

ORDINANCE 2019-06-06-0478

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 3.303 acres out of NCB 16584 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Forging - Ammunition Manufacturing.

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 June 16, 2019.


PASSED AND APPROVED this 6th day of June, 2019.

ATTEST:


Leticia M. Vacek, City Clerk


MAYOR
Ron Nirenberg

APPROVED AS TO FORM:


fo Andrew Segovia, City Attorney

Agenda Item:	Z-17 (in consent vote: 19, 20, Z-1, Z-2, Z-3, Z-6, P-2, Z-8, Z-9, Z-10, Z-12, Z-14, P-4, Z-17)
Date:	06/06/2019
Time:	02:12:09 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE Z-2019-10700074 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District on 3.303 acres out of NCB 16584, located in the 6900 block of North Loop 1604 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600020)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				x
Art A. Hall	District 2		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”



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 3.303 acre, more or less, tract of land, out of that 51.276 acre tract described in deed to Nardis Investment Co. recorded in Volume 18795, Page 1365 of the Official Public Records of Bexar County, Texas, out of the J.M. Sierra Survey No. 199, Abstract 674, New City Block 16584 of the City of San Antonio, Bexar County, Texas. Said 3.303 acre tract being more fully described as follows:

BEGINNING: At a found TxDot Monument "Type I" on the northeast right-of-way line of F.M. Loop 1604, a variable width right-of-way, the southeast right-of-way line of a 100-foot Railroad right-of-way, and the west most corner of said 51.276 acre tract;

THENCE: N 47°08'12" E, departing the northeast right-of-way line of said F.M. Loop 1604, along and with the southeast right-of-way line of said 100-foot Railroad right-of-way, a distance of 575.00 feet to a point, from which a found ½" iron rod bears N 47°08'12" E, a distance of 43.61 feet;

THENCE: S 42°51'48" E, departing the southeast right-of-way line of said 100-foot Railroad right-of-way, over and across said 51.276 acre tract, a distance of 245.00 feet to a point;

THENCE: S 47°08'12" W, continuing over and across said 51.276 acre tract, a distance of 599.52 feet to a point on the northeast right-of-way line of said F.M. Loop 1604, the southwest line of said 51.276 acre tract, from which a found TxDot Monument "Type II" bears S 37°08'50" E, a distance of 114.21 feet;

THENCE: N 37°08'50" W, along and with the northeast right-of-way line of said F.M. Loop 1604, the southwest line of said 51.276 acre tract, a distance of 246.22 feet to the POINT OF BEGINNING, and containing 3.303 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11188-01 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: March 6, 2019
JOB NO. 11188-01
DOC. ID. N:\CIVIL\11188-01\Word\11188-01 FNZN-3.303 AC.docx

TBPE Firm Registration #470 | TBPLS Firm Registration #10028600
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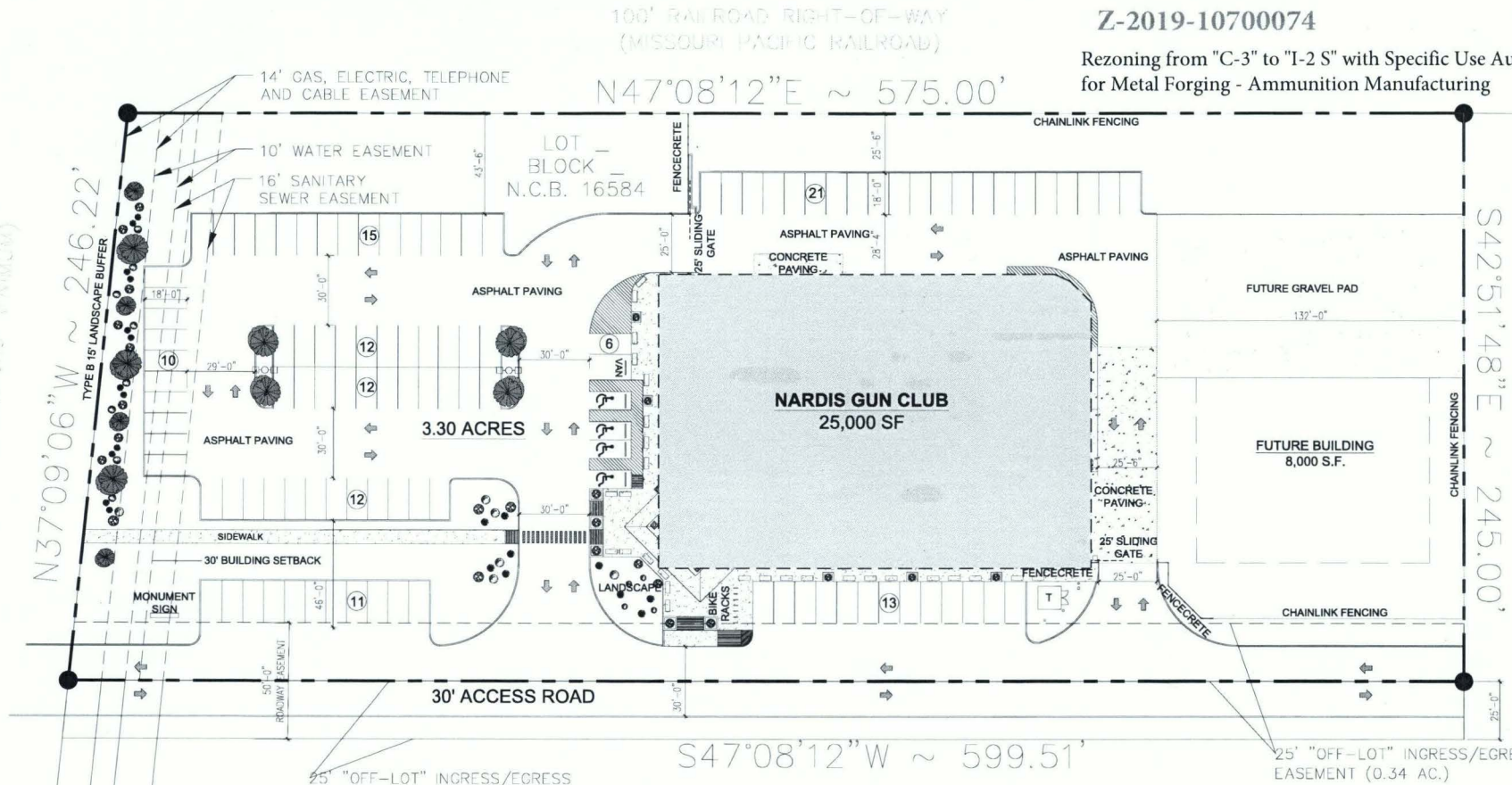


Exhibit "A"

EXHIBIT ‘B’

Z-2019-10700074

Rezoning from "C-3" to "I-2 S" with Specific Use Authorization for Metal Forging - Ammunition Manufacturing



25' "OFF-LOT" INGRESS/EGRESS EASEMENT (0.34 AC.)

"I, Nardis Investment Co., 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.



SITE PLAN

Exhibit "B"

SCALE: 1" = 40'-0"
DATE: MAY 15, 2019
REVISION #: KRS
PROJECT #: 2019098

NARDIS GUN CLUB:
SITE:
ZONING:
MIN. REQUIRED PARKING:
PROVIDED PARKING

3.3 ACRES
FROM I-1 TO I-2S
110 SPACES
111 SPACES

LEGEND

BUILDINGS
SOD/LANDSCAPE
CONCRETE
GRAVEL
PROPERTY LINE



NOTED 1