

ORDINANCE 2019-11-07-0937

**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 17.390 acres out of NCB 10598 (save and except 1.73 acres out of NCB 10598) from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 CD MLOD-3 MLR-1 AHOD" General Commercial District Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District With Conditional Use For A Food Bank Distribution Center to "C-3 S MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Human Services Campus.

**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

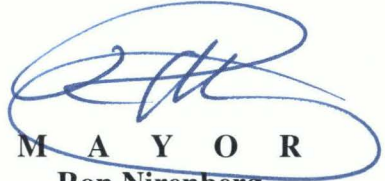
site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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.

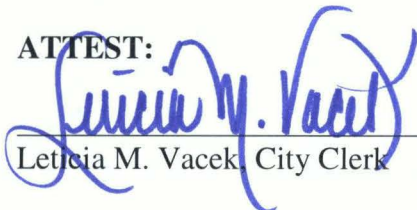
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

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


**PASSED AND APPROVED** this 7<sup>th</sup> 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

<b>Agenda Item:</b>	<b>Z-13 ( 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 )</b>
<b>Date:</b>	11/07/2019
<b>Time:</b>	02:20:43 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700227 S (Council District 2): Ordinance amending Zoning District Boundary from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 CD MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District With Conditional Use For A Food Bank Distribution Center to "C-3 S MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Human Services Campus on 17.390 acres out of NCB 10598 (save and except 1.73 acres out of NCB 10598), located at 4701 Dietrich Road. 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				
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-13

# EXHIBIT “A”





# METES AND BOUNDS DESCRIPTION FOR ZONING

A 17.390 acre, or 757,507 square feet more or less, tract of land being all of that 17.3895 acre tract described in deed to The Ben-Tal Family Trust recorded in Volume 8499, Page 1514 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 133.5, Abstract 190, in County Block 5097, now in New City Block 10598 and 10597 of the City of San Antonio, Bexar County, Texas. Said 17.390 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a found ½ inch iron rod on the north right-of-way line of Dietrich Road, a variable width right-of-way, the southeast corner of the herein described tract;

**THENCE:** Along and with the north right-of-way line of said Dietrich Road, the south line of the herein described tract, the following bearings and distances:

S 89°44'10" W, a distance of 28.24 feet to a point;

Northwesterly, along a curve to the right, said curve having a radius of 778.00 feet, a central angle of 03°30'33", a chord bearing and distance of N 88°36'18" W, 47.64 feet, for an arc length of 47.65 feet to a point;

Northwesterly, along a curve to the left, said curve having a radius of 822.00 feet, a central angle of 03°30'32", a chord bearing and distance of N 88°38'02" W, 50.33 feet, for an arc length of 50.34 feet to a point;

S 89°29'22" W, a distance of 29.17 feet to a found ½ inch iron rod;

Southwesterly, along a curve to the left, said curve having a radius of 822.00 feet, a central angle of 03°30'08", a chord bearing and distance of S 87°48'35" W, 50.24 feet, for an arc length of 50.24 feet to a found ½ inch iron rod;

Southwesterly, along a curve to the right, said curve having a radius of 778.00 feet, a central angle of 03°30'48", a chord bearing and distance of S 88°01'47" W, 47.70 feet, for an arc length of 47.71 feet to a found ½ inch iron rod;

S 89°39'59" W, a distance of 396.78 feet to a found ½ inch iron rod at the southeast corner of a 11.8297 acre tract described in deed to Enhanta, LLC recorded in Volume 11320, Page 2459 of said Official Public Records, the southwest corner of the herein described tract;

THENCE: N 00°28'16" W, departing the north right-of-way line of said Dietrich Road, along and with the east line of said 11.8297 acre tract, the west line of the herein described tract, a distance of 1150.61 feet to a found iron rod with cap marked "CEC" on the south line of Lot 5, New City Block 14480, Rollins Leasing Subdivision Unit 3 recorded in Volume 9550, Page 42 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of a 6.913 acre tract described in deed to River City Van and Storage, Inc. recorded in Volume 4866, Page 1131 of said Official Public Records, the northwest corner of the herein described tract;

THENCE: Along and with the south and the east line of said Lot 5, the north and the west line of the herein described tract, the following bearings and distances:

S 89°56'20" E, a distance of 478.78 feet to a found iron rod with cap marked "CEC" for the southeast corner of said Lot 5, a re-entrant corner of the herein described tract;

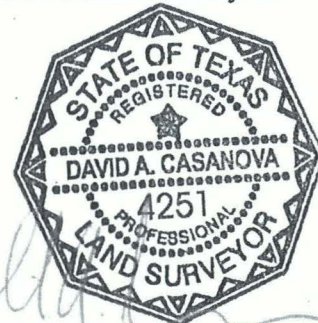
N 00°14'59" E, a distance of 133.06 feet to a found (Type II) highway monument on the southwest right-of-way line of Interstate Highway Loop 410, a variable width right-of-way, the northeast corner of said Lot 5, a north corner of the herein described tract;

THENCE: S 52°02'39" E, along and with the southwest right-of-way line of said Interstate Highway Loop 410, the northeast line of the herein described tract, a distance of 216.57 feet to a found (Type II) highway monument at the northwest corner of Lot 15, Ponderosa Park Subdivision recorded in Volume 9513, Page 205 of said Deed and Plat Records, the northeast corner of the herein described tract;

THENCE: S 00°28'01" E, along and with the west line of Lots 15 through 8 of said Ponderosa Park Subdivision, the east line of there herein described tract, a distance of 1146.06 feet to the POINT OF BEGINNING, and containing 17.390 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9328-16 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: October 25, 2016  
REVISED: October 31, 2019  
JOB NO. 9328-16  
DOC. ID. N:\Survey16\16-9300\9328-16\Word\9328-16 FN.docx







LOCATION MAP

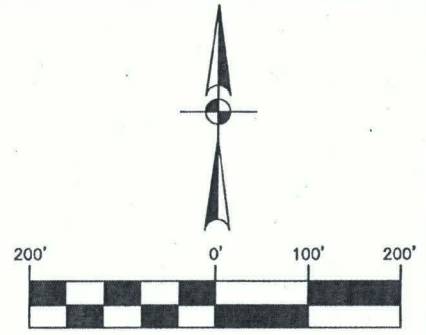
NOT-TO-SCALE

**LEGEND:**

DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9328-16 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 200'

J. DIAZ SURVEY NO. 133.5  
 ABSTRACT 190  
 CB 5097  
 NCB 10597

**INTERSTATE HIGHWAY LOOP 410**  
 (VARIABLE WIDTH R.O.W.)

6.913 ACRES  
 RIVER CITY VAN AND  
 STORAGE, INC.  
 VOL. 4866, PG. 1131 OPR

WATER FACILITIES EASEMENT  
 VOL. 9387, PG. 631 OPR

FD. I.R. (CEC)

S89°56'20"E 478.78'

LOT 5, NEW CITY BLOCK 14480  
 ROLLINS LEASING SUBDIVISION  
 UNIT 3

VOL. 9550, PG. 42 DPR

**ZONING EXHIBIT**

**17.390 ACRES**  
 (757,507 SQ. FT. MORE OR LESS)

"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."

17.390 ACRES  
 JKCK REAL ESTATE LLC  
 VOL. 18640, PG. 2361 OPR

11.8297 ACRES  
 ENCHANTA, LLC.  
 VOL. 11320, PG. 2459 OPR

N00°28'16"W 1150.61'

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	778.00'	3°30'33"	N88°36'18"W	47.64'	47.65'	
C2	822.00'	3°30'32"	N88°38'02"W	50.33'	50.34'	
C3	822.00'	3°30'08"	S87°48'35"W	50.24'	50.24'	
C4	778.00'	3°30'48"	S88°01'47"W	47.70'	47.71'	

J. DIAZ SURVEY NO. 133.5  
 ABSTRACT 190  
 CB 5097  
 NCB 10598

15' ELECTRIC EASEMENT  
 VOL. 4004, PG. 741 OPR

STORM DRAINAGE &  
 TEMPORARY EASEMENT  
 VOL. 2766, PG. 1623 RPR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°44'10"W	28.24'
L2	S89°29'22"W	29.17'

FD. 1/2" I.R.

S89°39'59"W 396.78'

C4

C3

L2

C2

C1

L1

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

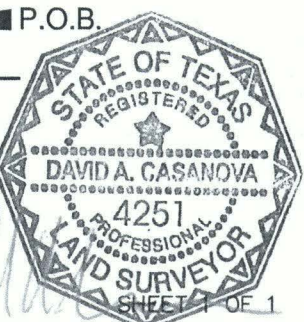
LOT 13

LOT 14

LOT 15  
 17.390 ACRES  
 JKCK REAL ESTATE LLC  
 VOL. 18640, PG. 2361 OPR

PONDEROSA PARK SUBDIVISION  
 VOL. 9513, PG. 205 DPR

**ROCK ISLAND DRIVE**  
 (60' R.O.W.)



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

**DIETRICH ROAD**  
 (VARIABLE WIDTH R.O.W.)

REVISED: OCTOBER 31, 2019

JOB No.: 9328-16



METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 1.730 acre, or 75,358 square feet more or less, tract of land being a portion of 17.390 acre tract described in deed to JKCK Real Estate LLC recorded in Volume 18640, Page 2361 of the Official Public Records of Bexar County, Texas, out of the Julian Diaz Survey No. 133.5, Abstract 190, in County Block 5097, now in New City Block 10598, of the City of San Antonio, Bexar County, Texas. Said 1.730 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½ inch iron rod on the north right-of-way line of Dietrich Road, a variable width right-of-way, the southeast corner of a 11.8297 acre tract described in deed to Enchanta, LLC recorded in Volume 11320, Page 2459 of said Official Public Records, the southwest corner of said 17.390 acre tract;

THENCE: N 00°28'16" W, departing the north right-of-way line of said Dietrich Road, along and with the west line of said 17.390 acre tract, the east line of said 11.8297 acre tract, a distance of 99.00 feet to the POINT OF BEGINNING;

THENCE: N 00°28'16" W, continuing along and with the west line of said 17.390 acre tract, the east line of said 11.8297 acre tract, a distance of 753.96 feet to a point at the northeast corner of said 11.8297 acre tract, the southeast corner of a 6.913 acre tract described in deed to River City Van and Storage, Inc. recoded in Volume 4866, Page 1131 of said Official Public Records;

THENCE: Departing said corner, over and across said 17.390 acre tract, the following bearings and distances:

S 89°54'05" E, a distance of 100.00 feet to a point;

S 00°28'16" E, a distance of 753.20 feet to a point;

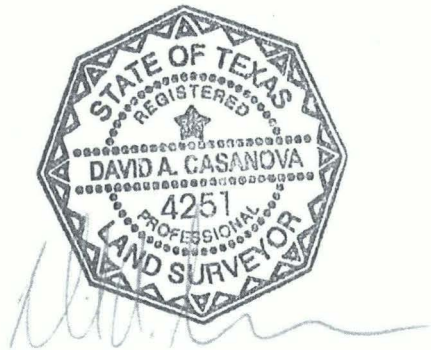


Z-2019-10700227 S

S 89°39'59" W, a distance of 100.00 feet to the POINT OF BEGINNING and containing 1.730 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9328-16 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: September 25, 2019  
REVISED: October 31, 2019  
JOB NO. 9328-16  
DOC. ID. N:\Survey16\16-9300\9328-16\Word\9328-16 EX\_ZN.docx





LOCATION MAP

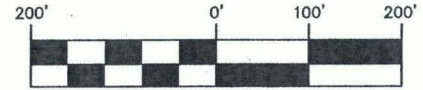
NOT-TO-SCALE

**LEGEND:**

DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD

**NOTES:**

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9328-16 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 200'

J. DIAZ SURVEY NO. 133.5  
 ABSTRACT 190  
 CB 5097  
 NCB 10597

**INTERSTATE HIGHWAY LOOP 410**  
 (VARIABLE WIDTH R.O.W.)

6.913 ACRES  
 RIVER CITY VAN AND  
 STORAGE, INC.  
 VOL. 4866, PG. 1131 OPR

WATER FACILITIES EASEMENT  
 VOL. 9387, PG. 631 OPR

FD. I.R.(CEC)

LOT 5, NEW CITY BLOCK 14480  
 ROLLINS LEASING SUBDIVISION  
 UNIT 3  
 VOL. 9550, PG. 42 DPR

S89°54'05"E  
 100.00'

J. DIAZ SURVEY NO. 133.5  
 ABSTRACT 190  
 CB 5097  
 NCB 10598

**ZONING EXHIBIT**

**1.730 ACRES**  
 (75,358 SQ. FT. MORE OR LESS)

17.390 ACRES  
 JKCK REAL ESTATE LLC  
 VOL. 18640, PG. 2361 OPR

"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."

15' ELECTRIC EASEMENT  
 VOL. 4004, PG. 741 OPR

STORM DRAINAGE &  
 TEMPORARY EASEMENT  
 VOL. 2766, PG. 1623 RPR

S89°39'59"W  
 100.00'

FD. 1/2" I.R.

P.O.B.

N00°28'16"W  
99.00'

P.O.C.

FD. 1/2" I.R.

LOT 15

17.390 ACRES  
 JKCK REAL ESTATE LLC  
 VOL. 18640, PG. 2361 OPR

LOT 14

LOT 13

LOT 12

LOT 11

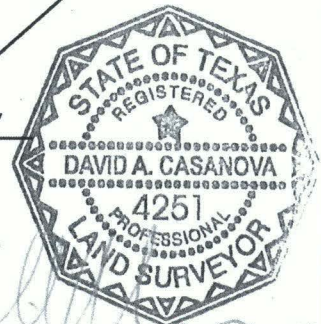
LOT 10

LOT 9

LOT 8

LOT 7

**ROCK ISLAND DRIVE**  
 (60' R.O.W.)



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

**DIETRICH ROAD**  
 (VARIABLE WIDTH R.O.W.)

REVISED: OCTOBER 31, 2019

SHEET 1 OF 1  
 JOB No.: 9328-16

REFERENCE:



SG/lj  
11/07/2019  
# Z-13

# **EXHIBIT “B”**



