOCS\11-034 33.72 AC ROOSEVELT DESC TCP 102721.dwg

28 OCT  
2021  
*[Signature]*



# Exhibit ‘B’



**Zoning Case Z-2021-10700285 CD**

**Legal Description:** 33.72 Acres out of NCB 11166, Generally Located at 12100 South US Hwy 281

**Current Zoning:** C-2 AHOD

**Proposed Zoning:** C-2 NA CD AHOD with a Conditional Use for Warehousing

**Parking:** ± 460 spaces

**Building Height Not to Exceed 50'**

I, SouthStar Mission Del Lago Developer LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

