

ORDINANCE No. 2020-5

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT FOR MANUFACTURING AT 5405 BANDERA ROAD; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, in order to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS the Zoning Commission of the City of Leon Valley has recommended approval of Specific Use Permit 2019-12, to allow for Manufacturing; and

WHEREAS the City Council of the City of Leon Valley now desires to grant a Specific Use Permit, as requested by applicant Alfonso Diez Gutierrez, for Manufacturing at 5405 Bandera Road, Ste. 133.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. That portion of the subject location more particularly described below, and being located at 5405 Bandera Road; more specifically described as CB 4428H Blk 1 Lot 4, is hereby granted a Specific Use Permit for Manufacturing, subject to the following conditions:

1. That manufacturing be conducted entirely indoors.
2. That manufacturing be limited to the tenant suite labeled as 133 as illustrated in the attached Exhibit A.

SECTION 2. That this ordinance shall be cumulative of all provisions of the City of Leon Valley, Texas, except where provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event, conflicting provisions of such Ordinance are hereby repealed.

SECTION 3. That it is hereby declared to be the intention of the City Council of the City of Leon Valley that this Ordinance is not severable.

SECTION 4. The ordinance shall be effective upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 18th day of February 2020.

APPROVED



CHRIS RILEY
MAYOR

Attest:

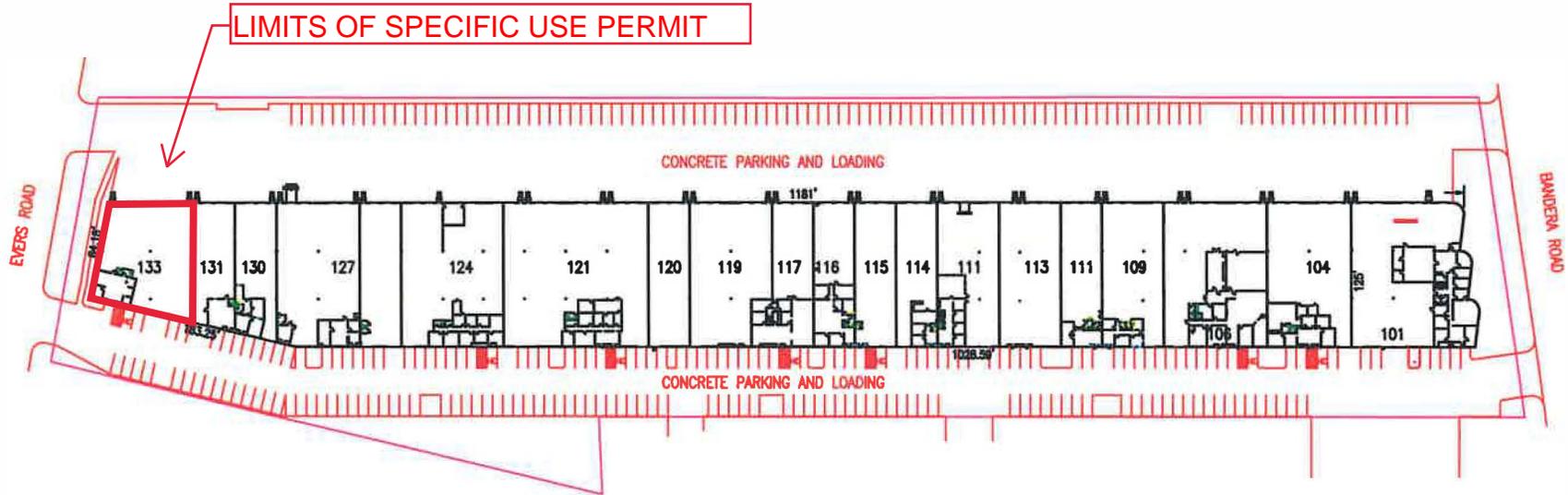


SAUNDRA PASSAILAIGUE, TRMC
City Secretary



Approved as to Form: City Attorney

EXHIBIT A



LEGEND

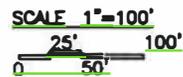
WM	-----	WATER METER
GM	-----	GAS METER
EM	-----	ELECTRIC METER
EP	-----	ELECTRIC PANEL
TP	-----	TELEPHONE PANEL
PP	-----	POWER POLE
TF	-----	TRANSFORMER
* * * *	-----	FENCE
-----	-----	PROPERTY LINE
SY,SR	-----	SPRINKLER VALVE, RISER
FH	-----	FIRE HYD.
R	-----	RAMP

BUILDING SUMMARY

AREA +/-	-----	145,394 sq. ft.
LAND AREA +/-	-----	348,480 sq. ft.
CLEAR HEIGHT +/-	-----	22'
CONSTRUCTION	-----	Tilt Wall
BAY SPACING	-----	36'w X 41'd
LIGHTING	-----	Fluorescent
SPRINKLER	-----	100%
SLAB +/-	-----	5"
YEAR BUILT	-----	1982

SPACE SUMMARY

SPACE NO.	AREA +/-	OFFICE AREA +/-	TILUX CODES
101	13,039	3,946	5
104	8,902	1,896	4
106	11,305	4,897	5
109	11,250	1,541	3
111	6,750	94	2
113	6,750	996	2
115	9,000	725	2
116	4,500	2,995	2
117	5,250	2,244	2
119	8,250	0	4
120	4,500	0	2
121	15,750	1,896	7
124	11,250	1,658	4
127	13,471	3,530	6
130	4,200	4,200	2
131	3,913	620	2
133	7,314	953	4



172/03
SEALY ALAMO BUILDINGS LP
5405 BANDARA ROAD
SAN ANTONIO, TEXAS

SEALY & COMPANY, INC.
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101
Tele. 318-222-8700, Fax. 318-222-4124

REVISED: JULY 19, 2006