

ORDINANCE 2022-08-18-0616

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 4.982 acres out of NCB 10597, located at 8034 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 and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage.

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 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.

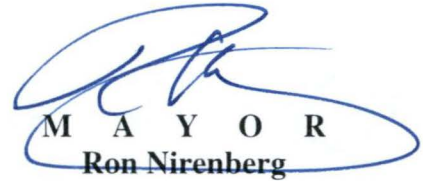
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 5. 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 6. 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 7. This ordinance shall become effective August 28, 2022.


PASSED AND APPROVED this 18th day of August, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting August 18, 2022

9.

2022-08-18-0616

ZONING CASE Z-2022-10700195 (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 and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage on 4.982 acres out of NCB 10597, located at 8034 Northeast Loop 410. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation pending August 16, 2022 hearing. (Associated Plan Amendment PA-2022-11600071)

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrdá, Pelaez, Courage, Perry

Absent: Sandoval

Exhibit “A”

METES AND BOUNDS DESCRIPTION
FOR

A 4.982 acre, or 217,031 square feet more or less, being a portion of Lot 4, Block 2 of the Plat of Gardener Denver, recorded in Vol. 9682, Page 72, of the Deed and Plat Records of Bexar County, Texas, conveyed to Devron - GD - Cornerstone LLC in deed recorded in Volume 16904, Page 1958 Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 133 ½, Abstract No. 190, in New City Block 10597, of the City of San Antonio, Bexar County, Texas. Said 4.982 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 mag nail on the north right-of-way line of Northeast Interstate Highway Loop 410, at the southeast corner of said called 4.982 acre tract, same being the southwest corner of Lot 5, Block 2, OMC Realty, Inc. Subdivision, recorded in Volume 9722, Page 154 of the Plat Records of Bexar County, Texas;

THENCE: Along and with said north right-of-way line, same being the south line of said called 4.982 acre tract, a common line, the following courses:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 5035.50 feet, a central angle of 00°55'23", a chord bearing and distance of N 59°34'42" W, 81.12 feet, for an arc length of 81.12 feet to a found TxDOT Monument (Type III);

Northwesterly, along a reverse curve to the right, said curve having a radius of 2964.50 feet, a central angle of 03°15'25", a chord bearing and distance of N 58°24'41" W, 168.49 feet, for an arc length of 168.51 feet to a found TxDOT Monument (Type III);

N 56°46'59" W, a distance of 233.61 feet to a found TxDOT Monument (Type III) at the southwest corner of said called 4.982 acre tract, same being the southeast corner of a called 2.982 acre tract, conveyed to Flint Hills Resources Corpus Christi LLC, in deed recorded in Document No. 20150018311 of said Official Public Records;

THENCE: N 32°53'33" E, departing said common line, along and with the northwest line of said called 4.982 acre tract, same being a southeast line of said called 2.982 acre tract, a distance of 244.58 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at an interior corner of said called 4.982 acre tract, same being the northeast corner of said called 2.982 acre tract, on the south line of Lot 2, Block 2, Redifuel Subdivision, recorded in Volume 9573, Page 92 of said Plat Records;

Exhibit "A"

Job No. 9270-21
4.982 Acres
Page 2 of 2

Z-2022-10700195 S
PA-2022-11600071

THENCE: Along and with a north line of said called 4.982 acre tract, same being a south line of said Lot 2, the following bearings and distances:

N 89°29'27" E, a distance of 337.66 feet to a found ½" iron rod with a cap;

N 61°40'21" E, a distance of 300.35 feet to a found ½" iron rod with a cap;

N 89°22'49" E, a distance of 69.36 feet to a found ½" iron rod with a cap marked "ACS" at the northeast corner of said called 4.982 acre tract, same being the northwest corner of said Lot 5;

THENCE: S 32°59'22" W, departing the south line of said Lot 2, along and with the east line of said called 4.982 acre tract, same being the west line of said Lot 5, a distance of 726.00 feet to the POINT OF BEGINNING and containing 4.982 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9270-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 18, 2021
JOB NO. 9270-21
DOC. ID. N:\Survey21\21-9200\9270-21\Word\9270-21 BS 4.982AC.docx



Exhibit “B”

Z-2022-10700195 S
PA-2022-11600071

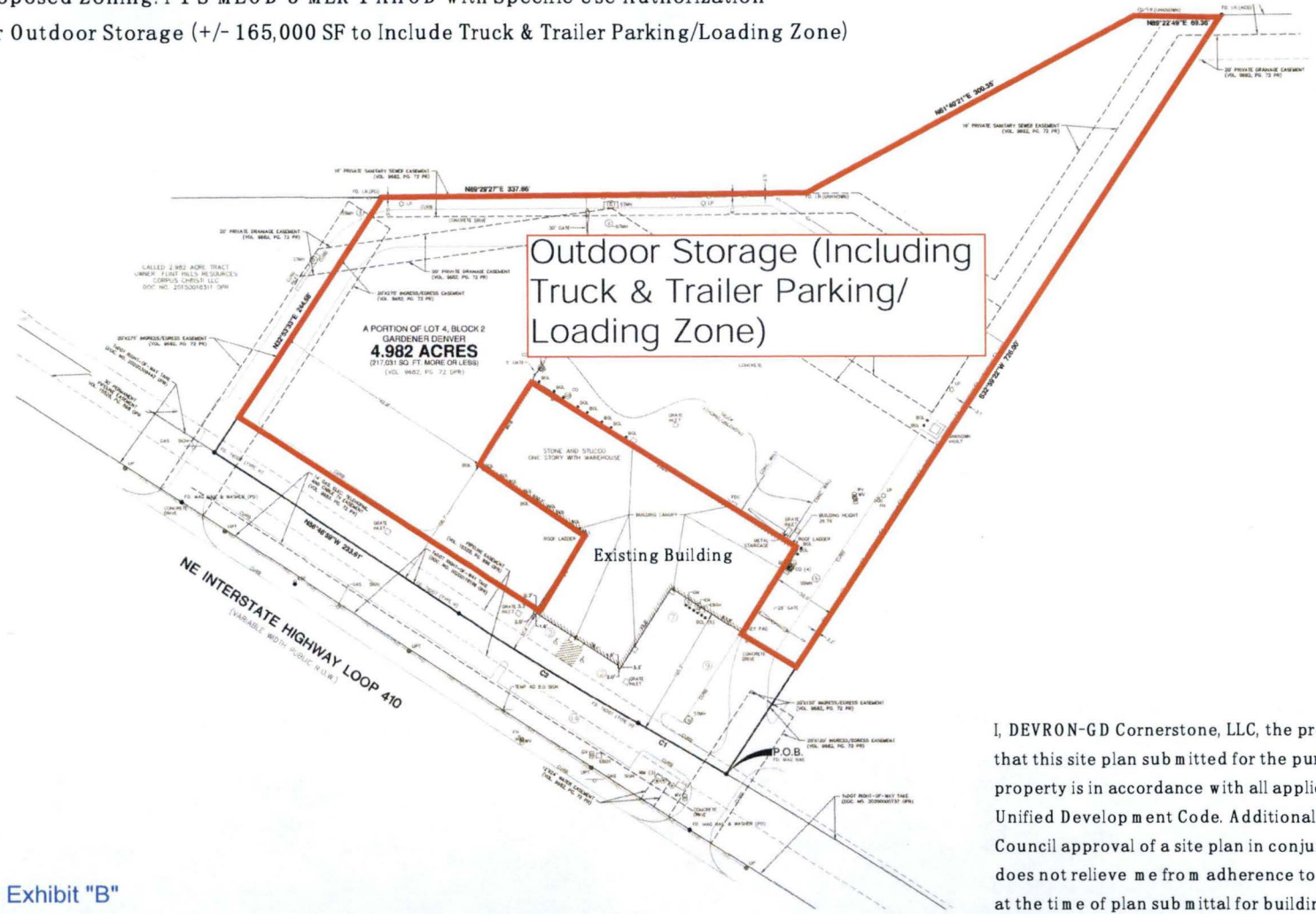
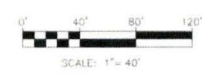
Specific Use Authorization Site Plan

Address: 8034 Loop 410

Acreage: 4.982

Current Zoning: I-1 MLOD-3 MLR-1 AHOD & C-3 MLOD-3 MLR-1 AHOD

Proposed Zoning: I-1 S MLOD-3 MLR-1 AHOD with Specific Use Authorization
for Outdoor Storage (+/- 165,000 SF to Include Truck & Trailer Parking/Loading Zone)



Outdoor Storage (Including
Truck & Trailer Parking/
Loading Zone)

Existing Building

A PORTION OF LOT 4, BLOCK 2
GARDNER DENVER
4.982 ACRES
(217,031 SQ. FT. MORE OR LESS)
(VOL. 9852, PG. 72 SPM)

NE INTERSTATE HIGHWAY LOOP 410
(VARIABLE WIDTH PUBLIC R.O.W.)

I, DEVRON-GD Cornerstone, 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.

Exhibit "B"

DATE	
REVISION	
NO.	

PAPE-DAWSON
ENGINEERS
SAN ANTONIO • AUSTIN • HOUSTON • FORT WORTH • DALLAS
8000 NW LOOP 410 • SAN ANTONIO, TX 78217 • 210.378.8800
TEXAS EXPIRATION DATE 01/01/2024 • TEXAS EXPIRATION DATE 01/01/2024

ALTANSPS LAND TITLE SURVEY
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOLUME 9852, PAGE 72 OF THE RECD
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JOB NO.	9270-21
DATE	OCT 2021
CHECKED	THM, DRAWM, EJD
CHG. JOB NO.	
REFERENCE	
SHEET	1 OF 1

PROJECT NAME: CORNERSTONE