

AN ORDINANCE 2013-04-04-0245

**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 14.767 acres out of NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Electronic Component Manufacturing.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** Notwithstanding the different New City Block references in the Official Public Records and the survey in Attachment "A", it is the intent of the City Council to rezone 14.767 acres out of a 1,308.68 acre tract conveyed to Brooks Development Authority and recorded in Volume 9481 Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas. This 1,308.68 acre parcel is described in the City of San Antonio's Block Map ("Tobin Map") collection as NCB 10921 and also reflected as NCB 10921 in the field notes referenced as Appendix A to said deed Volume 9481 Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, prepared by Andrew S. Pi, State of Texas Registered Professional Land Surveyor, License No. 3477. David A. Casanova, State of Texas Registered Professional Land Surveyor, License No. 4251, TBPE Firm Registration # 470, and TBPLS Firm Registration 100288-00 for Pape-Dawson Engineers, has prepared the survey in "**Attachment A**" which reflects that the NCB for this property is NCB 10879.

**SECTION 4.** 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 5.** The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 6.** 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.

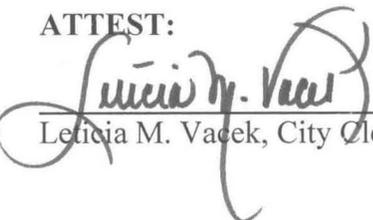
**SECTION 7.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 8.** This ordinance shall become effective April 14, 2013.

**PASSED AND APPROVED** this 4th day of April 2013.

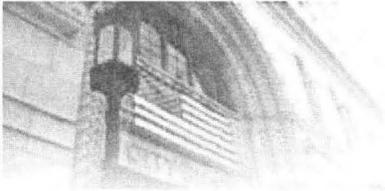
  
M A Y O R  
Julián Castro

ATTEST:

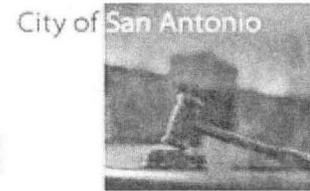
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
For Michael D. Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**



## Agenda Voting Results - Z-5

<b>Name:</b>	Z-1, P-3, Z-5, P-4, Z-8						
<b>Date:</b>	04/04/2013						
<b>Time:</b>	02:12:49 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2013077 S (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Electronic Component Manufacturing on 14.767 acres out of NCB 10879 located at the southern corner of South New Braunfels Avenue and Research Plaza. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13013)						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x			x	
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8	x					
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
NEIGHBORHOOD PLAN AMENDMENT

A 14.767 acre, or 643,267 square feet more or less, tract of land being out of a 1,308.68 acre tract, conveyed to Brooks Development Authority in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the Wm Small, Survey No. 26, Abstract 670, County Block 5158, now in New City Block 10879, in the City of San Antonio, Bexar County, Texas. Said 14.767 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

COMMENCING: At the southwest corner of the said 1,308.68 acre tract;

THENCE: N 89°48'37" E, along and with the south line of said 1,308.68 acre tract, a distance of 1061.64 feet to an angle point;

THENCE: N 89°52'55" E, along and with the south line of said 1,308.68 acre tract, a distance of 920.36 feet to a point;

THENCE: N 00°05'51" W, departing the southwest line of said 1,308.68 acre tract, over and across said 1,308.68 acre tract, a distance of 818.15 feet to a point;

THENCE: N 46°43'41" E, continuing over and across said 1,308.68 acre tract, a distance of 697.90 feet to the POINT OF BEGINNING of the tract described herein;

THENCE: Continuing over and across said 1,308.68 acre tract the following bearings and distances:

N 46°43'41" E, a distance of 934.51 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 288.00 feet, a central angle of 10°23'20", a chord bearing and distance of N 51°55'21" E, 52.15 feet, for an arc length of 52.22 feet to a point;

N 57°07'00" E, a distance of 12.00 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 312.00 feet, a central angle of 10°23'20", a chord bearing and distance of N 51°55'20" E, 56.49 feet, for an arc length of 56.57 feet to a point;

N 46°43'41" E, a distance of 108.12 feet to a point;

S 43°24'28" E, a distance of 380.37 feet to a point;

S 59°59'05" E, a distance of 57.62 feet to a point;

S 43°24'28" E, a distance of 582.13 feet to a point;

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14.767 Acres  
Job No. 5735-65  
Page 2 of 2

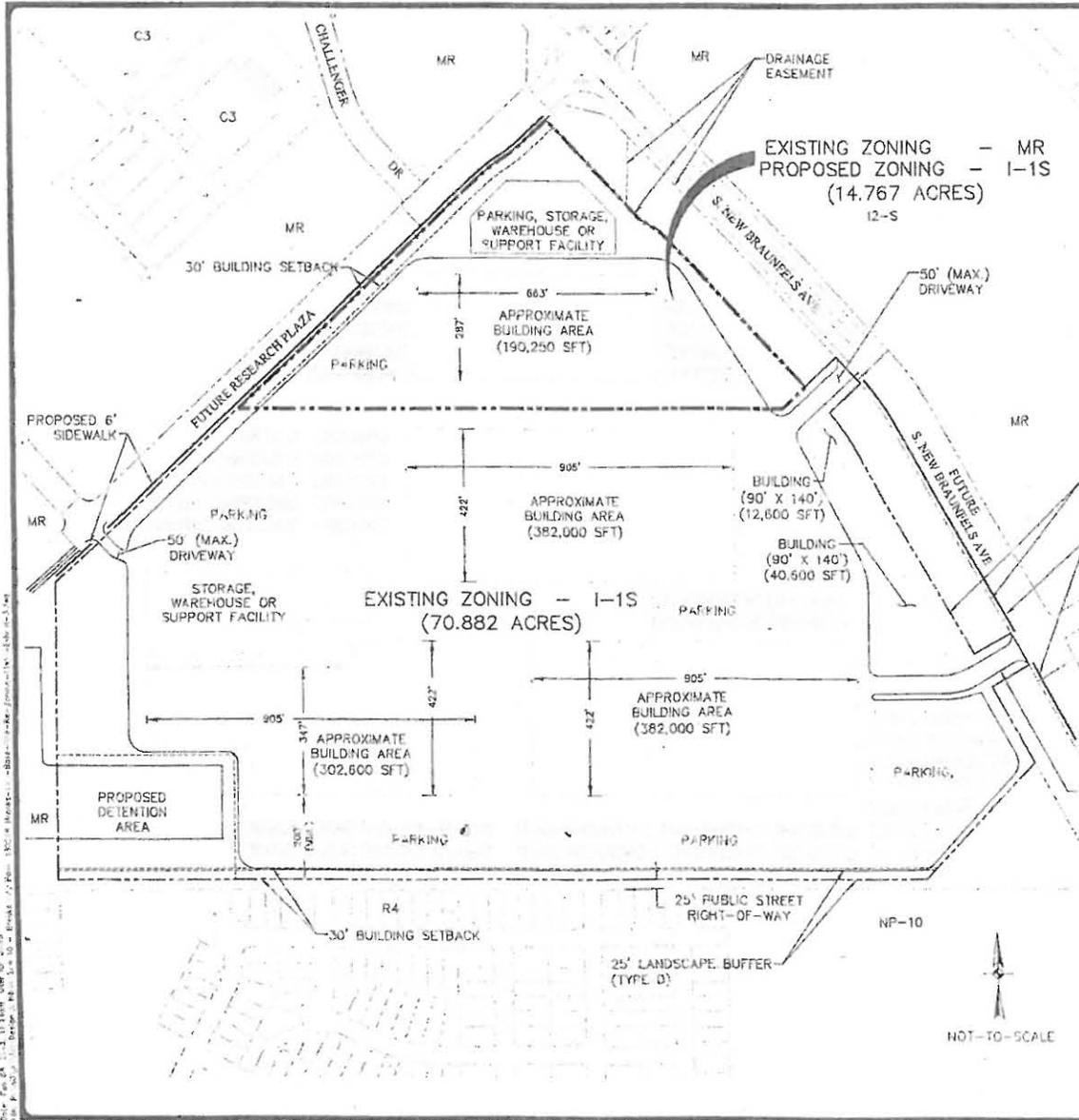
S 46°35'32" W, a distance of 87.51 feet to a point;  
N 90°00'00" W, a distance of 1502.48 feet to the POINT OF BEGINNING,  
and containing 14.767 acres in the City of San Antonio, Bexar County, Texas.  
Said tract being described in accordance with an exhibit prepared under job  
number 5735-65 by Pape-Dawson 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: December 13, 2012, Revised: April 2, 2013  
Job No.: 5735-65  
N:\CIVIL\5735-65\WORD\5735-65 FN-14.767 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



# Z2013077 S



**NOTES:**

1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL BE 8' X 15'. TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 95%.
3. THE DIMENSIONS SHOWN ARE SUBJECT A FINAL SITE PLAN.
4. THE PARKING AREAS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
5. THIS PROPERTY IS INTENDED TO BE USED FOR A SOLAR CELL MANUFACTURING PLANT.
6. SHARED PARKING AND DRIVEWAY ACCESS WILL BE PROVIDED ACROSS THE ENTIRE 85,649 ACRE SITE.

**ZONING LEGEND:**

- R4: RESIDENTIAL SINGLE-FAMILY DISTRICT
- I2-S: HEAVY INDUSTRIAL DISTRICT
- I-1S: GENERAL INDUSTRIAL DISTRICT
- C3: GENERAL COMMERCIAL DISTRICT
- MR: MILITARY RESERVE
- NP-10: NEIGHBORHOOD PRESERVATION DISTRICT

**LAND USE TABLE (14,767 AC):**

TOTAL BUILDING AREA	4,388 AC (190,250 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	7,102 AC
MINIMUM LANDSCAPE AREA	3,297 AC
<b>TOTAL AREA</b>	<b>14,767 AC</b>

**PARKING TABLE (14,767 AC):**

TOTAL BUILDING AREA	190,251 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	127
MINIMUM HANDICAP STALLS PROVIDED	5
PARKING STALLS PROVIDED	214

**LAND USE TABLE (TOTAL 85,649 AC):**

TOTAL BUILDING AREA	30,975 AC (1,310,050 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	40,358 AC
MINIMUM LANDSCAPE AREA	15,219 AC
<b>TOTAL AREA</b>	<b>85,649 AC</b>

**PARKING TABLE (TOTAL 85,649 AC):**

TOTAL BUILDING AREA	1,310,050 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	873
MINIMUM HANDICAP STALLS PROVIDED	27
PARKING STALLS PROVIDED	1628

I, ROLAND LOZANO, INTERIM PRESIDENT AND CEO, BROOKS DEVELOPMENT AUTHORITY, 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.



**BROOKS CITY BASE**  
SAN ANTONIO, TEXAS  
RE-ZONING SITE PLAN EXHIBIT

DATE	11/11/2011
DRAWN BY	JK
CHECKED BY	JK
DATE	11/11/2011
SHEET	1 of 1

## ATTACHMENT B