

ORDINANCE 2020-08-06-0506

**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 4.859 acres out of NCB 17184 from "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District and "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Warehouse Office (Flex Space) Outside Storage Not Permitted and "C-2 CD MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Warehouse Office (Flex Space) Outside Storage Not Permitted (All Overlay Districts remain unchanged).

**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 conditional use will not be contrary to the public interest.
- B.** The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C.** The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D.** The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E.** The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 4.** The City council approves this Conditional Use 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

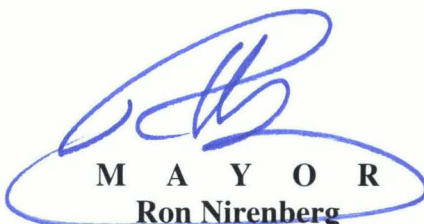
herein for all purposes.

**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 August 16, 2020.


**PASSED AND APPROVED** this 6<sup>th</sup> day of August, 2020.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council

August 06, 2020

**Item: Z-27**

**Enactment Number:**

**File Number: 20-4054**

**2020-08-06-0506**

ZONING CASE Z-2020-107000107 CD (Council District 9): Ordinance amending the Zoning District Boundary from "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District and "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Warehouse Office (Flex Space) Outside Storage Not Permitted and "C-2 CD MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Warehouse Office (Flex Space) Outside Storage Not Permitted (all Overlay Districts remain unchanged) on 4.859 acres out of NCB 17184, generally located in the 12600 block of West Avenue and the 200 block of West North Loop Road. Staff and Zoning Commission recommend Approval.

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG  
08/06/2020  
Item No. Z-27

# Exhibit “A”

FIELD NOTES FOR  
PROPOSED C-2 ZONE  
BOUNDARY

4.859 ACRES

Z-2020-10700107

BEING A 4.859 ACRE TRACT OUT OF LOT 9, BLOCK 1, NCB 17184, COKER UNITED METHODIST CHURCH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9725, PAGES 158-161, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. SAID 4.859 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARING BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983:

BEGINNING: AT A FOUND 1/2" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF WURZBACH PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF THE COKER UNITED METHODIST CHURCH, RECORDED IN VOLUME 9725, PAGES 158-161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: N 88°52'28" W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WURZBACH PARKWAY, A DISTANCE OF 391.87 FEET TO A POINT;

THENCE: CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WURZBACH PARKWAY THE FOLLOWING COURSES AND DISTANCES:

S 89°35'21" W, A DISTANCE OF 102.82 FEET TO A POINT;

S 88°26'14" W, A DISTANCE OF 211.01 FEET TO A POINT, AND BEING THE NORTHWEST CORNER OF THIS TRACT

THENCE: S 00°10'21" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WURZBACH PARKWAY, OVER AND ACROSS SAID LOT 9, BLOCK 1 OF THE COKER UNITED METHODIST CHURCH, A DISTANCE OF 392.11 FEET TO A POINT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: OVER AND ACROSS SAID LOT 9, BLOCK 1 OF THE COKER UNITED METHODIST CHURCH THE FOLLOWING COURSES AND DISTANCES:

N 89°49'39" E, 220.00 FEET TO A POINT FOR ANGLE;

N 00°10'21" W, 133.29 FEET TO A POINT FOR AN INTERIOR ANGLE;

THENCE: N 89°49'39" E, 416.24 FEET TO A POINT FOR ANGLE AND BEING A POINT ON THE WESTERLY LINE OF LOT 10, BLOCK 1, COKER UNITED METHODIST CHURCH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9725, PAGES 158-161, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

THENCE: N 57°15'40" E, ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 1, COKER UNITED METHODIST CHURCH, A DISTANCE OF 79.44 FEET TO A POINT AND BEING THE SOUTH MOST EASTERLY LINE OF THIS TRACT;

THENCE: N00°27'27" E ALONG A COMMON LINE OF LOT 9 AND LOT 10, BLOCK 1, A DISTANCE OF 212.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.859 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Corresponding plat prepared. (Job # 6848)

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



A handwritten signature in dark ink, appearing to read "Enrique C. Elizondo".

Elizondo & Associates  
Land Surveying & Mapping, LLC.  
11153 Westwood Loop  
San Antonio, Texas 78253  
(210) 375-4128  
Texas Firm No. 10193864

Enrique C. Elizondo  
Registered Professional Land Surveyor  
No. 6386, State of Texas

Exhibit "A"

SG  
08/06/2020  
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# **Exhibit “B”**

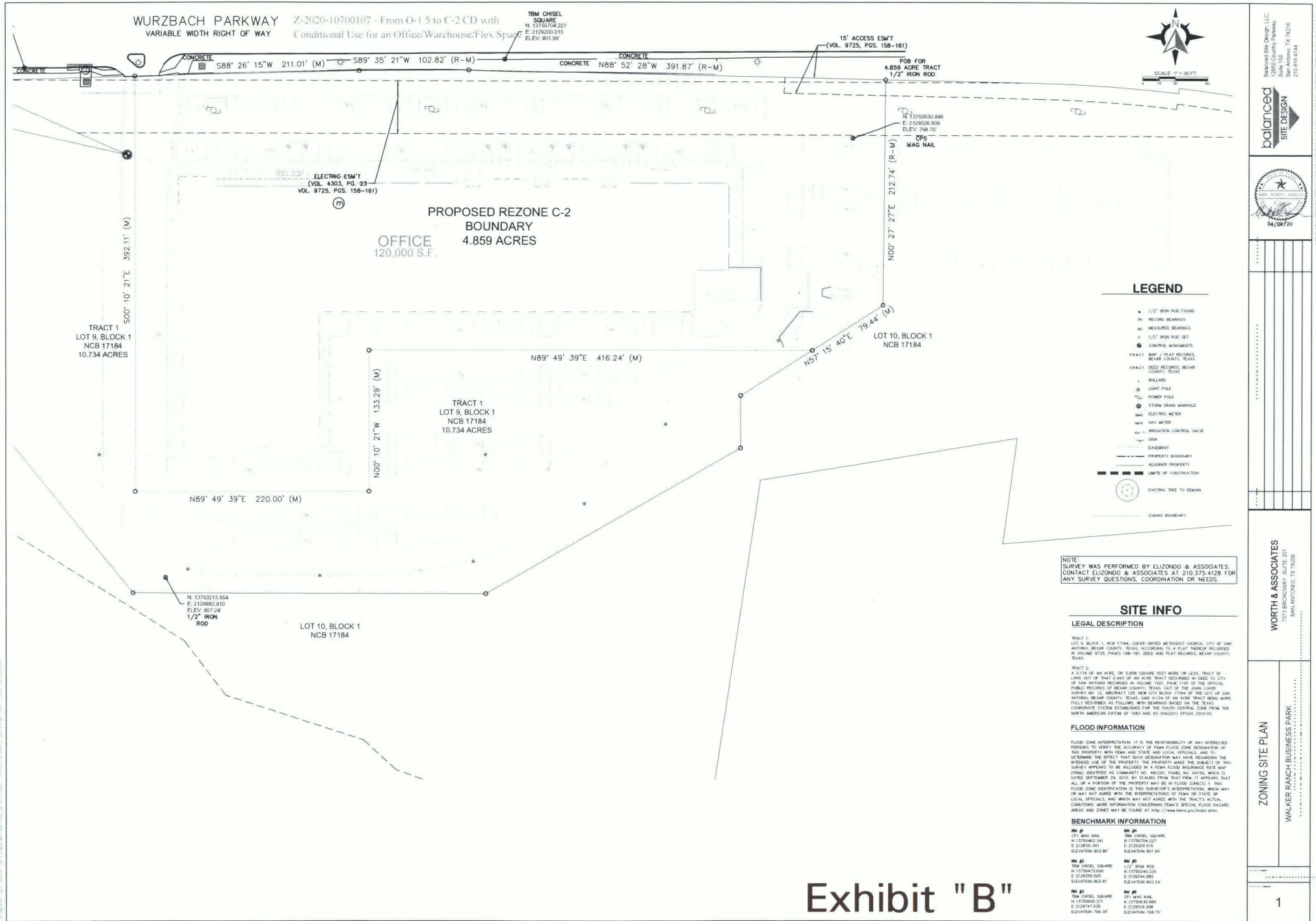


Exhibit "B"

balanced  
SITE DESIGN

04/08/20

WORTH & ASSOCIATES  
7373 BROADWAY SUITE 201  
SAN ANTONIO, TX 78209

ZONING SITE PLAN  
WALKER RANCH BUSINESS PARK

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