

ORDINANCE 2021 - 01 - 21 - 0048

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 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 0.25 acres out of Lot 4, Block 4, NCB 17246, "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing.

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.

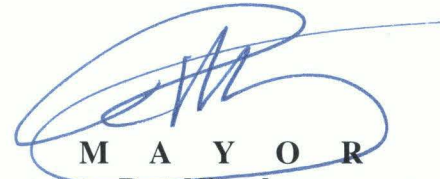
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

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 January 31, 2021.

PASSED AND APPROVED this 21st day of January, 2021.

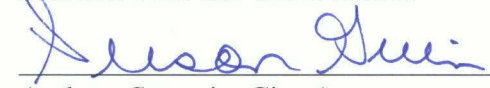

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

January 21, 2021

Item: Z-14

File Number: 20-7410

Enactment Number:

2021-01-21-0048

ZONING CASE Z-2020-10700257 S (Council District 6): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing on 0.25 acres out of Lot 4, Block 4, NCB 17246, generally located in the 6800 block of Fairgrounds Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600071)

Councilmember Roberto C. Treviño made a motion to approve. Councilmember Melissa Cabello Havrda seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
01/21/2021
Item No. Z-14

Exhibit “A”

EXHIBIT "A"
DESCRIPTION FOR A 0.255 OF AN ACRE OF LAND

A description for a 0.255 of an acre (11,087 sq. ft.) of land, out of a called 7.4105 acre tract, being described as Lot 4, Block 4, N.C.B. 17246, in Volume 9508, Page 99-102, Deed and Plat Records of Bexar County, Texas, (D.P.R.B.C.T.), said tract being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod on the southwest corner of said 7.4105 acre tract;

THENCE: North 13°36'01" East, a distance of 432.16 feet to a calculated point, and having a State Plane Grid Coordinate NAD 83, Texas South Central Zone, (N:13,712,704.74, E:2,090,422.10); for the south corner of the suite being called 6856 Fairgrounds Parkway;

THENCE: North 24°22'32" West, along and with the suite wall, a distance of 139.93 feet to a calculated point, being the northwest corner of the building;

THENCE: North 65°37'28" East, a distance of 48.56 feet to a calculated point, being the northerly corner of the building;

THENCE: South 24°22'32" East, a distance of 17.35 feet to a calculated point, being an interior corner of the building;

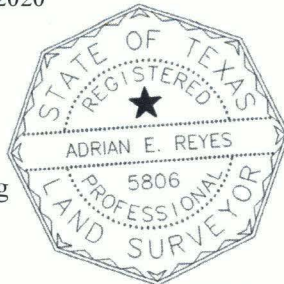
THENCE: North 65°37'28" East, a distance of 35.02 feet to a calculated point, being the northwest corner of the building;

THENCE: South 24°22'32" East, along and with the suite wall, a distance of 122.58 feet to a calculated point, from which a 1/2-inch iron rod bears South 54°47'42" East, a distance of 395.99 feet for reference, being the southeast corner of the building;

THENCE: South 65°37'28" West, a distance of 83.57 feet to the **POINT OF BEGINNING**, and containing 0.255 of an acre (11,087 sq. ft.) of land more or less.

Notes:

- 1) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.
- 3) Date of Survey: 11/03/2020



UP Engineering + Surveying
1270 N Loop 1604 E
Suite 1310
San Antonio, Texas 78232
TBPELS Firm No. 10194606

A handwritten signature in blue ink that reads "Adrian E. Reyes".

Adrian E. Reyes Date: 11-06-2020
Registered Professional Land Surveyor
No. 5806 – State of Texas

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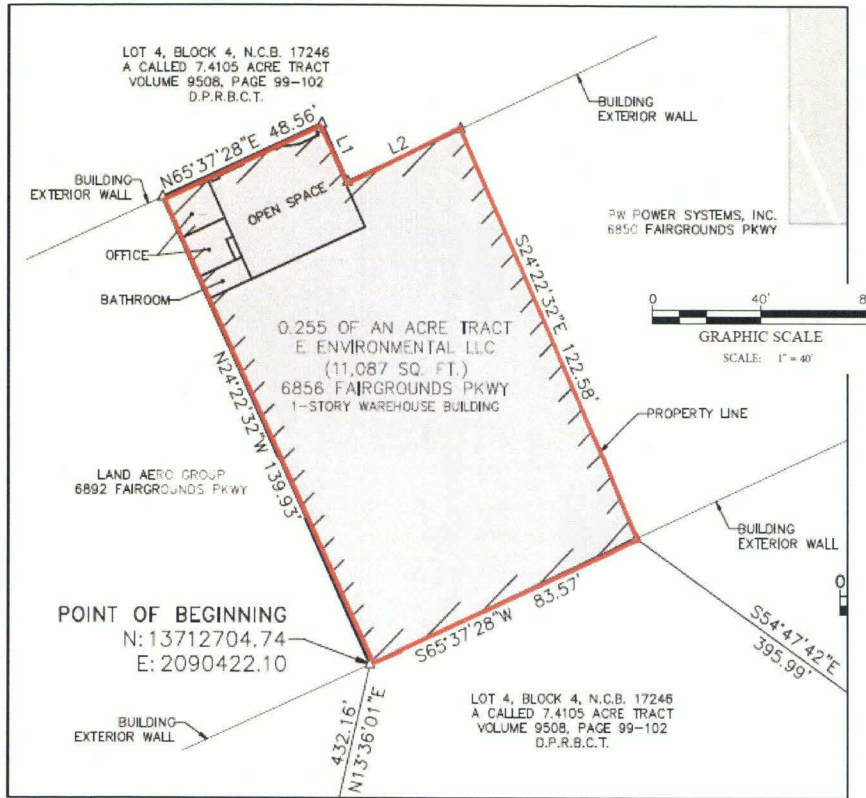
Exhibit “B”

SPECIFIC USE SITE PLAN FOR 6856 FAIRGROUNDS PKWY

Zoning Case No. Z-2020-10700257 S

CURRENT ZONING: I-1 MLOD-2 MLR-2 AHOD

PROPOSED ZONING: I-1 S MLOD-2 MLR-2 AHOD with Specific Use Authorization for Chemical Manufacturing/Processing



"I, EastGroup Properties, L.P., 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."

Legal Description: 0.255 of an acre of land, out of a called 7.4105 acre tract, being described as Lot 4, Block 4, N.C.B. 17246, in Volume 9508, Page 99-102, Deed and Plat Records of Bexar County, Texas.

**0.255 OF ACRE TRACT
WAREHOUSE BUILDING
SAN ANTONIO, BEXAR COUNTY, TEXAS**

- 11,087 SF of built space within multi-tenant business park (1-story bldg)
- Min. 77 Parking Spaces (excluding additional shared spaces throughout Business Park development)

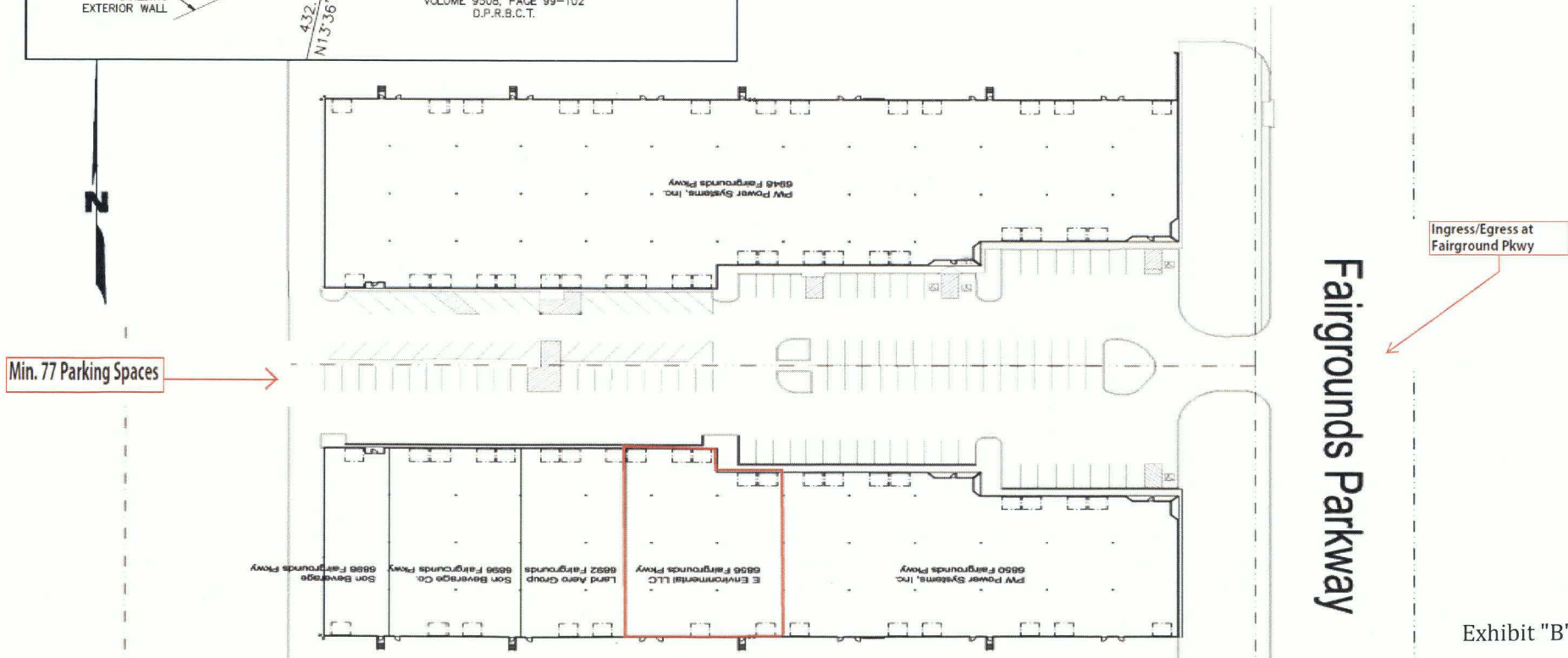


Exhibit "B"