

AN ORDINANCE 2014 - 05 - 15 - 0 357

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 3.253 acres out of Lot 1, Block 14, NCB 17647 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Self Service Storage.

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. In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes solid screen fencing on the subject property to be erected or altered of up to a height of eight (8) feet along the side and rear property lines.

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.

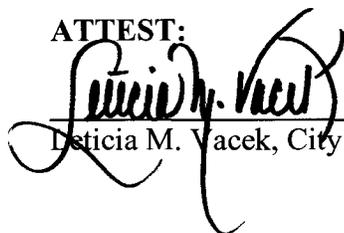
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective May 25, 2014.

PASSED AND APPROVED this 15th day of May 2014.

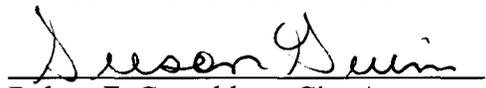

M A Y O R
Julián Castro

ATTEST:



Deticia M. Vacek, City Clerk

APPROVED AS TO FORM:

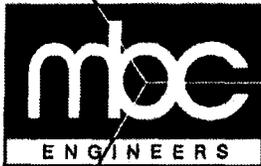


Robert F. Greenblum, City Attorney
for

Agenda Item:	Z-5 (in consent vote: 32, 33, Z-1, Z-2, P-1, Z-3, Z-5, Z-6, Z-8)
Date:	05/15/2014
Time:	02:14:44 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014130 CD (District 6): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Self Service Storage allowing a solid screen fence up to eight (8) feet in height along the side and rear property lines in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on 3.263 acres out of Lot 1, Block 14, NCB 17647 located on a portion of 1907 West Loop 1604 North. Staff and Zoning Commission recommend approval.
Result:	Passed

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

Z2014130



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

METES AND BOUNDS
DESCRIPTION OF

A 3.253 acre (141,687 square feet) tract of land out of a called 12.82 acre tract of land being Lot 1, Block 14, New City Block 17647, as recorded in Volume 9617, Page 105 of the Deed and Plat Records, Bexar County, Texas, out of the Thomas York Survey No. 201 ½, abstract 825, county block 4400, Bexar County, Texas, situated in the City of San Antonio, Texas, and being more particularly described in a clockwise manner as follows:

BEGINNING: At a point, said point being the northwest corner of Oak Creek Community, Unit 1, as recorded in Volume 7600, Pages 232-233, of the Deed and Plat Records, Bexar County, Texas, said point, being on the east right-of-way line of Charles Anderson Loop (F.M. 1604) (a public right-of-way varies);

THENCE: N 00°23'36" W, 260.07 feet, leaving the north line of said Oak Creek Community, Unit-1, along and with the east right-of-way line of said Charles Anderson Loop (F.M. 1604), to a point;

THENCE: N 89°37'30" E, 544.99 feet, leaving the east right-of-way line of said Charles Anderson Loop (F.M. 1604) to a point, said point being on the west line of said Oak Creek Community, Unit-1;

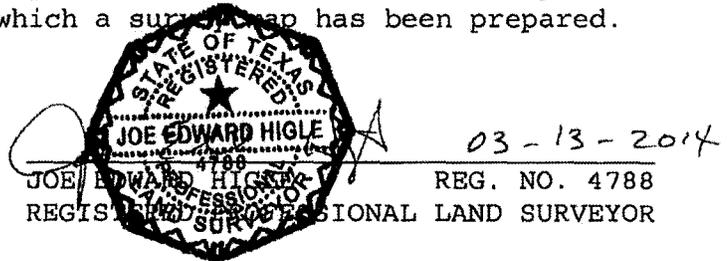
THENCE: S 00°23'47" E, 259.89 feet, along and with the west line of said Oak Creek Community, Unit-1, to a point, said point being on the north line of said Oak Creek Community, Unit-1;

Z2014180

THENCE: S 89°36'24" W, 545.00 feet, along and with the north line of said, Oak Creek Community, Unit-1, to the POINT OF BEGINNING of this tract.

"This description is based on the Land Title Survey and plat made by Joe Edward Higle #4788 Registered Professional Surveyor on March 13, 2014"

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.

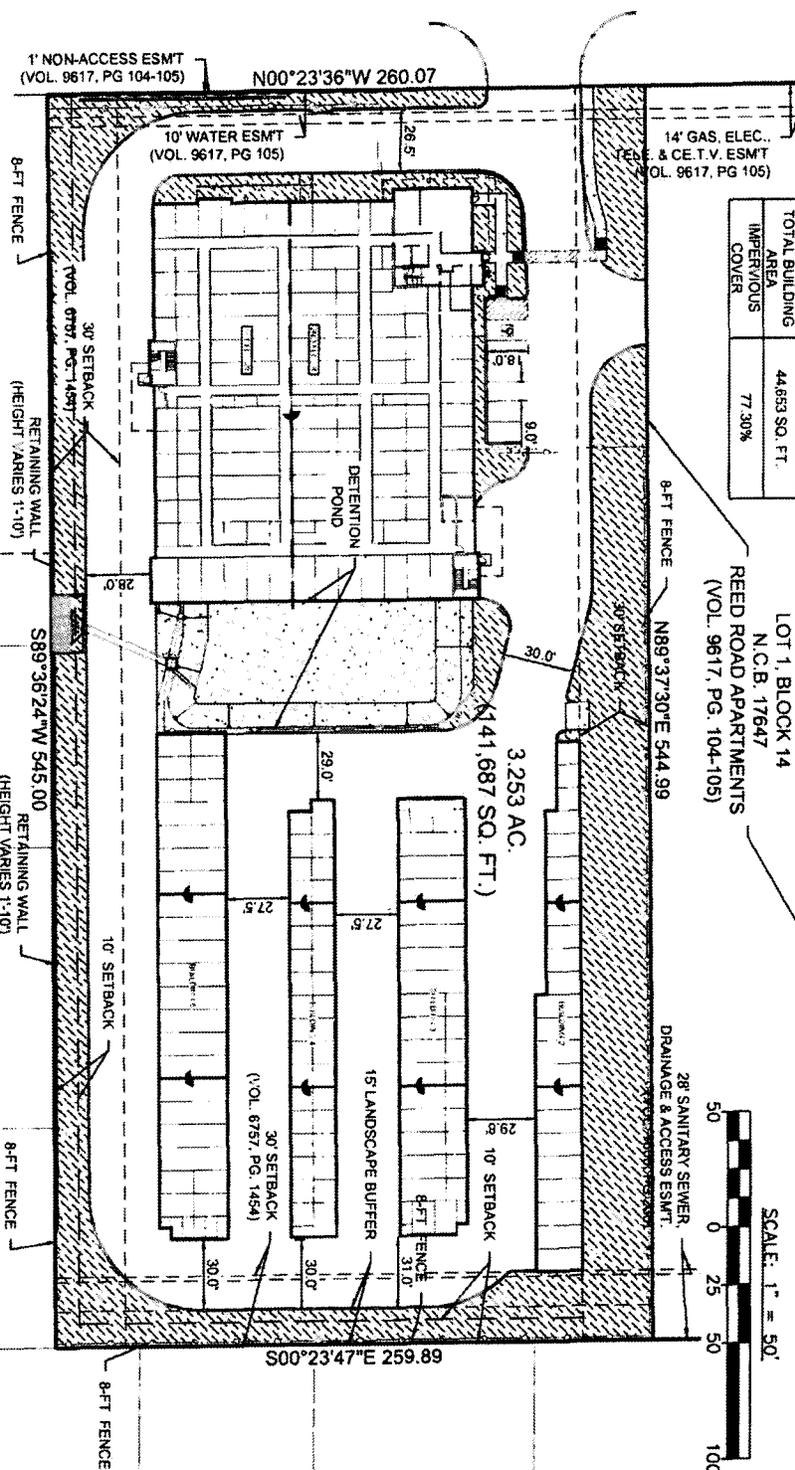


30567-0671
March 13, 2014
JEH/nt

CHARLES ANDERSON LOOP (F.M. 1604)

(PUBLIC RIGHT OF WAY WIDTH VARIES)

NOTE: PURSUANT TO SECTION 36-517 OF UDC, THE PROPOSED BUILDING ADJACENT TO LOOP 1604 CAN EXCEED THE MAXIMUM BUILDING HEIGHT OF 25-FT SINCE IT HAS A SIDE SETBACK OF 45-FT.

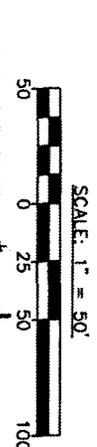


SITE AREA		3.253 ACRES
NO. OF LOTS	1	
NO. OF BUILDINGS	5	
NO. OF PARKING SPACES	6	
TOTAL BUILDING AREA	44,653 SQ. FT.	
IMPERVIOUS COVER	77.30%	

LEGEND

LANDSCAPING AREA

LOT 1, BLOCK 14
N.C.B. 17647
REED ROAD APARTMENTS
(VOL. 9617, PG. 104-105)



I, CHARLES F. HEDGES, JR., SENIOR VICE-PRESIDENT OF FASHEN MANAGEMENT, LLC ITS MANAGER ON BEHALF OF GREY FOREST DEVELOPMENT, LLC, 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.

1035 Central Parkway North
San Antonio, Texas 78232
(210) 546-1122 Fax (210) 546-8302
TEXAS REGISTERED ENGINEERING FIRM E-764

WESTOVER HILLS SELF STORAGE SAN ANTONIO, TX. SITE PLAN

DESIGN	JC
DRAWN	RV
CHECKED	03-12-2014
DATE	30567-0671
JOB NO.	1 of 1
SHT.	

Z2014130 CD