

AN ORDINANCE 2014 - 04 - 17 - 0271

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.

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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, Block 4, NCB 16927 from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres to "C-3 CD AHOD" General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Parking and/or Storage – Long Term.

SECTION 2. 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 3. The City Council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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 6. This ordinance shall become effective April 27, 2014.

PASSED AND APPROVED this 17th day of April 2014.


MAYOR
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

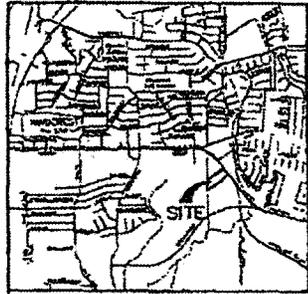
APPROVED AS TO FORM:



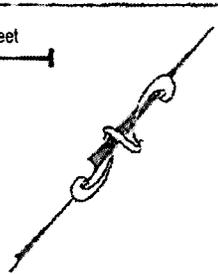
for Robert F. Greenblum, City Attorney

Voting Results Interface

Agenda Item:	Z-3 (in consent vote: Z-1, Z-3, Z-4, Z-7, Z-9)						
Date:	04/17/2014						
Time:	02:13:24 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2014102 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres to "C-3 CD AHOD" General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Storage on Lot 1, Block 4, NCB 16927 located at 6110 Walzem Road. 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				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					
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	



1 inch = 130 feet



Lot 1, Block 4, NCB 16927
7.096 acres

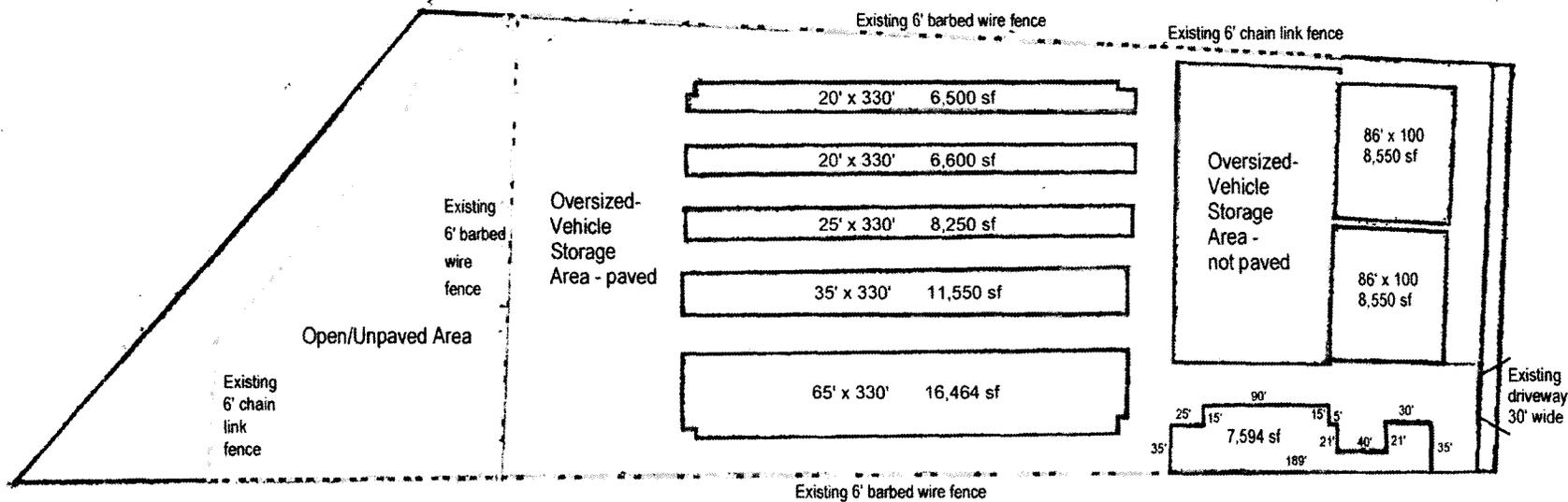
Proposed use: Parking/Storage (Long-Term) of Automobiles, Marine Vehicles, and Oversized Vehicles (in addition to the existing self-service storage facility)

Total Building Size: 74,058 sf

Total Paved Area: 126,874 sf

Total Impervious Cover: 197,558 sf

ATTACHMENT A



29014102

Existing Parking: 8 spaces (including ADA spaces)

Parking meets the current UDC requirements for a Self-Service Storage facility; Long-Term Parking/Storage uses do not carry parking requirements, per UDC. Proposed zoning and surrounding zoning do not currently require any building setbacks or landscape buffers, per UDC.

I, Dale R. Stamp, manager of Dale R. Stamp Commercial Management Group, LLC, General Partner, on behalf of Quantum Self Storage LLLP, the property owner, acknowledge that this site plan submitted for the purposes 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.