

AN ORDINANCE 2015-12-17-1078

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 approximately 2.76 acres of land out of NCB 11687 (formerly known as NCB 11669) from "MF-33" Multi-Family District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Self-Service Storage Facility.

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. 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 **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.

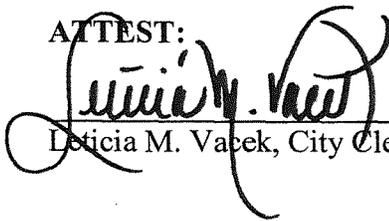
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective December 27, 2015.

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


M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-1 (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 # Z2015223 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2NA CD" Commercial District with a Conditional Use for Self-Service Storage Facility on approximately 2.76 acres out of NCB 11687 (formerly known as NCB 11669) located at 4718 Vance Jackson. Staff and Zoning Commission recommend Approval.
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	

22015223

Northstar Land Surveying, Inc.
9033 Aero St., Suite 105
San Antonio, Texas 78217
(210) 826-6228

FIELD NOTES FOR

A 2.760 ACRE TRACT OF LAND, BEING THE SAME TRACT RECORDED IN VOLUME 8447, PAGE 701, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING OUT OF OLD CITY LOT 18, RANGE 6, DISTRICT 3 OF THE OLD TOWN TRACT, NEW CITY BLOCK 11669, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found ½ inch iron rod on the east right-of-way line of Vance Jackson, the northwest corner of Westchester Square Subdivision as recorded in Volume 9000, Page 18, Deed and Plat Records of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: North 04 degrees 09 minutes 59 seconds West (bearings are based on Texas State Plane Coordinate Grid Bearings, NAD 83 (1993)), 129.68 feet coincident with the east right-of-way line of Vance Jackson Road, to a found ½ inch iron rod, the south corner of a 39.491 acre tract as recorded in Volume 5472, Page 1147, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of the herein described tract;

THENCE: North 30 degrees 39 minutes 40 seconds East, 406.14 feet coincident with the southeast line of the aforementioned 39.491 acre tract to a fence post, the north corner of the herein described tract;

THENCE: South 52 degrees 57 minutes 54 seconds East, 355.97 feet coincident with the southwest line of the 39.491 acre tract and The Bluffs as recorded in Volume 8000, Page 102, Deed and Plat Records of Bexar County, Texas, to a found ½ inch iron rod, the north corner of the aforementioned Westchester Square Subdivision, the southeast corner of the herein described tract;

THENCE: With the northwest line of Westchester Square Subdivision the following:

South 43 degrees 58 minutes 26 seconds West, 215.00 feet to a found ½ inch iron rod, an angle;

South 80 degrees 15 minutes 54 minutes West, 125.39 feet to a found ½ inch iron rod, an angle;

Continued

22015223

South 61 degrees 55 minutes 58 seconds West, 43.86 feet to a found ½ inch iron rod, an angle;

South 60 degrees 47 minutes 05 seconds West, 104.32 feet to a found ½ inch iron rod, an angle;

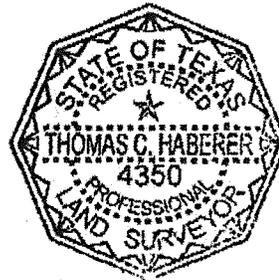
THENCE: South 78 degrees 00 minutes 55 seconds West, 81.00 feet coincident with the northwest line of Westchester Square Subdivision to the **POINT OF BEGINNING**, containing 2.760 acres.

These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



Thomas C. Haberer
Registered Professional Land Surveyor #4350

September 9, 2010
Job No. 9-05-0063A

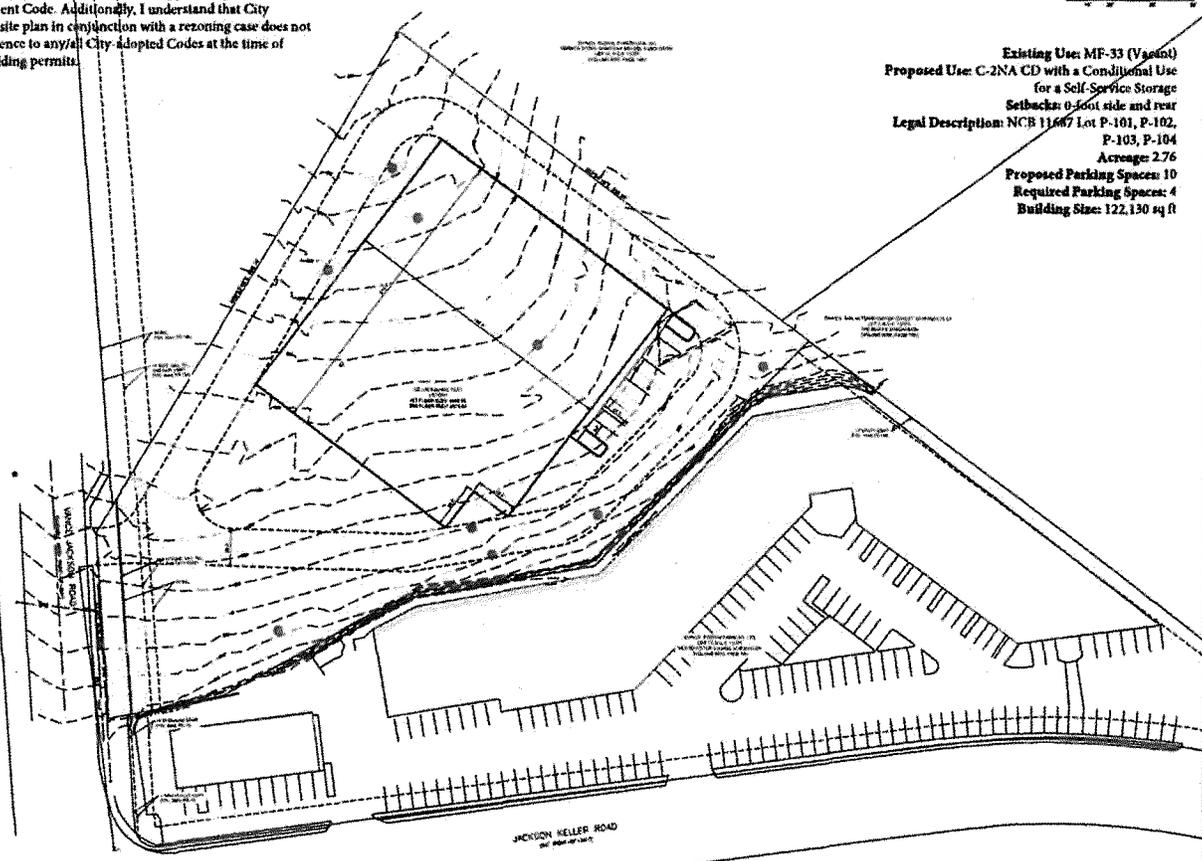


20015223

I, Enrique Sabalia (Director of Sabia Brothers International, 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.



Existing Use: MF-33 (Vacant)
Proposed Use: C-2NA CD with a Conditional Use
for a Self-Service Storage
Setbacks: 0-foot side and rear
Legal Description: NCB 11667 Lot P-101, P-102,
P-103, P-104
Acreage: 2.76
Proposed Parking Spaces: 10
Required Parking Spaces: 4
Building Size: 122,130 sq ft



MORAN, BOY & COPLAND & ASSOC., INC.
12121 Canyon Blvd, Suite 100
Denver, Colorado 80231
Tel: 303-750-1000 Fax: 303-750-1001
www.moranboy.com
All measurements made in accordance with A.S.P.S. 1001/102



VANCE JACKSON STORAGE
SAN ANTONIO, TX
CONCEPTUAL SITE EXHIBIT

DATE	11/11/11
BY	ES
CHECKED BY	ES
SCALE	AS SHOWN
PROJECT NO.	11-11-11
SHEET NO.	1 OF 1

Attachment B