

AN ORDINANCE 2018-06-21-0529

**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 15.21 acres out of NCB 10846 from "I-1" General Industrial District to "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres out of NCB 10846.

**SECTION 2.** A description of the 14.63 acres zoned as "L S" is more particularly described in **Exhibit "A"** for a 15.2083 acre tract, save and except, 0.5739 acres.

**SECTION 3.** A description of the 0.5739 acres zoned as "I-2" is more particularly described in **Exhibit "B"**.

**SECTION 4.** 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 5.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. No access for delivery or pick-up of materials or large equipment allowed from South W.W. White Road.
- B. No metal debris (i.e. nails or washers) to be located on or around entry road area.
- C. Hours of operation from 6:30 a.m. to 5:30 p.m. Monday through Friday; and 9:00a.m. to 5:00p.m. on Saturday.
- D. A maximum outside storage height of 20-feet.
- E. Landscaping buffer yard and solid screen fencing between site and adjacent properties to the west, as shown on zoning site plan.

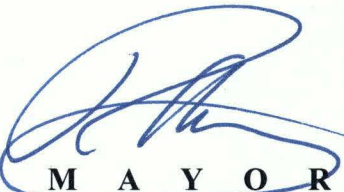
**SECTION 6.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "C"** and made a part hereof and incorporated herein for all purposes.

**SECTION 7.** 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 8.** 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 9.** This ordinance shall become effective July 1, 2018.

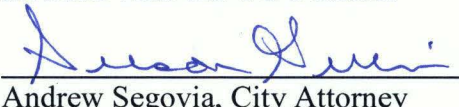
**PASSED AND APPROVED** this 21<sup>st</sup> day of June 2018.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-9</b>						
<b>Date:</b>	06/21/2018						
<b>Time:</b>	02:41:14 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2018127 S (Council District 3): Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "L S" Light Industrial District with Specific Use Authorization for Outside Storage (Open with No Screening Required) on 14.63 acres out of NCB 10846 and "I-2" Heavy Industrial District on 0.5739 acres out of NCB 10846, located at 7500 S WW White. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6	x					
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

# **EXHIBIT “A”**

**Item No. Z-9**

**File No. 18-3719**

## FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.

8918 Tesoro Drive, Suite 403 • SAN ANTONIO, TX 78216 • (210) 377-0774

TBPE No. F - 896      TBPLS No. 10048900

E-mail address [ffw@ffwinc.com](mailto:ffw@ffwinc.com)

CONSULTING ENGINEERS

LAND SURVEYORS

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### A 14.6344 Acre Tract Metes and Bounds Description

A 14.6344 acre (637,475.30 sq. ft.) tract, N.C.B. 10846, located on W.W. White Road near the intersection of S.E. Loop 410 and southwest W. W. White Road, Bexar County, Texas, said 15.2083 acres, being out of a 70.08 acre tract, being out of a 109.93 acre tract recorded in Volume 10442, Page 1560, Deed Records, Bexar County, Texas; less a 28.56 acre tract recorded in Volume 14451, Page 882, Deed Records, Bexar County, Texas, and less an 11.27 acre tract recorded in Volume 15680, Page 1826, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

**COMMENCING** at a found ½" iron pin on the northeast Right-of-Way line of W. W. White Rd. for the most southwesterly corner of said 109.93 acre tract and 70.08 acre tract;

Thence N 40° 28' 55" W, 106.30 feet along the northeast Right-of-Way line of W. W. White Rd. to a found ½" iron pin;

Thence N 64° 16' 00" E, 161.82 feet to a set ½" iron pin with FFW cap on the northwest side of an interior road, for the **POINT OF BEGINNING** of the herein described 15.2083 tract;

Thence in a northwesterly direction, the following calls:

N 40° 28' 36" W, 272.23 feet to a set ½" iron pin with FFW cap;

N 35° 40' 39" W, 124.34 feet to a set ½" iron pin with FFW cap;

N 59° 52' 24" E, 313.08 feet to a found ½" iron pin;

N 06° 58' 43" E, 235.47 feet to a set ½" iron pin with FFW cap;

N 35° 33' 58" W, 191.52 feet to a set ½" iron pin with FFW cap;

N 30° 14' 01" W, 317.41 feet to a set ½" iron pin with FFW cap;

N 29° 57' 04" W, 312.13 feet to a set ½" iron pin with FFW cap;

**Exhibit "A"**

N 22° 33' 28" W, 225.49 feet to a set ½" iron pin with FFW cap;  
N 22° 45' 05" W, 466.99 feet to a set ½" iron pin with FFW cap;  
Thence N 69° 14' 12" E, 199.45 feet to a set ½" iron pin with FFW cap;

Thence in a southeasterly direction, the following calls:

S 55° 19' 29" E, 698.51 feet to a set ½" iron pin with FFW cap;  
S 16° 56' 48" W, 236.20 feet to a set ½" iron pin with FFW cap;  
S 00° 07' 49" E, 338.51 feet to a set ½" iron pin with FFW cap;  
S 02° 13' 08" E, 307.46 feet to a set ½" iron pin with FFW cap;  
S 24° 00' 02" E, 524.54 feet to a set ½" iron pin with FFW cap;

Thence in a southwesterly direction, the following calls:

S 19° 00' 36" W, 104.94 feet to a set ½" iron pin with FFW cap;  
S 32° 59' 52" W, 192.08 feet to a set ½" iron pin with FFW cap;  
S 46° 25' 31" W, 83.62 feet to a set ½" iron pin with FFW cap;  
S 56° 26' 50" W, 44.77 feet to a set ½" iron pin with FFW cap;

Thence S 64° 16' 00" W, 41.56 feet to a set ½" iron pin with FFW cap to the **POINT OF BEGINNING**;

Save and except a 0.5739 acre (25,000 sq. ft.) tract described by Metes and Bounds as follows:

**COMMENCING** at a found ½" iron pin on the northeast Right-of-Way line of W. W. White Rd. for the most southwesterly corner of said 109.93 acre tract and 70.08 acre tract;

Thence N 40° 28' 55" W, 106.30 feet along the northeast Right-of-Way line of W. W. White Rd. to a found ½" iron pin;

Thence N 64° 16' 00" E, 161.82 feet to a set ½" iron pin with FFW cap on the northwest side of an interior road;

Thence in a northwesterly direction, the following calls:

N 40° 28' 36" W, 272.23 feet to a set ½" iron pin with FFW cap;  
N 35° 40' 39" W, 124.34 feet to a set ½" iron pin with FFW cap;  
N 59° 52' 24" E, 313.08 feet to a found ½" iron pin;

N 06° 58' 43" E, 235.47 feet to a set ½" iron pin with FFW cap;  
N 35° 33' 58" W, 191.52 feet to a set ½" iron pin with FFW cap;  
N 30° 14' 01" W, 317.41 feet to a set ½" iron pin with FFW cap;  
N 29° 57' 04" W, 312.13 feet to a set ½" iron pin with FFW cap;  
N 22 33' 28" W, 225.49 feet to a set ½" iron pin with FFW cap;

Thence N 67 18' 42" E, 30.00 feet to a set ½" iron pin with FFW cap and being the POINT OF BEGINNING of the Save and Except 0.5739 acre tract;

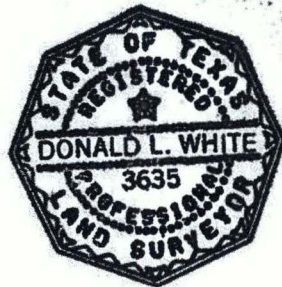
Thence N 22° 45' 05" W, 200.00 feet to a set ½" iron pin with FFW cap;

Thence N 67° 14' 55" E, 125.00 feet to a set ½" iron pin with FFW cap;

Thence S 22° 45' 05" E, 200.00 feet to a set ½" iron pin with FFW cap;

Thence S 67° 14' 55" W, 125.00 feet to the POINT OF BEGINNING of the Save and except 0.5739 acre (25,000.00 sq. ft.) tract;

With herein described tract containing 14.6344 acres (637,475.30 sq. ft.) of land more or less.



A handwritten signature in cursive script that reads "Donald L. White".

Donald L. White, R.P.L.S.

June 19, 2018

Job No. 5412

Z2018127 S

**FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.**

8918 Tesoro Drive, Suite 403 • SAN ANTONIO, TX 78216 • (210) 377-0774

TBPE No. F – 896      TBPLS No. 10048900

E-mail address [ffw@ffwinc.com](mailto:ffw@ffwinc.com)

CONSULTING ENGINEERS

LAND SURVEYORS

**A 0.5739 Acre Tract  
Metes and Bounds Description**

A 0.5739 acre (25,000.00 sq. ft.) tract, located on W.W. White Road near the intersection of S.E. Loop 410 and southwest W. W. White Road, Bexar County, Texas, said 0.5739 acres, being out of a 70.08 acre tract, being out of a 109.93 acre tract recorded in Volume 10442, Page 1560, Deed Records, Bexar County, Texas; less a 28.56 acre tract recorded in Volume 14451, Page 882, Deed Records, Bexar County, Texas, and less an 11.27 acre tract recorded in Volume 15680, Page 1826, Deed Records, Bexar County, Texas, and being more fully described by Metes and Bounds as follows:

**COMMENCING** at a found ½" iron pin on the northeast Right-of-Way line of W. W. White Rd. for the most southwesterly corner of said 109.93 acre tract and 70.08 acre tract;

Thence N 40° 28' 55" W, 106.30 feet along the northeast Right-of-Way line of W. W. White Rd. to a found ½" iron pin;

Thence N 64° 16' 00" E, 161.82 feet to a set ½" iron pin with FFW cap on the northwest side of an interior road;

Thence in a northwesterly direction, the following calls:

N 40° 28' 36" W, 272.23 feet to a set ½" iron pin with FFW cap;

N 35° 40' 39" W, 124.34 feet to a set ½" iron pin with FFW cap;

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N 35° 33' 58" W, 191.52 feet to a set ½" iron pin with FFW cap;

N 30° 14' 01" W, 317.41 feet to a set ½" iron pin with FFW cap;

N 29° 57' 04" W, 312.13 feet to a set ½" iron pin with FFW cap;

N 22° 33' 28" W, 225.49 feet to a set ½" iron pin with FFW cap;

**EXHIBIT "B"**



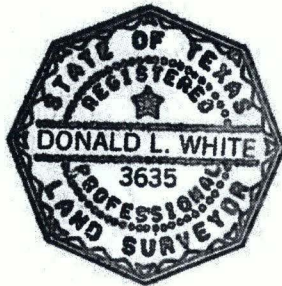
Thence N 67° 18' 42" E, 30.00 feet to a set ½" iron pin with FFW cap and being the **POINT OF BEGINNING** of the herein described 0.5739 tract;

Thence N 22° 45' 05" W, 200.00 feet to a set ½" iron pin with FFW cap;

Thence N 67° 14' 55" E, 125.00 feet to a set ½" iron pin with FFW cap;

Thence S 22° 45' 05" E, 200.00 feet to a set ½" iron pin with FFW cap;

Thence S 67° 14' 55" W, 125.00 feet to the **POINT OF BEGINNING** and containing 0.5739 acres (25,000.00 sq. ft.) of land more or less.



*Donald L. White*

Donald L. White, R.P.L.S.

May 14, 2018

Job No. 5412

**NOTES:**

ALL IRON PINS SET, EXCEPT AS NOTED  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING  
 BEARINGS BASED ON TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM. ALL DISTANCES ARE GROUND. GROUND=1.00017 X GRID

0 300 600

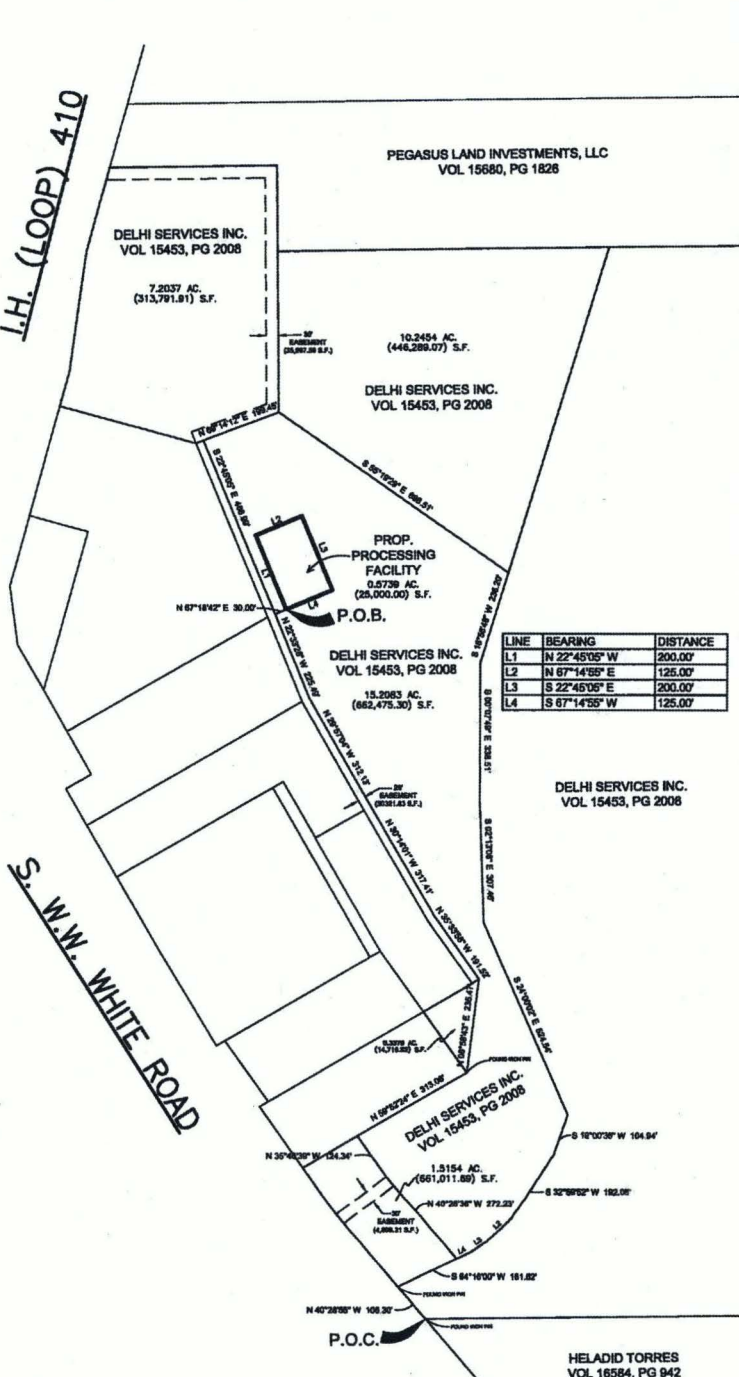


SCALE: 1" = 300'



**L.H. (LOOP) 410**

**S.W.W. WHITE ROAD**



**SURVEY SHOWING:**

A 0.5739 acre (25,000.00 sq. ft.) tract, located on W.W. White Road near the intersection of S.E. Loop 410 and southwest W. W. White Road, Bexar County, Texas, said 0.5739 acres, being out of a 70.08 acre tract, being out of a 109.93 acre tract recorded in Volume 10442, Page 1560, Deed Records, Bexar County, Texas; less a 28.56 acre tract recorded in Volume 14451, Page 882, Deed Records, Bexar County, Texas, and less an 11.27 acre tract recorded in Volume 15680, Page 1826, Deed Records, Bexar County, Texas

STATE OF TEXAS  
 COUNTY OF BEXAR

I, DONALD L. WHITE, HEREBY  
 CERTIFY THAT THE ABOVE PLAT IS TRUE AND  
 CORRECT ACCORDING TO AN ACTUAL SURVEY,  
 MADE ON THE GROUND UNDER MY SUPERVISION

*Donald L. White*  
 REGISTERED PROFESSIONAL LAND SURVEYOR



DATE	05/14/18	REVISIONS	
PROJECT NO.	5412	DRAWN BY / CHECKED BY	JAG / DLW
SHEET 1			
OF 1 SHEETS			

**MORELL SURVEY**



TBPLS No. 10048000 TPPEF F-950  
 8918 TESORO DR., SUITE 403  
 SAN ANTONIO, TEXAS 78217  
 210.377.0774 www.morellsurvey.com

FERNANDEZ FRAZER,  
 WHITE AND  
 ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 LAND SURVEYORS

Z2018127 S

I, JERRY MORELL, FOR DELHI SERVICES, 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.

LOOP 410 ACCESS RD.

30' EASEMENT FOR INGRESS/EGRESS

I-1

I-2

L S

(specific use for outdoor storage, open no screening)

(I-1)

(I-1)

I-1

I-1

I-1

I-1

I-1

S. WW WHITE RD.



- PROPERTY: 15.21 ACRES (662,547 S.F.)
- LEGAL DESCRIPTION: NCB 10846
- CURRENT ZONING: I-1
- REQUESTED ZONING: I-2 ON 0.5739 AC (25,000 S.F.) & L S (SPECIFIC USE FOR OUTSIDE STORAGE, OPEN NO SCREENING REQUIRED) ON 14.63 AC
- IMPERVIOUS COVER: UP TO 600,000 S.F.
- SETBACKS/BUFFERYARDS: PER CONDITIONS
- REQUIRED PARKING: 1/1,500 GFA

NO ACCESS TO WW WHITE, FOR DELIVERY OR PICK-UP OF MATERIALS

**SITE PLAN FOR SUP: 7500 S. WW WHITE RD.**

SCALE: 1" = 300'



**EXHIBIT "C"**