

ORDINANCE 2022-08-04-0557

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 the southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410, from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.


SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective August 14, 2022.

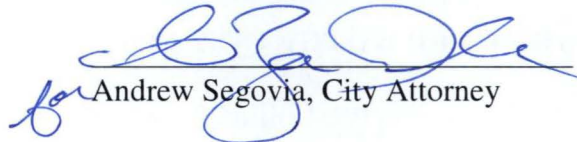
PASSED AND APPROVED this 4th day of August, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 4, 2022

8.

2022-08-04-0557

ZONING CASE Z-2022-10700095 S (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I- 2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on the southern

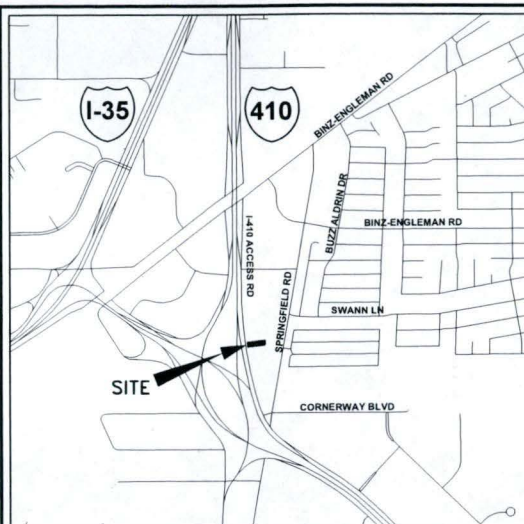
95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599, located at 7222 Northeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600036)

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

Absent: Castillo

Exhibit “A”

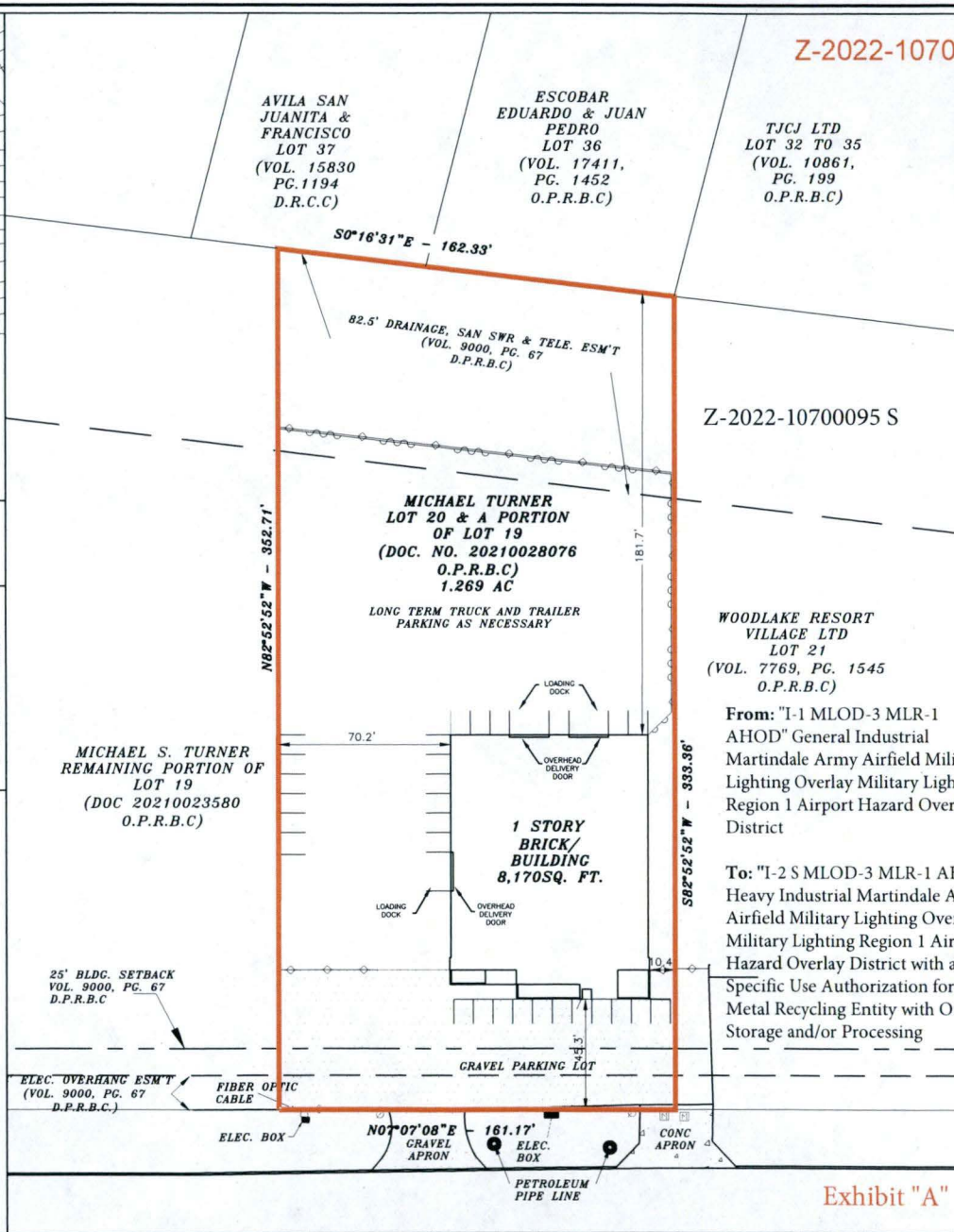


LEGAL DESCRIPTION:

BEING A 1.2696 ACRE TRACT OF LAND LYING IN SECTION 19, ABSTRACT 258, OF THE JOSEPH W. GARRATY SURVEY, BEXAR COUNTY, TEXAS AND BEING ALL OF LOT 20 AND A PORTION OF LOT 19 OF THE MIDLOOP EAST SUBDIVISION UNIT I, N.C.B. 10599, RECORDED IN VOLUME 9000, PAGE 67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS FURTHER DESCRIBED IN A DEED TO MICHAEL S. TURNER RECORDED UNDER DOC NO. 20210028076 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, CRAIG MCLAIN, 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.



Z-2022-10700095 S

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Exhibit "A"

MHR ENGINEERING, LLC.

TBPE REGISTRATION NO. F-12026

18045 Blanco Road, Suite 105
San Antonio, TX 78232
Tel: (210) 841-0543
Fax: (210) 497-2227
www.mhr-eng.com

Job No.: 20-P010

Date: 05-05-22

Drawn by: MA

Sheet:

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Of

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SITE PLAN
PGM OF TEXAS
7222 NE INTERSTATE 410 LOOP
SAN ANTONIO, TEXAS 78219