

ORDINANCE 2019-11-07-0939

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 7.39 acres out of CB 4005A from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District for a Specific Use Authorization for Petroleum - Manufacturing 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.

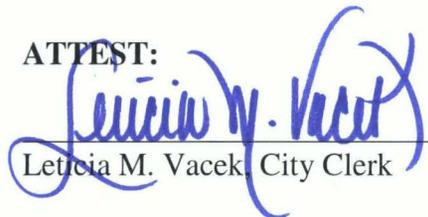
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective November 17, 2019.

PASSED AND APPROVED this 7th day of November, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	Z-16 (in consent vote: 31, 32, Z-1, Z-2, Z-5, P-2, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, P-5, Z-16, Z-20, Z-21, Z-23, Z-24, Z-25, Z-26)						
Date:	11/07/2019						
Time:	02:20:43 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700219 S (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Petroleum - Manufacturing or Processing on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600064)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				
Rebecca Viagran	District 3	x					
Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7	x					
Manny Pelaez	District 8		x				x
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj
11/07/2019
Z-16

EXHIBIT "A"

**Field Notes
for a 1.927 Acre Tract
being all of Lot 8, Block 1, Located in NCB 4005A,
Out of Zarzamora Park Subdivision,
Volume 9507, Page 223-225 and Volume 9508, Page 1,
Deed and Plat Records, Bexar County, Texas**

Being all of Lot 8, Block 1, (1.927 acre tract of land) out of Zarzamora Park Subdivision, recorded in Volume 9507, Page 223-225 and Volume 9508, Page 1, Deed and Plat Records, Bexar County, Texas, situated in Fernando Rodriguez Survey No. 16, Abstract No. 15, Bexar County, Texas and being more particularly described by metes and bounds as follows, to wit:

Beginning at a ½" *iron rod* found at the northerly Right of Way line of Walsh Road, and at the most southeasterly corner of Lot 7, Block 1, Zarzamora Park Subdivision, for the most southwest corner hereof;

Thence, with the easterly line of said Lot 7, Block 1, *North 09 degrees 57 minutes 01 seconds East, 298.83 feet* to a *fence corner* found at the southwesterly corner of Lot 9, Block 1, Zarzamora Park Subdivision, for the northwest corner hereof;

Thence, with the southerly line of said Lot 9, Block 1, *South 80 degrees 02 minutes 59 seconds East, 277.92 feet* to a ½" *iron rod* found, at the westerly Right of Way line of Applewhite Road, being a curve to the left with a radius of 2,050.00 feet, for the northeast corner hereof;

Thence, with the westerly Right of Way line of said Applewhite Road, along said curve to the left a distance of *129.98 feet*, (Chord bearing *South 07 degrees 35 minutes 29 seconds West, 129.96 feet*) to a ½" *iron rod* found, for a point of tangency hereof;

Thence, continuing with the westerly Right of Way line of said Applewhite Road, *South 05 degrees 47 minutes 24 seconds West, 25.54 feet*, to a point, from which a power pole bears North 29 degrees 29 minutes 01 seconds West, 1.21 feet, for a point of deflection hereof;

Thence, continuing with the westerly Right of Way line of said Applewhite Road, *South 09 degrees 13 minutes 19 seconds West, 106.58 feet*, to a power pole, for the northeasterly end of a clip corner hereof;

Thence, with the said clip corner, *South 54 degrees 35 minutes 10 seconds West, 51.91 feet*, to a ½" *iron rod* found, at the northerly Right of Way line of aforementioned Walsh Road, for the most southwesterly end of a clip corner hereof;

Thence, with the northerly Right of Way line of said Walsh Road, *North 80 degrees 02 minutes 59 seconds West, 250.00 feet* to the **Point of Beginning** and containing 1.927 acres of land, more or less.

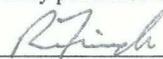
Basis of Bearings:

Texas South Central Zone – 4204 – NAD 83

State of Texas:

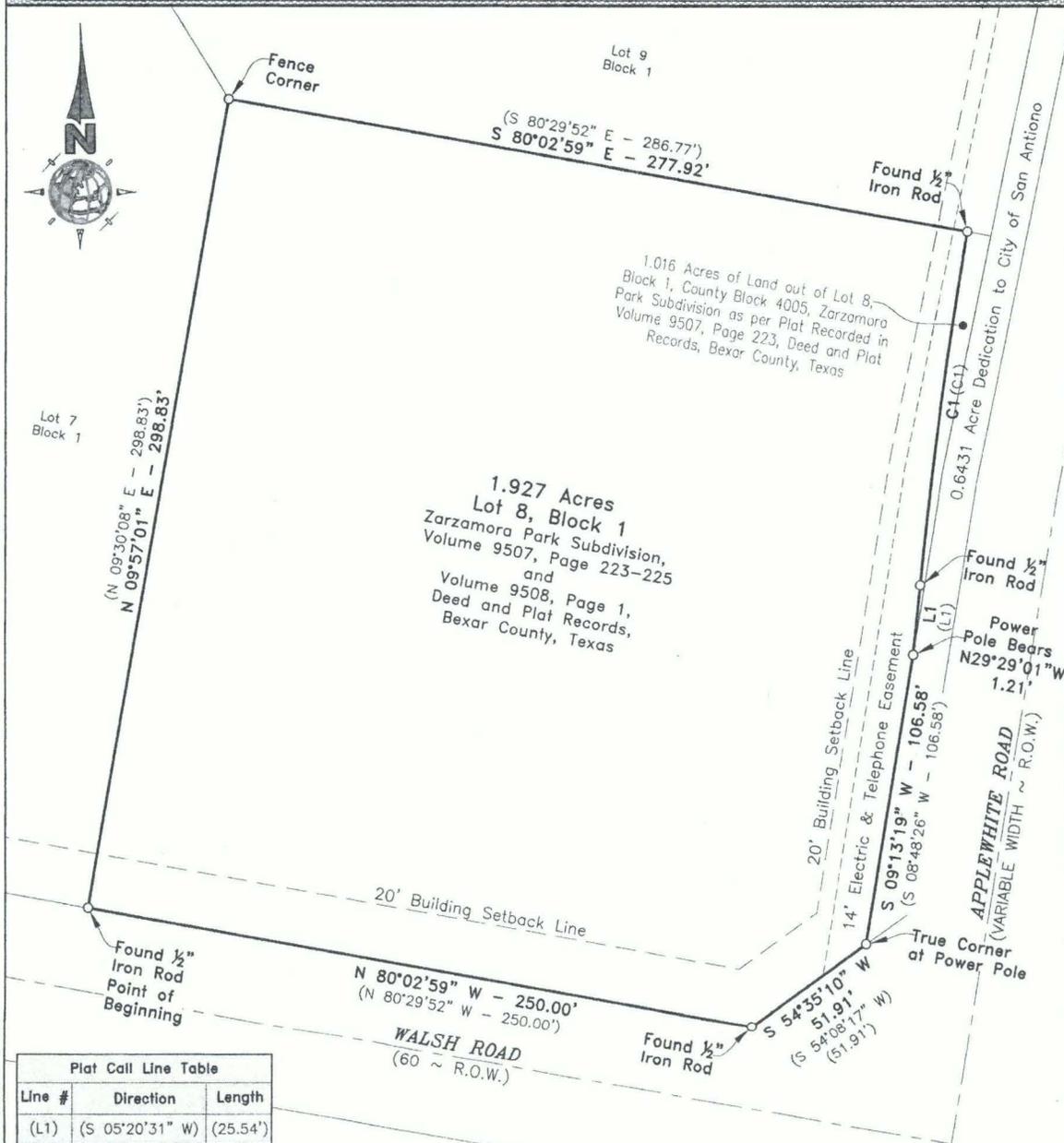
County of Webb:

I, **Randolph Alfred Finch**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 4972 – Texas  *9-26-19*
Current Date

SURVEY

of 1.927 Acres being all of Lot 8, Block 1, Zarzamora Park Subdivision, recorded in Volume 9507, Page 223-225 and Volume 9508, Page 1, Deed and Plat Records, Bexar County, Texas



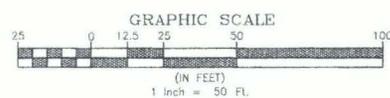
Line #	Direction	Length
(L1)	(S 05°20'31" W)	(25.54')

Line #	Direction	Length
L1	S 05°47'24" W	25.54'

Curve #	Length	Radius	Chord Direction	Chord Length
C1	129.98'	2,050.00'	S 07°35'29" W	129.96'

Curve #	Length	Radius	Tangent	Delta
(C1)	129.92'	2,050.00'	64.98'	3°37'52"

Note: Not all utilities or easements shown hereon.



Basis of Bearings:
Texas South Central Zone 4204 - NAD 83

TBPLS Firm Registration No. 10194532 Home Office
No. 10194532 Branch Office
1202 E. Del Mar Blvd., Ste. 1
Laredo, TX. 78041
www.jruizlandssurveying.com
Phone 956-568-4470

J Ruiz Land Surveying

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED.

Randolph Alfred Finch
Randolph Alfred Finch, R.P.L.S. No. 4972 TEXAS
CURRENT DATE: 7.26.19

TECH: M.G.C./A.G.N.
Q.C.: R.A.F.
JOB No.: 19168
DATE: 09-26-19
F.B.: 000
P.G.: 000
SHEET: 1 OF 2

TBPLS Firm Registration No. Home Office: 10141800
Branch Office: 10194532
1202 E. Del Mar Blvd., Ste. 01
Laredo, Texas 78041
www.jruizlandsurveying.com
Phone 956-568-4470



Z2019-10700219 S
PA2019-11600064

**Field Notes
for a 5.4924 Acre Tract
being all of Lot 9, Block 1, Located in NCB 4005A,
Out of Zarzamora Park Subdivision,
Volume 9507, Page 223-225 and Volume 9508, Page 1,
Deed and Plat Records, Bexar County, Texas**

Being all of Lot 9, Block 1, (a 5.4924 acre tract of land) out of Zarzamora Park Subdivision, recorded in Volume 9507, Page 223-225 and Volume 9508, Page 1, Deed and Plat Records, Bexar County, Texas, situated in, Fernando Rodriguez Survey No. 16, Abstract No. 15, Bexar County, Texas and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " iron rod found at the most westerly southwest corner of Lot 11, Block 1, Zarzamora Park Subdivision, for the most northerly corner hereof;

Thence, with the southwesterly line of said Lot 11, Block 1, *South 37 degrees 06 minutes 25 seconds East*, passing the northwesterly corner of Lot 10, Block 1, Zarzamora Park Subdivision, in all a distance of *777.10 feet* to a *point* at the westerly Right of Way line of Applewhite Road, from which a $\frac{1}{2}$ " iron rod found at the most southerly corner of said Lot 10, Block 1 bears North 36 degrees 03 minutes 22 seconds West, 14.77 feet, for the most easterly corner hereof;

Thence, with the westerly Right of Way line of said Applewhite Road, *South 11 degrees 33 minutes 52 seconds West, 196.60 feet* to a *point*, from which a $\frac{1}{2}$ " iron rod found at the northeasterly corner of Lot 8, Block 1, Zarzamora Park Subdivision, bears North 78 degrees 56 minutes 45 seconds West, 8.97 feet, for the most southerly corner hereof;

Thence, with the northerly line of said Lot 8, Block 1, *North 80 degrees 02 minutes 59 seconds West, 286.77 feet*, to a *fence corner* found at the northeasterly corner of Lot 7, Block 1, Zarzamora Park Subdivision, for the most southwesterly corner hereof;

Thence, with the northerly line of said Lot 7, Block 1, *North 32 degrees 15 minutes 18 seconds West*, passing the northeasterly corner of Lot 6, Block 1, Zarzamora Park Subdivision, in all a distance of *550.15 feet*, to a *fence corner* found at the most southerly corner of Lot 17, Block 1, Zarzamora Park Subdivision, for the west corner hereof;

Thence, with the easterly line of said Lot 17, Block 1, *North 26 degrees 14 minutes 14 seconds East, 331.73 feet* to the **Point of Beginning** and containing **5.4924 acres** of land, more or less.

Basis of Bearings:

Texas South Central Zone - 4204 - NAD 83

State of Texas:
County of Webb:

I, **Randolph Alfred Finch**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.

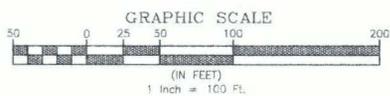
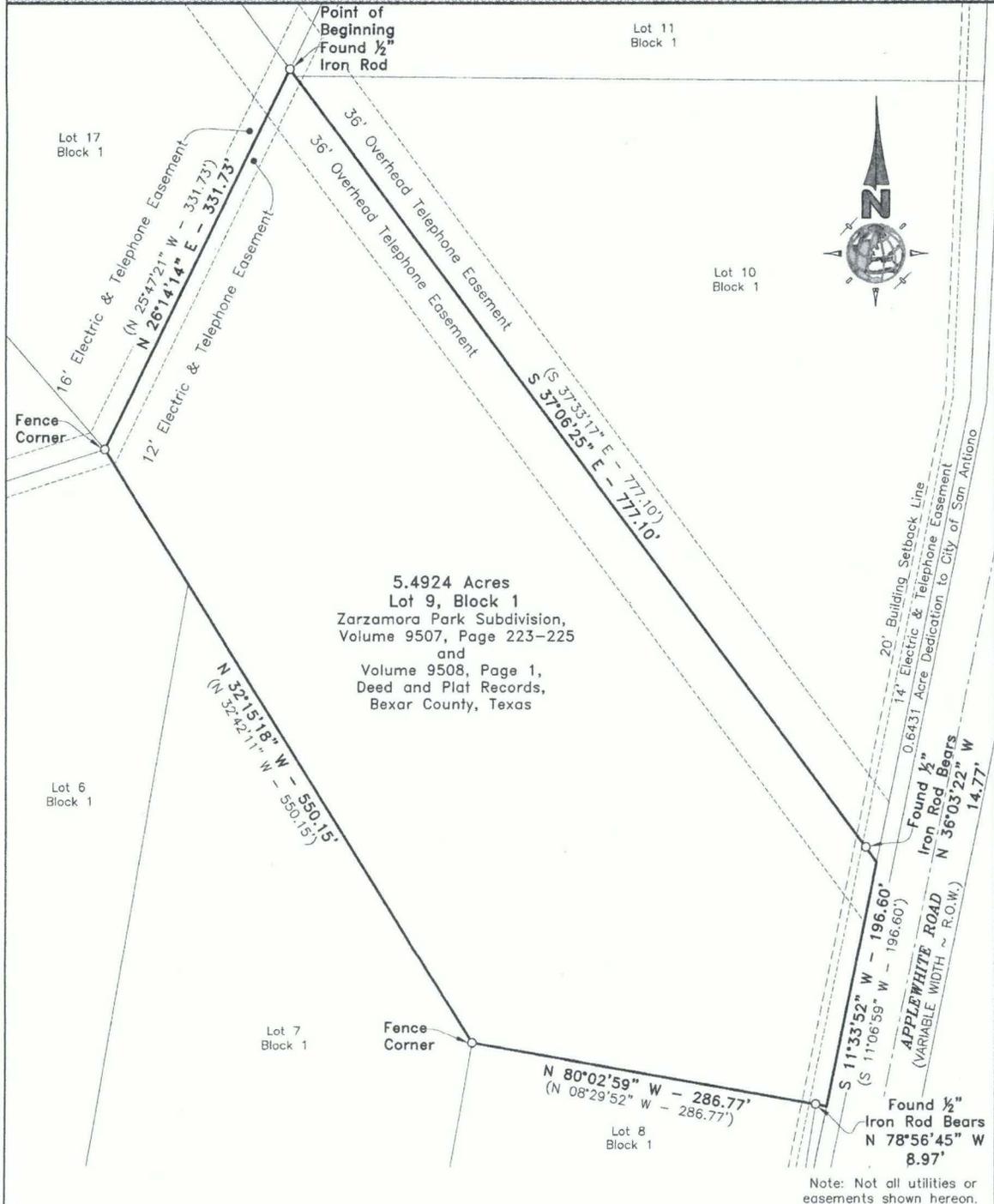
R.P.L.S. No. 4972 - Texas



R. Finch
9.26.19
Current Date

SURVEY

of 5.4924 Acres being all of Lot 9, Block 1, Zarzamora Park Subdivision,
recorded in Volume 9507, Page 223-225 and Volume 9508, Page 1,
Deed and Plat Records, Bexar County, Texas



Basis of Bearings:
Texas South Central Zone 4204 - NAD 83

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I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED ON THE GROUND.

Randolph Alfred Finch, R.P.L.S. No. 4972, TEXAS, CURRENT DATE: 06-19-19

TECH: M.G.C./A.G.N
Q.C.: R.A.F.
JOB No.: 19168
DATE: 09-26-19
F.B.: 000
P.G.: 000
SHEET: 1 OF 2

SG/lj
11/07/2019
Z-16

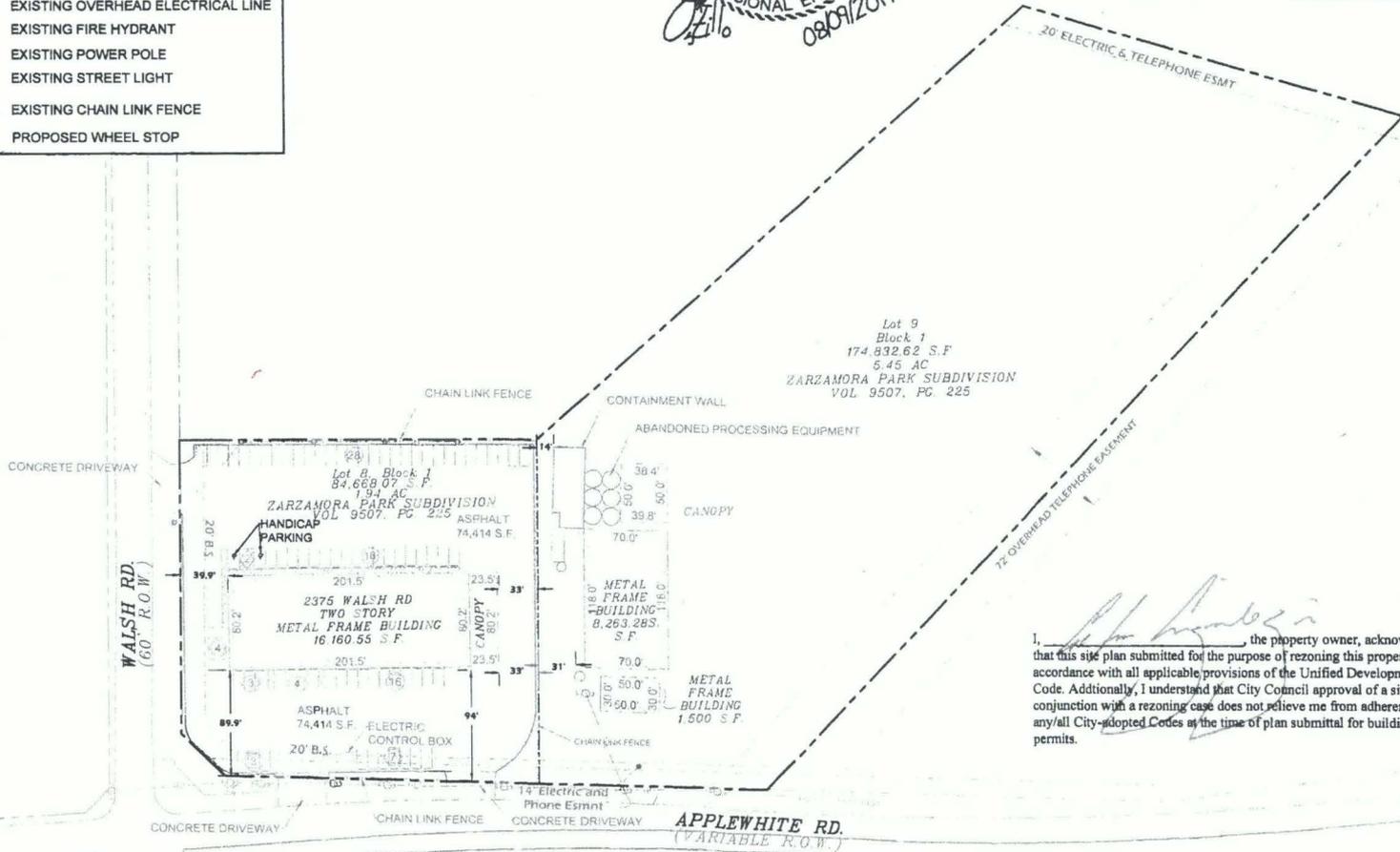
EXHIBIT “B”

Z-2019-10700219

LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	EXISTING PROPERTY BOUNDARY LINE
	EXISTING UTILITY EASEMENT
	EXISTING BUILDING SETBACK
	EXISTING PROPERTY LOT LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING STREET LIGHT
	EXISTING CHAIN LINK FENCE
	PROPOSED WHEEL STOP



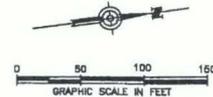
	CALL BEFORE YOU DIG!
	TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST-STOP CALL!
	TEXAS ONE CALL SYSTEM 1-800-245-4545
	AT&T AT 1-800-828-6127
	THE LONE STAR NOTIFICATION CENTER 1-800-889-8344
	TEXAS EXCAVATION SAFETY SYSTEM 1-800-344-8377



I, [Signature], 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.

1 Site Layout
SCALE: 1" = 100'

From "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District for a Specific Use Authorization for Petroleum - Manufacturing or Processing



Z-2019-10700219
PA-2019-11600064

peud
 Registration Number F-1495
 600 San Bernar Suite 902
 Laredo, Texas 79561
 (956) 433-2205
 Arguindegui Real Estate Ltd
 J. CENTENO
 J. CENTENO
 O. CASTILLO
 Arguindegui Walsh Rezoning SA.dwg
 DATE: 2019.01
 REVISIONS:
 Arguindegui Rezoning Site Plan
 2375 Walsh Rd &
 12825 Applewhite Rd
 SHEET NO. 1.0
 JOB NO.: 2019