

ORDINANCE 2019-10-17-0867

**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 31.046 acres out of CB 5128 from "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-2 S MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Metal Recycling Entity With Outside Storage and/or 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.

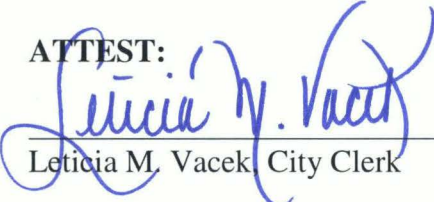
**SECTION 5.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

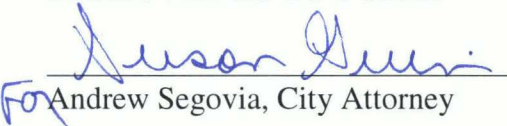
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective October 27, 2019.

**PASSED AND APPROVED** this 17<sup>th</sup> day of October 2019.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**  
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
For Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-13 ( in consent vote: P-1, Z-3, Z-4, Z-6, Z-7, Z-9, Z-10, Z-13, P-4, Z-14, Z-16, Z-17 )</b>						
<b>Date:</b>	10/17/2019						
<b>Time:</b>	03:07:16 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE Z-2019-10700217 S (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-2 S MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on 31.046 acres out of CB 5128, located at 1341 South Foster Road and 5765 US Highway 87 East. Staff recommends Approval. Zoning Commission recommendation pending the October 15, 2019 hearing.						
<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				
Jada Andrews-Sullivan	District 2		x			x	
Rebecca Viagran	District 3	x					
Adriana Rocha Garcia	District 4		x				x
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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				

SG/lj  
10/17/2019  
# Z-13

# EXHIBIT "A"



31.046 ACRES  
(1,352,349 SQ. FT.)  
2220-11889\_ex1.dwg

FN NO. 2220-11889-1  
September 10, 2019  
JOB NO. 222011889

### FIELDNOTE DESCRIPTION

31.046 acres of land situated in Bexar County, Texas and being a remaining portion of that certain called 902.292 acre tract conveyed to GMU, LLC in Volume 18766, Page 1320 of the Official Public Records of Bexar County; said 31.046 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone;

Beginning, at a called 1/2-inch iron rod with cap stamped "Stantec" in the easterly line of said called 902.292 acres and the westerly line of a called 21.31-acre tract of land conveyed to Harold J. Rakowitz, described and recorded in Volume 12792, Page 1589 of the Official Public Records of Bexar County, Texas from which a found iron rod with a "Pollok & Sons" cap marking the northwest corner of the said Rakowitz tract bears N 00° 19' 53" E, 1,090.53 feet;

Thence, S 0° 19' 53" E, 500.55 feet to a called 1-inch iron pipe marking the southwest corner of the Rakowitz tract and the southeast corner of the said called 902.292 acres for an angle point;

Thence, S 89° 39' 55" W, 747.70 feet to a called 1/2-inch iron rod with cap stamped "Stantec" in the easterly line of the called 902.292 acres and being the northwest corner of Lot 1, U.A. Columbia Subdivision, according to the plat thereof recorded in Volume 8800, Page 5 of the Deed and Plat Records of Bexar County, Texas for an angle point;

Thence, S 00° 01' 27" E, with the common line between said Lot 1 and said called 902.292 acres, 153.77 feet to a called iron rod with a "Simpson" cap in the northerly right-of-way line of U.S. Highway No. 87 marking the southeast corner of the called 229.454 acres for an angle point;

Thence, with the northerly right-of-way line of U.S. Highway No. 87, the following courses:

N 68° 55' 37" W, 272.69 feet to a called TxDOT Type 2 brass disk monument for an angle point;

Exhibit "A"

N 77° 06' 27" W, 446.51 feet to a called TxDOT Type 2 brass disk monument for an angle point;

N 84° 12' 32" W, 281.17 feet to a called TxDOT Type 2 brass disk monument for an angle point;

N 86° 04' 17" W, 208.47 feet to a called TxDOT Type 2 brass disk monument for an angle point;

S 84° 11' 37" W, 188.73 feet to a called 5/8-inch iron rod marking the southwest corner of the said called 902.292 acres and the herein described tract of land and the southeast corner of a called 0.68-acre tract of land conveyed to Marion J. & Jana K. Viator by deed of record in Volume 9369, Page 2144 of the Official Public Records of Bexar County, Texas for an angle point;

Thence, N 00° 39' 45" W, with the common line between the said Viator tract and said called 902.292 acres, 321.40 feet to a called 1/2-inch iron rod with cap stamped "Stantec" marking the northeast corner of the said Viator tract and an angle point in the westerly line of the called 229.454 acres for an angle point;

Thence, N 00° 26' 05" W, with the westerly line of the said called 902.292 acres, 92.46 feet to a called 1/2-inch iron rod marking the northeast corner of a called 0.488-acre tract of land conveyed to Marion J. & Jana K. Viator by deed of record in Volume 5744, Page 109 of the Official Public Records of Bexar County, Texas for an angle point;

Thence, into and crossing said called 902.292 acres as follows:

S 77° 21' 33" E, 237.68 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

N 69° 46' 21" E, 1,206.54 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

S 78° 49' 53" E, 351.27 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

S 61° 05' 36" E, 203.12 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

S 52° 25' 32" E, 287.49 feet to the Point of Beginning, containing 31.046 acres (1,352,349 Sq. Ft.) of land, more or less.

Note: Exhibit of even date to accompany this Field Note Description

"This document was prepared under 22 TAC §663.21, 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."

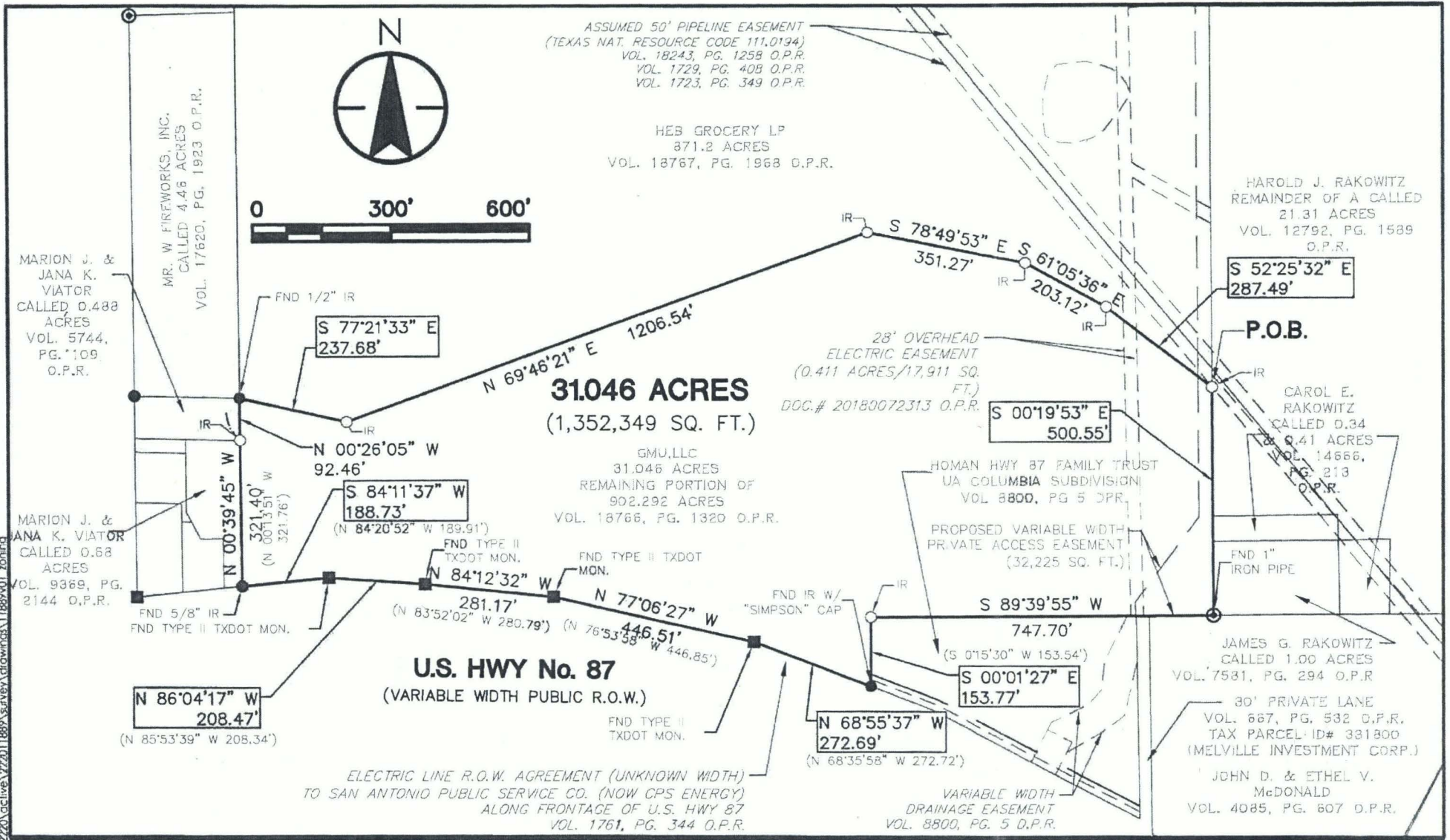
  
\_\_\_\_\_  
Hal B. Lane III  
Registered Professional Land Surveyor  
Texas Registration Number 4690  
Stantec Consulting Services, Inc.  
70 NE Loop 410, Suite 1100  
San Antonio, Texas 78216  
210/525-9090  
TBPLS Firm No.: 10194228

9/10/19  
DATE



v:\2220\active\222011889\survey\drawings\11889\01 zoning

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Stantec Consulting Services Inc.  
70 NE Loop 410 Suite 1100  
San Antonio TX 78216-5893  
Tel: (210) 525-9090  
www.stantec.com

TBPE # F-6324  
TBPLS # 10194230

Client/Project  
**CMC AMERICAS ENGINEERING**  
31 ACRE

Project No.  
222011889

Title **RE-ZONING EXHIBIT**

Revision \_\_\_\_\_ Date **2019-9-10**

Reference Sheet \_\_\_\_\_ Figure No. \_\_\_\_\_

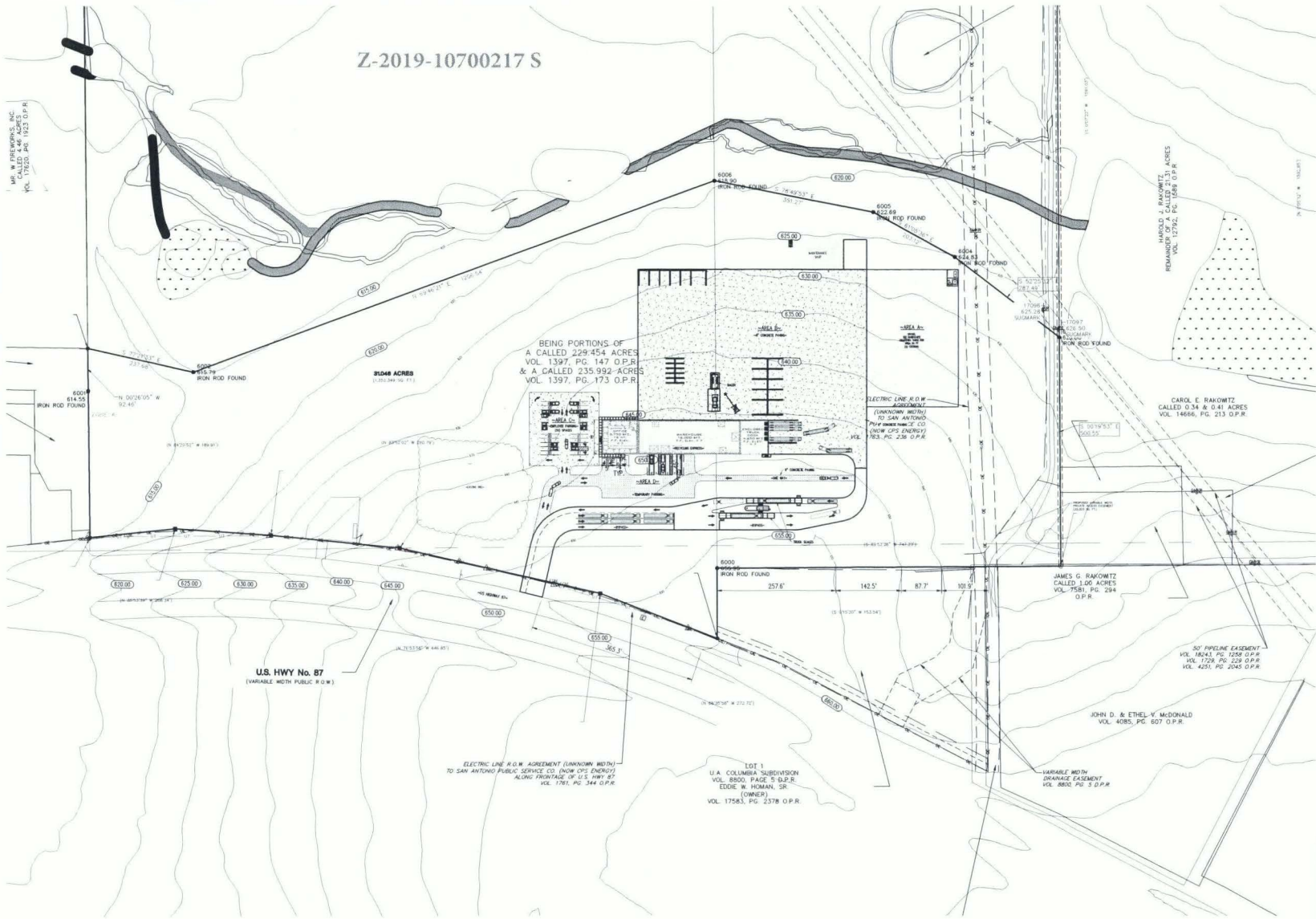


SG/lj  
10/17/2019  
# Z-13

# **EXHIBIT “B”**

Z-2019-10700217 S

From: "I-1"  
To: "I-2 S" Specific Use  
Authorization for a  
Metal Recycling Entity  
Without Outside  
Storage and/or  
Processing



SURVEY PROVIDED TO B&F ENGINEERING INC. BY JLL CORPORATE SERVICES APRIL 3, 2019

SHEET No.  
C0.1



Exhibit "B"

Region:	CENTRAL										
Area:	RECYCLING SOUTH										
Branch:	CMC RECYCLING SAN ANTONIO										
Title:	PROPERTY SITE LAYOUT										
Dr. By:	ICC	Date:	6/10/19	Ch. By:		Date:		App. By:		Date:	
Scale: AS SHOWN DWG. NO.											
											REV: 1

"I, Martin E Hout, Registered Agent, Mastertech Services, Inc., 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."



**B&F ENGINEERING, INC.**  
928 AIRPORT ROAD  
HOT SPRINGS, ARKANSAS  
(PH) 507-787-2388  
(FAX) 507-787-8888  
(EMAIL) info@bfeng.com  
B&F Logo # 7-3435-1706  
CAD # 001.dwg

This drawing including the information & contains all the Property of Commercial Metals Company, Inc. is intended for the use of the client only. It is not to be used for any other purpose without the written consent of Commercial Metals Company, Inc. It is to be kept confidential and used for the intended purpose only.

DO NOT SCALE THIS DRAWING

A15.1 STANDARD FINISHES

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**CMC Commercial Metals**