

ORDINANCE 2020-11-05-0817

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 0.736 acres out of NCB 14852 from "C-3 UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "C-3 UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting and "C-3 CD UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting (all overlays remain the same).

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 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 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

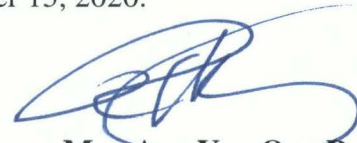
SG/lj
11/05/2020
Z-22

CASE NO. Z-2020-10700180 CD ERZD

inspection. 22-0070-11-0505

SECTION 6. This ordinance shall become effective November 15, 2020.

PASSED AND APPROVED this 5th day of November, 2020.




M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney



City of San Antonio

City Council

November 05, 2020

Item: Z-22

Enactment Number:

File Number: 20-6293

2020-11-05-0817

ZONING CASE Z-2020-10700180 CD ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "C-3 UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting and "C-3 CD UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting on 0.736 acres out of NCB 14852, located at 4949 North Loop 1604 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-116000051)

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

Aye: 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage and Perry

Absent: 1 Pelaez

SG
11/05/2020
Item No. Z-22

Exhibit “A”



METES AND BOUNDS DESCRIPTION FOR

A 0.736 of an acre, or 32,051 square feet more or less, tract of land located on Lot 4, Block 1, of the Schoenfield Commercial Subdivision, recorded in Volume 9713, Page 175 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14852 of the City of San Antonio, Bexar County, Texas. Said 0.736 of an 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:

COMMENCING: At a found TxDOT monument Type II, at the southeast corner of said Lot 4, the southwest terminus of Lou Mell Road, a 40-foot right-of-way recorded in Volume 3001, Page 4 of the Deed Records of Bexar County, Texas, and the north right-of-way of Charles Anderson Loop, F.M 1604, a variable width public right-of-way, from which a found 1/2" iron rod at a south west corner of said Lot 4, the north right-of-way line of said Charles Anderson Loop, and the south east corner of Lot 1, Block 1, of the Schoenfield Commercial Subdivision, recorded in Volume 9544, Page 125 of said Deed and Plat Records, bears S 82°19'35" W, a distance of 458.90 feet;

THENCE: N 00°17'55" E, along and with the east line of said Lot 4, and the west right-of-way line of said Lou Mell Road, a distance of 62.40 feet to a point;

THENCE: N 89°42'05" W, departing said east line, over and across Lot 4, a distance of 64.10 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said Lot 4 the following bearings and distances:

N 89°41'38" W, a distance of 75.71 feet to a point;

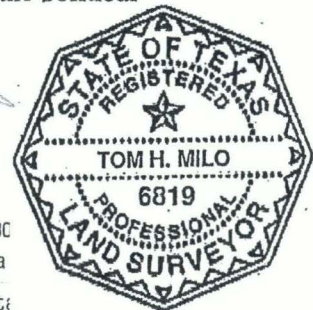
N 00°18'22" E, a distance of 423.34 feet to a point;

S 89°41'38" E, a distance of 75.71 feet to a point; and

S 00°18'22" W, a distance of 423.34 feet to the POINT OF BEGINNING and containing 0.736 of an acre in the City of San Antonio, Bexar County, Texas. Said tract prepared under job number 9137-20 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: July 21, 2020
JOB NO. 9137-20
DOC. ID. N:\Survey20\20-9100\9137-20\Word\9137-20 FNZN 0.736 AC.docx



SG
11/05/2020
Item No. Z-22

Exhibit “B”

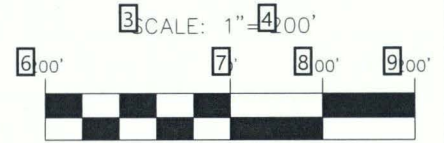
2 LEGAL DESCRIPTION

5 LOT 2
BLOCK 1
N.C.B. 14852

TERALTA CORPORATE PARK
(PLAT No. 940808)

4949 N. LOOP 1604 W.

-Rezoned area: 32,051 s.f. (0.736 ac)
-Impervious cover: 32,051 s.f. (100%)
-Current use: Office (unused)
-Current zoning: "C-3 MLOD-1 MLR-1 UC-1 AHOD" and portion in "ERZD"
-Proposed use: Coffee Roasting
-Proposed zoning: "C-3 CD (Conditional Use for Coffee Roasting) MLOD-1 MLR-1 UC-1 AHOD" and portion in "ERZD"



10 AFFIC SUMMARY TABLE

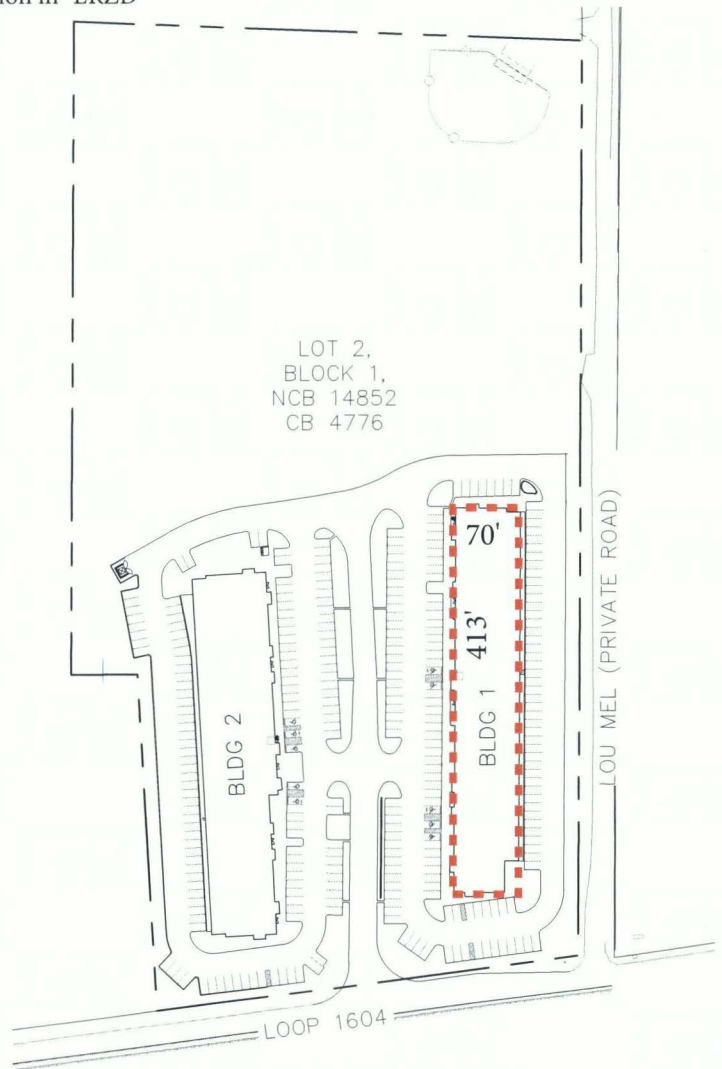
14 BUILDING USE	11 DG 2 16 16,099 SQ. FT.	12 DG 1 17 17,899 SQ. FT.	13 TAL 15 15,998 SQ. FT.
18 <u>PKG STORAGE STANDARDS</u>	19 PER 300 SQ. FT.	20 PER 300 SQ. FT.	22
21 <u>PRKG RATIO</u>	1 PER 140 SQ. FT.	1 PER 140 SQ. FT.	-
MAX PRKG RATIO			
<u>REGULAR</u>			
MIN REQ'D PRKG	100	96	196
MAX REQ'D PRKG	215	206	421
ACTUAL/PROP PRKG	137	154	291
# OF COMPACT PRKG	1	0	1
<u>HANDICAPPED (ADA)</u>			
REQ'D REGULAR H.C. PRKG	3	3	6
REQ'D V.A. PRKG	2	2	4
PROP H.C. PRKG	5	5	10
<u>SIDEWALKS</u>			
SWLK LENGTH (LINEAR FT.)	-	-	425
SWLK AREA (SQ. FT.)	-	-	2550

SPECIAL NOTES

REQUIRED BIKE RACKS = 20
ACTUAL BIKE RACKS PROVIDED = 20

SIDEWALK AND APPROACH TO BE CONSTRUCTED ACCORDING TO COSA & TAS SPECS.

* NOTE: ALL PERMITS TO BE OBTAINED THROUGH COSA & COUNTY.



LEGEND

— — — — — PROPERTY LINE
- - - - - LOT LINE

Exhibit "B"

I, WILLIAM ELLIS, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISION 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.

JOB NO. 8771-01
DATE JULY 2020
DESIGNER LM
CHECKED LM DRAWN JS
SHEET 1 of 1

TERALTA CORPORATE PARK
SAN ANTONIO, TEXAS
SITE PLAN



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