

AN ORDINANCE 2008-03-20-0235

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 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 3.50 acres out of NCB 18295 and NCB 17635 from "R-6" Residential Single-Family District, "MH" Manufacturing Housing District and "C-3" General Commercial District to "C-3 NA" General Commercial, Nonalcoholic Sales District; 28.12 acres out of NCB 17635, NCB 34449 and NCB 34450 from "MH" Manufacturing Housing District to "MF-33" Multi Family District; and 15.53 acres out of NCB 34449 and NCB 34450 from "MH" Manufacturing Housing District to "C-2 NA" (CD – Mini Warehouse exceeding 2.5 acres) Commercial, Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres.

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 finds that the following conditions shall be met to insure compatibility with the surrounding properties:

A. Doors to all storage units will not be visible to adjoining properties.

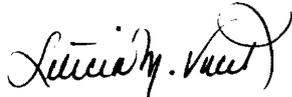
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

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 on March 30, 2008.

PASSED AND APPROVED this 20th day of March, 2008.

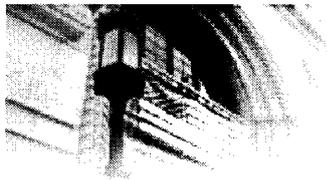
ATTEST:


City Clerk

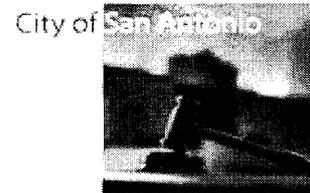

M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:


for City Attorney

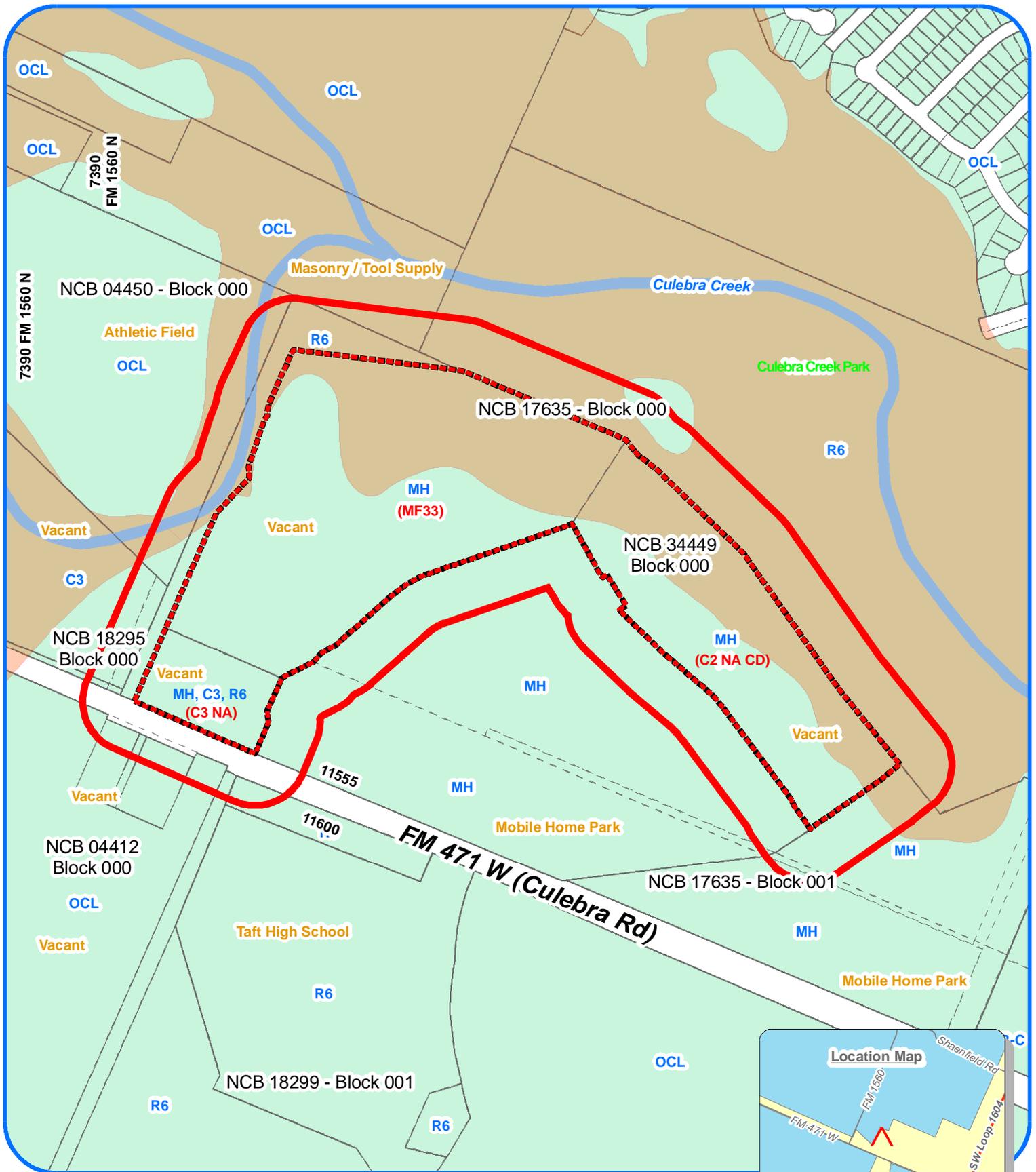


Request for
COUNCIL
07



Agenda Voting Results - Z-9

Name:	Z-9						
Date:	03/20/2008						
Time:	04:03:32 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2008078 CD (District 6): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District, "MH" Manufactured Housing District and "C-3" General Commercial District to "MF-33" Multi Family District, "C-3 NA" General Commercial, Nonalcoholic Sales District and "C-2 NA" (CD – Mini Warehouse exceeding 2.5 acres) Commercial, Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres on 47.15 acres out of NCB 17635, NCB 18295, NCB 34449 and NCB 34450, 11600 Block of Culebra Road as requested by Kenneth E. Saunders, Applicant for FC Stonebridge, LTD Partnership, Owners. Staff recommends Denial. Zoning Commission recommends Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2	x					
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				x
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



Zoning Case Notification Plan

Case Z2008078 CD

Council District 6

Scale: 1" approx. = 500'

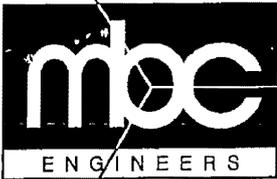
Subject Property Legal Description(s): Parcel P-37F and P-60B - NCB 34450 - Block 000 and Parcel P-19E - NCB 34449 Block 000
 Parcel P-60A - NCB 18295 - Block 000 and Parcel P-19A and P-28 - NCB 17635 - Block 000

Legend

- Subject Property (47.15 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (02/08/2008)



72008078

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

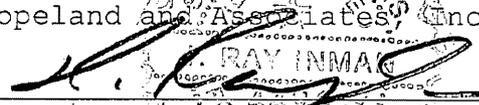
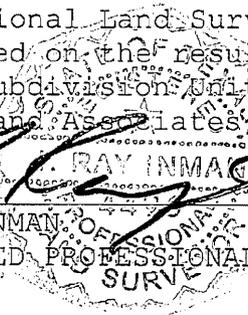
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

METES AND BOUNDS DESCRIPTION
FOR

A 3.50 ACRE TRACT OUT OF A CALLED 109.686 ACRE TRACT AS RECORDED
IN VOLUME 7249, PAGE 669 OF THE OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY
DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

- BEGINNING:** At a THD Brass Disk at the westernmost corner of Stonebridge Subdivision, Unit-1 (Plat Reference: Volume 9543, Page 217), said THD Brass Disk also being in the northeast right-of-way line of F.M. 471 (also known as Culebra Road);
- THENCE:** S 22°38'49" W, 20.00 feet, along and with said right-of-way line to a point;
- THENCE:** N 66°25'44" W, 507.92 feet, continuing along and with said right-of-way line to a point;
- THENCE:** N 23°39'27" E, 307.91 feet, feet to a point;
- THENCE:** S 66°20'23" E, 483.73 feet, to a point in the westerly boundary of said Stonebridge Subdivision, Unit-1;
- THENCE:** S 23°32'46" W, 134.83 feet to a point;
- THENCE:** S 04°43'53" E, 45.42 feet to a point;
- THENCE:** S 22°38'49" W, 112.36 feet to the **POINT OF BEGINNING.**

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of Stonebridge Subdivision Units 1 & 2, by the firm of Macina, Bose, Copeland and Associates, Inc.

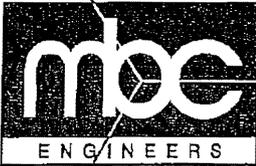

 I. RAY INMAN, REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 4496


29898-0573
January 9, 2008
IRI/lk

P:\0573\29898-Culebra Tract\Letters\3.50 Acre 010908.docx

EXHIBIT A

22008078



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

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METES AND BOUNDS DESCRIPTION
FOR

A 15.53 ACRE TRACT OUT OF A CALLED 109.686 ACRE TRACT AS
RECORDED IN VOLUME 7249, PAGE 669 OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY, BEXAR COUNTY, TEXAS AND BEING MORE
PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a THD Brass Disk at the westernmost corner of
Stonebridge Subdivision, Unit-1 (Plat Reference:
Volume 9543, Page 217), said THD Brass Disk also
being in the northeast right-of-way line of F.M.
471 (also known as Culebra Road);

THENCE: S 22°38'49" W, 20.00 feet, along and with said
right-of-way line to a point;

THENCE: N 66°25'44" W, 507.92 feet, continuing along and
with said right-of-way line, to a point;

THENCE: N 23°39'27" E, 787.95 feet to a point;

THENCE: N 42°07'30" E, 187.35 feet to a point;

THENCE: N 01°13'08" W, 43.01 feet to a point;

THENCE: N 17°43'10" E, 102.46 feet to a point;

THENCE: N 19°27'29" E, 84.18 feet to a point;

THENCE: N 32°58'00" E, 22.13 feet to a point;

THENCE: N 06°52'30" E, 4.74 feet to a point;

THENCE: N 06°11'50" E, 39.92 feet to a point;

THENCE: N 24°33'38" E, 232.00 feet to a point;

THENCE: S 83°01'51" E, 652.95 feet to a point;

Z2008078

THENCE: S 67°13'39" E, 689.95 feet to the POINT OF BEGINNING of this tract;

THENCE: S 37°44'57" E, 80.10 feet to a point;

THENCE: S 54°48'48" E, 75.52 feet to a point;

THENCE: S 45°57'03" E, 481.81 feet to a point;

THENCE: S 35°08'15" E, 627.91 feet to a point;

THENCE: S 38°45'12" E, 382.06 feet to a point;

THENCE: S 51°14'48" W, 99.86 feet to a point;

THENCE: S 55°17'30" W, 327.91 feet to a point;

THENCE: N 34°42'30" W, 99.00 feet to a point;

THENCE: N 26°55'16" W, 40.37 feet to a point;

THENCE: N 36°40'52" W, 427.39 feet to a point, the point of curvature of a curve of the left;

THENCE: 134.45 feet, along said curve, having a central angle of 13°10'06", a radius of 585.00 feet, a chord bearing of N 43°15'55" W and a chord distance of 134.16 feet to a point;

THENCE: N 49°50'59" W, 144.97 feet to a point;

THENCE: N 49°07'44" W, 40.05 feet to a point;

THENCE: N 45°57'02" W, 242.84 feet to a point, a non-tangent point on a curve to the left;

THENCE: 30.03 feet, along said curve, having a central angle of 04°05'49", a radius of 420.00 feet, a chord bearing of N 60°45'18" E and a chord distance of 30.03 feet to a non-tangent point;

THENCE: N 31°17'19" W, 141.57 feet to a point;

THENCE: S 55°16'05" W, 18.93 feet to a point;



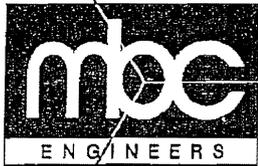
Z2008078

THENCE: N 29°28'58" W, 13.31 feet to a point;
THENCE: S 60°31'02" W, 2.50 feet to a point;
THENCE: N 29°28'58" W, 228.32 feet to a point;
THENCE: N 33°15'51" E, 385.31 feet to the POINT OF
BEGINNING of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground of Stonebridge Subdivision Units 1 & 2, by the firm of Macina, Bose, Copeland and Associates, Inc.


I. RAY INMAN REG. NO. 4496
REGISTERED PROFESSIONAL LAND SURVEYOR

29898-0573
January 9, 2008
Revised: January 10, 2008
IRI/JJA/lk



22008078

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METES AND BOUNDS DESCRIPTION
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THENCE: S 22°38'49" W, 20.00 feet, along and with said right-of-way line to a point;

THENCE: N 66°25'44" W, 507.92 feet, continuing along and with said right-of-way line to a point;

THENCE: N 23°39'27" E, 307.91 feet, feet to a point, the POINT OF BEGINNING of this tract;

THENCE: N 23°39'27" E, 480.04 feet to a point;

THENCE: N 42°07'30" E, 187.35 feet to a point;

THENCE: N 01°13'08" W, 43.01 feet to a point;

THENCE: N 17°43'10" E, 102.46 feet to a point;

THENCE: N 19°27'29" E, 84.18 feet to a point;

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THENCE: N 06°11'50" E, 39.92 feet to a point;

THENCE: N 24°33'38" E, 232.00 feet to a point;

THENCE: S 83°01'51" E, 652.95 feet to a point;

22008078

THENCE: S 67°13'39" E, 689.95 feet to a point;

THENCE: S 33°15'51" W, 385.31 feet to a point, the point
the point of curvature of a curve to the right;

THENCE: 41.65 feet, along said curve, having a central
angle of 12°17'58", a radius of 194.00 feet, a
chord bearing of S 64°48'52" W and a chord
distance of 41.57 feet to a point;

THENCE: S 70°57'51" W, 544.28 feet to a point, the point
of curvature of a curve to the left;

THENCE: 155.17 feet, along said curve, having a central
angle of 22°37'23", a radius of 393.00 feet, a
chord bearing of S 59°39'10" W and a chord
distance of 154.17 feet to a point;

THENCE: S 48°20'28" W, 298.93 feet to a point;

THENCE: S 63°05'12" W, 67.73 feet to a point;

THENCE: S 38°20'23" W, 44.25 feet to a point;

THENCE: S 63°39'59" W, 137.79 feet to a point;

THENCE: N 66°20'23" W, 483.73 feet to the POINT OF
BEGINNING.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby
affirm that this description is based on the results of a survey
made on the ground of Stonebridge Subdivision Units 1 & 2, by
the firm of Macina, Bose, Copeland and Associates, Inc.


I. RAY INMAN REG. NO. 4496
REGISTERED PROFESSIONAL LAND SURVEYOR

29898-0573
January 9, 2008
Revised: January 10, 2008
IRI/JJA/lk



Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 47.15 acres out of NCB 17635, NCB 18295, NCB 34449 and NCB 34450 TO WIT: From "R-6" Residential Single-Family District, "MH" Manufacturing Housing District and "C-3" General Commercial District to "MF-33" Multi Family District, "C-3 NA" General Commercial, Nonalcoholic Sales District and "C-2 NA" (CD - Mini Warehouse exceeding 2.5 acres) Commercial, Nonalcoholic Sales District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres provided all conditions imposed by the City Council are adhered to. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Before me, the undersigned authority, on this day personally appeared Helen I by me duly sworn, says on oath that she is Publisher of the Commercial Recorder general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2008-03-20-0235 here to attached has been published in every issue of said newspaper on the following days, to wit:

03/25/2008.

Helen I. Gutz

Sworn to and subscribed before me this 25th day of of March, 2008.

Martha L. Machuca

