SG/cla
12/17/2015
Z-11

CASE NO. Z2015313 S

AN ORDINANCE 2015-12-17-1089

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 Lot 1 NCB 18050, save and except 0.078 Acre conveyed to the State of Texas; Lot 2 Block 10 NCB 18050, and 0.534 acre out of NCB 18049, save and except that portion conveyed to the City of San Antonio, from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "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 Recycling Entity with Outside Storage and /or Process.

SECTION 2. The 0.534 acre parcel out of NCB 18049 is described as Tract A in the Deed at Volume 7768 Page 1487; the 0.078 acre parcel out of Lot 1 conveyed to the State of Texas which is saved and excepted in Section 1 above is described in the Deed at Volume 3718 Page 1723; and that portion of Lot 2 and Tract A conveyed to the City of San Antonio which is also saved and excepted in Section 1 above, is described in the Deed at Volume at 14256 Page 1795, all of the Official Public Records of Bexar County, Texas. All descriptions are included as **Attachment "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 **Attachment "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 December 27, 2015.

PASSED AND APPROVED this 17th day of December, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney
for

Agenda Item:	**Z-11 (in consent vote: 30, Z-1, P-2, Z-8, Z-9, Z-10, P-3, Z-11, Z-12)**
Date:	12/17/2015
Time:	02:07:41 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015313 S (Council District 6): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "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 Recycling Entity with Outside Storage and /or Processing on 7.08 acres out of NCB 18049 and NCB 18050 located at 7386 and 7416 Grissom Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15091)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2015313

985046-VN $15.00

98- 0230775

SPECIAL WARRANTY DEED

Date: December 15, 1998.

Grantor: Surety Bank, successor by reason of merger with Texstar National Bank, formerly known as Converse National Bank, whose address is 600 Pat Booker Rd., Universal City, Texas, 78148.

Grantee: LBT Enterprises, Inc., whose address is:

7386 Grissom Road, San Antonio, Texas 78251.

Consideration: Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

Property: A parcel of land being all of Lot 2, Block 10, New City Block 18050, Engles Subdivision, recorded in Volume 9519, Page 153, of the Deed and Plat Records of Bexar County, Texas, and Tract A, a 0.534 acre tract, said 0.534 acre tract being more particularly described by metes and bounds description appearing on Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: Restrictive Covenants appearing of record affecting the herein described property as set forth in Volume 9519, Page 153, Deed and Plat Records, Bexar County, Texas. A 25 foot building setback line over the front of the property, as shown on the plat recorded in Volume 9519, Page 153, Deed and Plat Records, Bexar County, Texas. A 14 foot gas, electric, telephone and cable TV easement over the front of the property, as set out in Volume 9519, Page 153, Deed and plat Records, Bexar County, Texas. Taxes for the succeeding years, the payment of which Grantee assumes. All of the foregoing are exceptions to conveyance and warranty to the extent of the validity and enforceability thereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by through and under Grantor only, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

VOL 7768 PG 1487

Surety Bank

By Bobbi J. Girardeau, President - South Region

Attachment A

THE STATE OF TEXAS §
§
THE COUNTY OF BEXAR §

This instrument was acknowledged before me, on this the 21st day of December 1998, by Bobbi J. Girardeau, President – South Region, of Surety Bank, a national association, on behalf of said national association.

Notary Public, State of Texas

DEBRA RUIZ
MY COMMISSION EXPIRES
May 17, 2000

AFTER RECORDING, RETURN TO:

LBT Enterprises, Inc.
7386 Grissom Road
San Antonio, TX 78251

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Z2015313

EXHIBIT "A"

DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 2, BLOCK 10, NCB 18050, ENGLES SUBDIVISION, RECORDED IN VOLUME 9519, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACT A, A 0.534 ACRE TRACT, SAID 0.534 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Proceeding from a 1/2" iron rod found on the Southeast Right of Way line of Grissom Road also being the Northern most corner of said Lot 2;

THENCE S 24° 30' 34" E 450.88 feet to a point being the most Easterly corner of said Lot 2 and also the Point of Beginning of this Tract;

THENCE S 24° 30' 57" E 169.90 feet to a 1/2" iron rod set;

THENCE S 57° 23' 39" W 254.66 feet to a 1/2" iron rod found;

THENCE N 33° 03' 28" W 74.72 feet to the Southernmost corner of said Lot 2;

THENCE along the Southeast line of Lot 2 N 57° 21' 13" E 185.00 feet to a point;

THENCE along the South line of Lot 2 N 12° 38' 17" E 132.60 feet to the Point of Beginning.

REDACTED MEMORANDUM

At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal law.
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED the Official Public Record of Real Property of Bexar County, Texas on:

DEC 29 1998

COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Dec 22 1998

At 12:36pm

Receipt #: 187717
Recording: 7.00
Doc/Mgmt : 6.00

Doc/Num : 98- 0230775

Deputy -Suzanne Ybarra

VOL 7768 PG 1489

Z-015313

State Department of Highways
and Public Transportation
Form D-15-14
Page 1 of 4
Rev. 7-75

1170965 Approved as to form:
Alexandre Hillebrand
Assistant Criminal District Atty

no fee

DEED

THE STATE OF TEXAS X
X
COUNTY OF BEXAR X KNOW ALL MEN BY THESE PRESENTS:

That N.W.B. FOUNDATION COMPANY, INC., acting herein by and through its duly authorized officers,

of the County of Bexar, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of NINETEEN THOUSAND SIX HUNDRED SEVENTY-NINE AND NO/100 - - - ($ 19,679.00) Dollars to Grantors in hand paid by the State of Texas, acting by and through the State Highway and Public Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas, all that certain tract or parcel of land in Bexar County, Texas, and being more particularly described as follows, to wit:

0.078 of one acre of land, more or less, same being out and a part of Lot 1, the Eddie Nelson Subdivision, a subdivision of a portion of the Elizabeth Plunkett Survey No. 72, Abstract No. 573, County Block No. 4433 in Bexar County, Texas, according to a plat of said subdivision of record in Volume 7600, Page 163, Plat Records of Bexar County, Texas, which Lot 1, was conveyed to N. W. B. Foundation Company, Inc. by deed dated December 5, 1974 of record in volume 7493, Page 834, Deed Records of Bexar County, Texas, which 0.078 of one acre of land, more or less, is more particularly described by metes and bounds as follows:

06/12/86 36003 800 8 44 $.00 Y 1 230

BEGINNING at the point of intersection of the southwest line of said Lot 1 and the existing southeast right of way line of F. M. 471;

THENCE North 58 deg 49' 01" East, a distance of 200.01 feet along the existing southeast right of way line of F. M. 471 to a point in the northeast line of said Lot 1;

THENCE South 32 deg 55' 12" East, a distance of 17.01 feet along the northeast line of said Lot 1 to a point for a corner, which point is North 32 deg 55' 12" West, a distance of 631.50 feet along said lot line from the east corner of said lot;

THENCE South 58 deg 49' 01" West, a distance of 200.01 feet along the proposed southeast right of way line of F. M. 471 to a point for a corner, which point is North 32 deg 55' 12" West, a distance of 631.55 feet along the southwest line of said Lot 1 from the south corner of said lot;

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Z2015313

Form D-15-14
Page 2 of 4
Rev. 4-75

THENCE North 32 deg 55' 12" West, a distance of 17.01 feet along the southwest line of said lot to the point of BEGINNING.

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Z2015313

Form D-15-14
Page 3 of 4
Rev. 4-75

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the above described property, to wit:

N O N E

Grantors covenant and agree to remove the above described improvements from said land by _____ _____, 19____, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereo in anywise belonging, unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 14th day of April, 19 86.

ATTEST:

Keith A. Werner
Keith A. Werner Secretary

N.W.R. FOUNDATION COMPANY, INC.

By: Nettie R. Nelson
Nettie R. Nelson, President

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS }
County of ..... }

Before me, ..., a notary public in and for said County and State, on this day personally appeared .....
....., known to me (or proved to me on the oath of ....., a credible witness) to be the person ..... whose name .....
.....subscribed to the foregoing instrument and acknowledged to me that ....he ... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the ..... day of ..... 19 .....

.....

Notary Public in and for ..... County, Texas.

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Z201531

Form D-15-14
Page 4 of 4
Rev. 10-61

CORPORATION ACKNOWLEDGMENT

STATE OF TEXAS

County of BEXAR

BEFORE ME, the undersigned authority, a notary public in and for Bexar County, Texas, on this day personally appeared Nettie R. Nelson, President, of N.W.B. FOUNDATION COMPANY, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said N.W.B. FOUNDATION COMPANY, INC., a corporation and that ~~he~~ she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 14 day of April, 1986.

NORMAN L. ANDREWS
Notary Public, Bexar County, Texas

Norman L. Andrews

Notary Public in and for the State of Texas County, Texas.

Parcel No. 34

County Bexar

Highway No. FM 471

Control 0849 Sec. 01 Job 023

Account or Federal No.

Between FM 1957 and Timberhill Drive

DEED

N.W.B. FOUNDATION COMPANY, INC.
Grantors

TO

THE STATE OF TEXAS
Austin, Texas

Filed for Record

this day of o'clock M.

A. D. 19

Recorded

day of in

County, Texas, Records of Deeds,

Book Page

County Clerk

By Deputy.

PLEASE RETURN TO
BEXAR COUNTY PUBLIC WORKS DEPT

JUN 12 1986 AM 8 43

1986 JUL 31 8 11 PAGE 1 7 2 6

ENDORSEMENTS

THE STATE OF TEXAS,

County of

I, , Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing, dated the day of A. D. 19 with its authentication, was filed for record in my office on the day of, A. D. 19 at o'clock M., and duly recorded this the day of, A. D. 19 at o'clock M., in the Deed Records of said County, in Volume on Page

Witness my hand and the seal of the County Court of said County, at office in Texas, the day and year last above written.

Clerk of Court, County, Texas.

By Deputy.

CHICAGO TITLE GF# 20090258269

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED

Date: November 16, 2009

Grantor: **LBT ENTERPRISES, INC.**

Grantor's Mailing Address: **7386 Grissom Rd.**
San Antonio, Bexar County, Texas 78251

Grantee: City of San Antonio

Grantee's Mailing Address: P.O. Box 839966, San Antonio, Bexar County, Texas, 78283

Consideration: Ten and No/100 Dollars and other valuable consideration

Property:
Being more particularly described in Exhibit "A" attached hereto and made a part hereof

Reservations from and Exceptions to Conveyance and Warranty: None, except those of record

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Z2015313

GRANTOR
LBT ENTERPRISES, INC.

By: Thomas A. Triesch, President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 16 day of November, 2009 by Thomas A. Triesch, President of LBT Enterprises, Inc.

VICKI NOVAK
Notary Public
STATE OF TEXAS
My Comm. Exp. 04 01 2012

Notary Public, State of Texas

Notary's Commission Expires: _____

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 2007, by _____,.

Notary Public, State of Texas

Notary's Commission Expires: _____

AFTER RECORDING, RETURN TO:

City of San Antonio

Z2015313

Department of Parks and Recreation
Post Office Box 839966
San Antonio, Texas 78283-3966

Z201531

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO

FIELD NOTE DESCRIPTION OF 0.140 OF AN ACRE TRACT

Being 0.140 (6,084 sq. ft.) of an acre tract out of Lot 2, Block 10, N.C.B. 18050, Engles Subdivision, recorded in Volume 9519, Page 153, Deed and Plat Records of Bexar County, Texas, and being out of a 0.534 of an acre tract, conveyed to LBT Enterprises, Inc., as recorded in Volume 7768, Page 1487, Official Public Records of Real Property, Bexar County, Texas, said 0.140 of an acre tract of land being more particularly described as follows:

SURVEYOR NOTE:

All bearings and distances are based on the Texas State Plane Coordinate System, South Central Zone N.A.D. 83, as referenced by the USGS monument "LOCKHILL 2" having a coordinate value N = 13,750,260.07, E = 2,099,440.89.

BEGINNING at a ½" iron rod with "CEC" cap found at the southeast corner of said 0.534 of an acre tract, for the southeast corner of the herein described tract;

THENCE, S. 57°19'23" W., along the south line of said 0.534 of an acre tract and the south line of the herein described tract, a distance of 183.74 feet to a ½" iron rod with "CEC" cap set, for the southwest corner of the herein described tract;

THENCE, N. 46°26'51" E., along a chain link fence crossing said 0.534 of an acre tract, a distance of 159.73 feet to a ½" iron rod with "CEC" cap set, for a northwest corner of the herein described tract;

THENCE, N. 15°13'07" W., continuing along said chain link fence, at 156.46 feet passing a fence post and continuing along a total distance of 191.16 feet, to a ½" iron rod with "CEC" cap set on the east line of said Lot 2, for the northeast corner of the herein described tract;

THENCE, S. 24°30'59" E., along the east line of said Lot 2 and said 0.534 acre tract, a distance of 214.67 feet to the **POINT OF BEGINNING** and containing 0.140 of an acre of land more or less.

11550 I.H. 10 West, Suite 395
San Antonio, Texas 78230-1037
Tel: 210.641.9999 • Fax: 210.641.6440

WWW.CECTEXAS.COM

9652 McPherson Rd., Suite 7
Laredo, Texas 78045-6541
Tel: 956.729.7844 • Fax: 956.729.7854

Z2015313

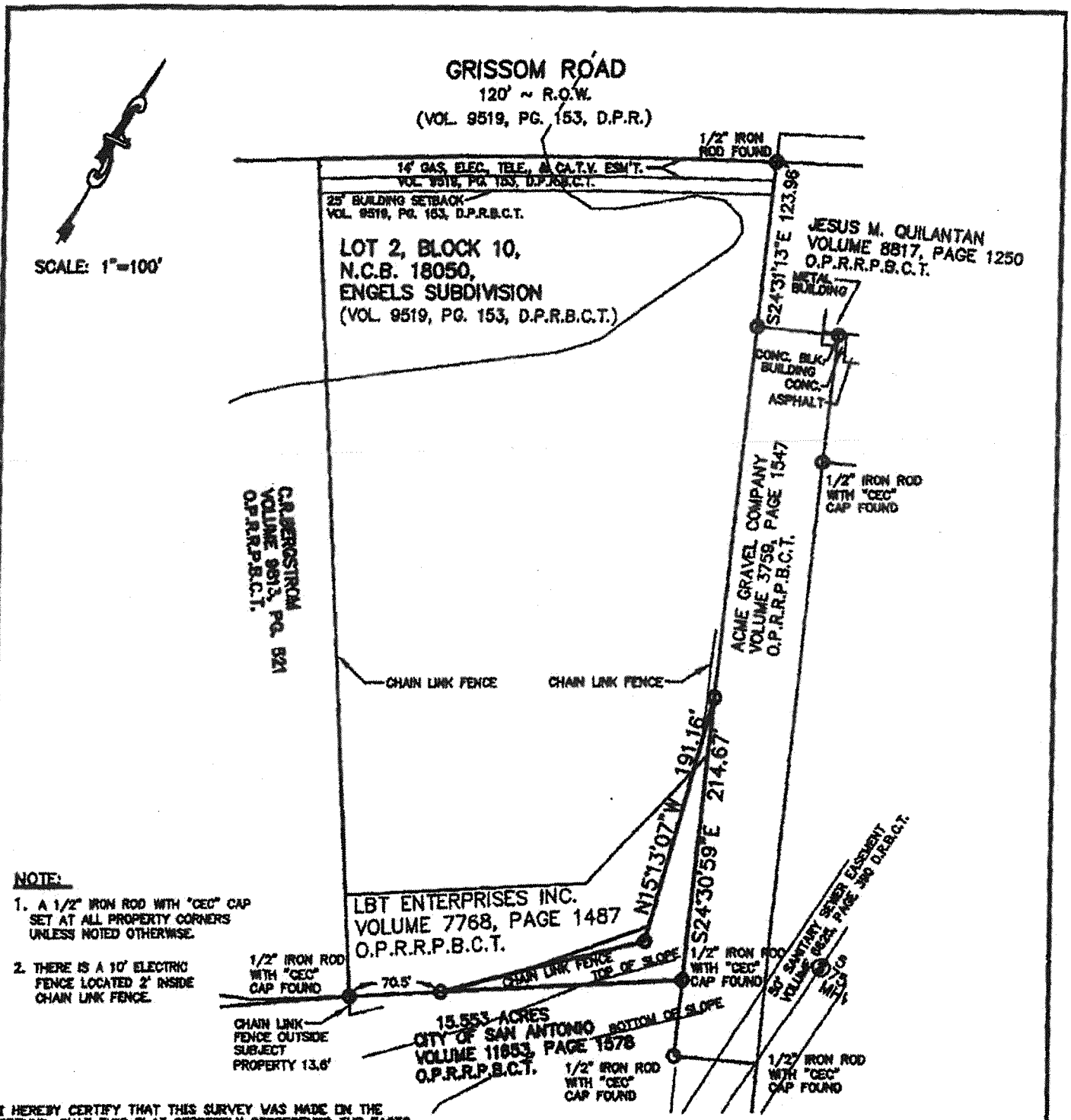
This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed this the 12th day of February, 2009.

Chester A. Varner, RPLS

Chester A. Varner, RPLS # 4812

2/12/09

Z2015313



NOTE:

1. A 1/2" IRON ROD WITH "CEC" CAP SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2. THERE IS A 10' ELECTRIC FENCE LOCATED 2' INSIDE CHAIN LINK FENCE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN. SURVEYED THIS THE 12TH DAY OF FEBRUARY, 2009.

Chester A. Varner R.P.L.S. 2/12/09

CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4612

CEC

PLAT SHOWING: 0.140 ON AN ACRE OF LAND OUT OF LOT 2, BLOCK 10, N.C.B. 18050, ENGLES SUBDIVISION, AS RECORDED IN VOLUME 9519, PG. 153, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND OUT OF A 0.534 OF AN ACRE TRACT OF LAND, CONVEYED TO LBT ENTERPRISES, INC., AS RECORDED IN VOLUME 7768, PAGE 1487, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.

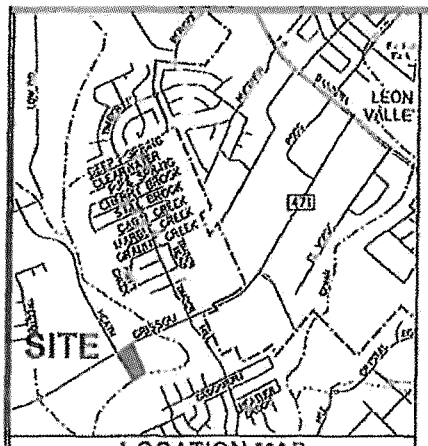
SHEET	1 OF 1
DRAWN BY:	D.L.D.
DATE:	2-12-09
JOB NO.	S0242730

Doc# 20090222972
Pages 7
11/17/2009 08:11:56 AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 36.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
11/17/2009 08:11:56 AM
COUNTY CLERK, BEXAR COUNTY TEXAS

Z2015313

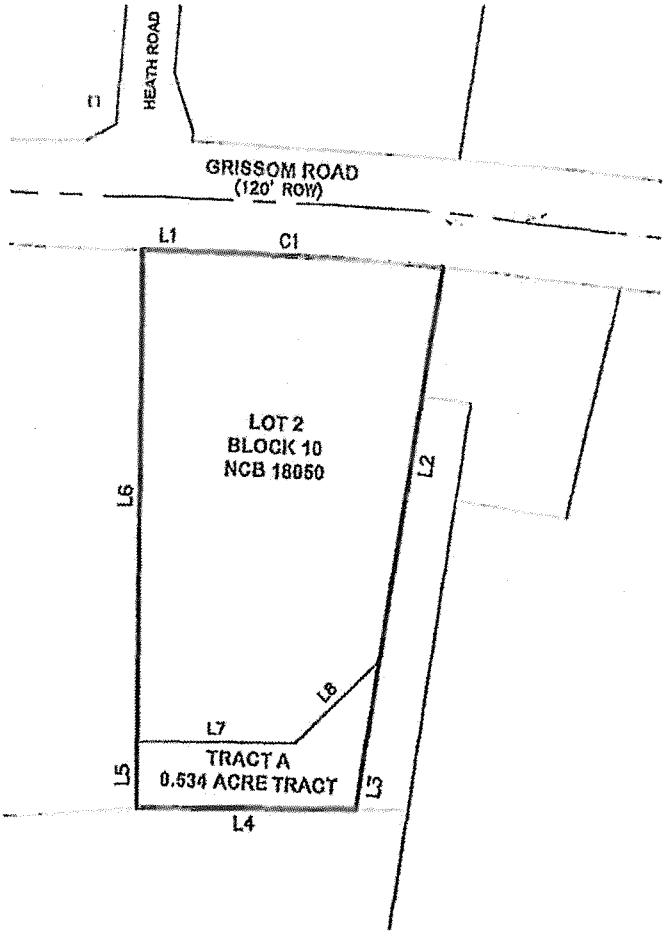


LOCATION MAP
(NOT TO SCALE)

ZONING EXHIBIT OF:
A 4.324 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 10, NEW CITY BLOCK 18050, ENGLES SUBDIVISION RECORDED IN VOLUME 9519, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TRACT A, 0.534 TRACT OF LAND CONVEYED TO LBT ENTERPRISES, INC., AS RECORDED IN VOLUME 7788, PAGE 1487, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

Line Table		
Line #	Length	Direction
L1	29.93'	N58°40'45"E
L2	450.88'	N24°31'13"W
L3	169.90'	S24°30'57"E
L4	254.06'	S57°23'30"W
L5	74.72'	N33°03'28"W
L6	556.58'	N33°03'28"W
L7	185.00'	N57°21'13"E
L8	132.60'	N12°38'17"E

Curve Table				
Curve #	Radius	Delta	Tangent	Length
C1	5669.58'	3°12'31"	158.79'	317.49'



STATE OF TEXAS
GARTH E. COURSEN
94784
LICENSED
PROFESSIONAL ENGINEER
11/25/2015

THIS ZONING EXHIBIT IS AN ENGINEERING SURVEY FOR PLANNING PURPOSES ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. AN ENGINEER SURVEY UNDER TEXAS OCCUPATIONS CODE §1001.003 (a)(2), THE TEXAS ENGINEERING PRACTICE ACT, IS NOT THE SURVEY OF REAL PROPERTY OR OTHER ACTIVITY REGULATED UNDER TEXAS OCCUPATIONS CODE §1071, PROFESSIONAL LAND SURVEYOR PRACTICES ACT.

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
11602 Wurzbach, Suite 200 • San Antonio, Texas 78216
Tel: 210.697.9030 • Fax: 210.655.5539
www.coursen-koehler.com TBPE Firm No. F-10747

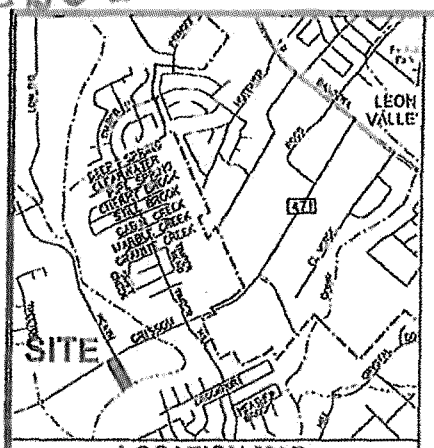
4.324 ACRE TRACT

ZONING EXHIBIT

JOB NO.:	15040.00
DATE:	NOV. 23, 2015
DRAWN:	BP
REVISIONS:	

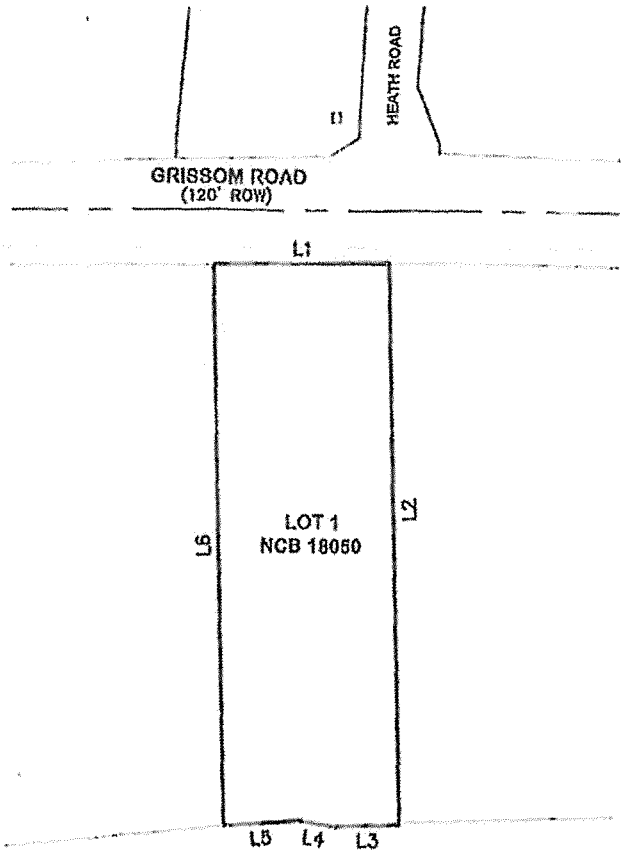
File: P:\Buck Benson\Northwest Recycling Facility\Dwg\Exhibits\15-1123 Lot 2 Exhibit.dwg

Z2015313



LOCATION MAP
(NOT TO SCALE)

ZONING EXHIBIT OF:
A 2.907 ACRE TRACT OF LAND BEING LOT 1, NEW CITY BLOCK 18050, EDDIE NELSON SUBDIVISION RECORDED IN VOLUME 7600, PAGE 163, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 0.078 ACRE PORTION CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 3718, PAGE 1723, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



Line Table		
Line #	Length	Direction
L1	200.08'	N62°30'00"E
L2	634.35'	S29°11'18"E
L3	71.36'	S61°12'43"W
L4	45.38'	S70°50'20"W
L5	83.99'	S59°12'20"W
L6	634.20'	N29°11'18"W

NOTE: REFERENCE THE EDDIE NELSON SUBDIVISION PLAT RECORDED IN VOLUME 7600, PAGE 163, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR ROTATION OF BEARINGS

STATE OF TEXAS
GARTH E. COURSEN
94784
LICENSED
PROFESSIONAL ENGINEER
11/25/2015

THIS ZONING EXHIBIT IS AN ENGINEERING SURVEY FOR PLANNING PURPOSES ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. AN ENGINEER SURVEY UNDER TEXAS OCCUPATIONS CODE §1001.003 (A)(2), THE TEXAS ENGINEERING PRACTICE ACT, IS NOT THE SURVEY OF REAL PROPERTY OR OTHER ACTIVITY REGULATED UNDER TEXAS OCCUPATIONS CODE §1071, PROFESSIONAL LAND SURVEYOR PRACTICES ACT.

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
11802 Wilfield, Suite 200 · San Antonio, Texas 78216
Tel. 210.607.9090 · Fax 210.855.5550
www.coursen-koehler.com · TBPE Firm No. F-10747

2.907 ACRE TRACT

ZONING EXHIBIT

JOB NO.:	15040.00
DATE:	NOV. 23, 2015
DRAWN:	BP
REVISIONS:	

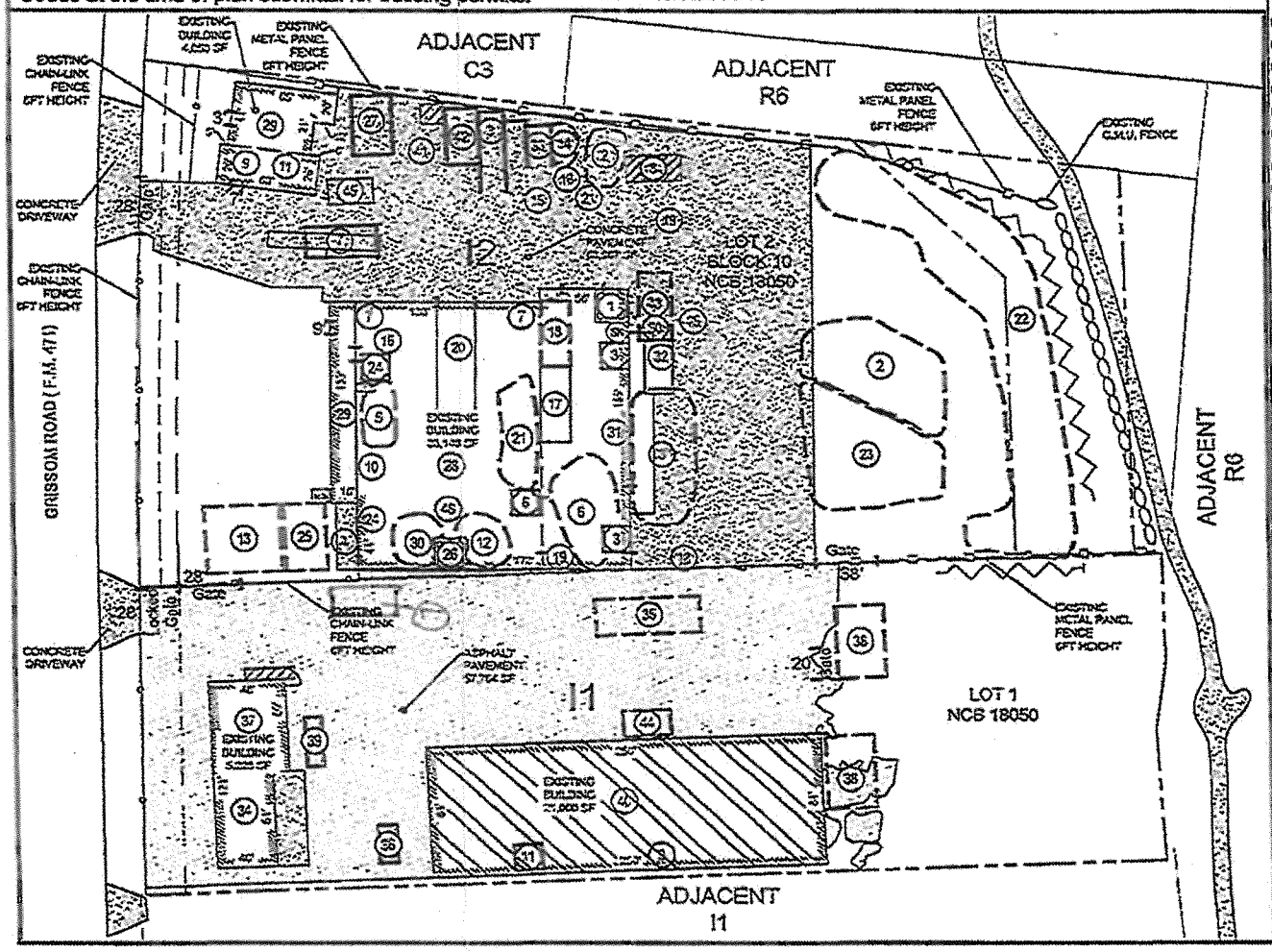
File: P:\Brick Benson\Northwest Recycling Facility\Dwg\Exhibits\15-1123 Lot 1 Exhibit.dwg

Tom A. Triesch President of

I, LBT Enterprises, Inc., 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.

REZONING:
I1 AND I2 TO I-2 HEAVY INDUSTRIAL DISTRICT WITH A SPECIFIC USE AUTHORIZATION FOR METAL RECYCLING ENTITY WITH OUTSIDE STORAGE AND/ OR PROCESSING

SCALE: 1" = 100'



KEY

1. 2,000-Gallon Diesel AST
2. Ferrous Material
3. Aluminum Storage
4. Copper Storage
5. Brass Storage
6. Stainless Steel Storage
7. Scale
8. Compressed Gas Storage
9. Fuel Storage
10. Lead Storage
11. Battery Storage
12. Zinc Storage
13. Equipment Storage
14. Radiator/Cooling Core Storage
15. Loading/Unloading Area
16. Can Crusher
17. Hydraulic Oil Reservoir
18. Wire Storage
19. Torching Station
20. Loading Dock
21. In-process Material
22. Heavy Iron
23. Tin/Shreddable Material
24. E-waste Storage
25. Equipment Storage Area
26. 500-Gallon Used Oil AST
27. Chemical Storage
28. Material Sorting, Processing, and Storage
29. Office Use and Material Storage
30. Refrigerant Tank Storage
31. Electric Motor
32. Torching Maintenance (Conex Box)
33. Turnings Storage (Conex Box)
34. Material Sorting, Processing, and Storage
35. Empty Pallet Storage
36. Plastic Storage Pallet
37. Office Use
38. Equipment & Usable Material Storage
39. Old Grease Trap (Unused)
40. Material Sorting, Processing, and Storage
41. 500-Gallon Liquid Oxygen AST
42. Cardboard Storage (Conex Box)
43. Inspection Station Storage (Contains Freon Recovery Equipment)
44. Equipment Maintenance Area
45. Septic System Leach Field
46. Used Oil/Used Antifreeze Storage
47. Spill Kit
48. Electric Shutoff
49. Eyewash Station
50. Secondary Containment
51. Concrete Area
52. Awning Over Concrete
53. Asphalt
54. 3-sided Open Air Building
55. Chain-link Fence
56. Metal Panel Fence
57. Block Wall
58. Area Boundary
59. Great Northwest Recycling Site Boundary
60. Great Northwest Recycling 2 Site Boundary
61. 15-Inch Earthen Berm
62. 3-inch Berm
63. Enclosed Structure
64. 55-Gallon Oil Drum Storage
65. All Outer Fencing is Lined with Electric Wire Fence
66. Outfall/Sampling Point
67. Predicted Stormwater Flow
68. Stormwater Ponding Area
69. Evacuation Area
70. Evacuation Route

COURT-CASTILLO & ASSOCIATES, INC.

SITE PLAN

Company - Great Northwest Recycling/ Great Northwest Recycling 2

Address - 7385/7416 Grissom Road

City - San Antonio | State - Texas

County - Bexar | Date -

Attachment B