

AN ORDINANCE **2016-06-02-0421**

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 5.86 acres of land out of NCB 14735 from "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with Conditional Use for Outdoor Art Gallery and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback to 10 feet and with an allowance for an eight (8) foot fence.

SECTION 2. In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered of up to a height of eight (8) feet along the property line.

SECTION 3. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

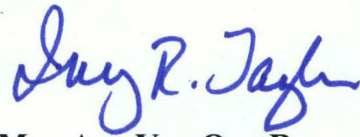
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 5. The City Council approves this Planned Unit Development 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 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.

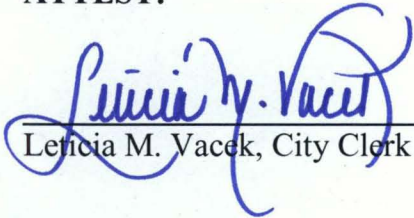
SECTION 7. This ordinance shall become effective June 12, 2016.

PASSED AND APPROVED this 2nd day of June, 2016.



M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

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Agenda Item:	Z-13						
Date:	06/02/2016						
Time:	03:05:14 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2016122 (Council District 8): An Ordinance amending the Zoning District Boundary from "RM-4" Residential Mixed District, "RM-4 CD" Residential-Mixed District with Conditional Use for an Outdoor Art Gallery, and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback of ten (10) feet on 5.86 acres of land out of NCB 14735 located at 11356 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				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				

Z2016122



**FIELD NOTES
FOR
A 5.863 ACRE TRACT**

A 5.863 acre tract of land, out of the Maria Trinidad Guerrero Survey no. 88, Abstract 260, now in New City Block (N.C.B.) 14735, also being out of Tracts 14-18 of the A.B. Rather Subdivision, a plat of record in Volume 642 page 61 of the Deed and Plat Records of Bexar County, Texas and being all of a called 4.07 acre tract of land conveyed to Roy R. and Carmen Z. Barrera of record in Volume 4249 Page 594 of the Deed Records of Bexar County, Texas and all of a called 1.793 acre tract of land conveyed to Roy R. and Carmen Z. Barrera of record in Volume 4297 Page 407 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe in the northeast right-of-way line of Vance Jackson Road, a variable width right-of-way, at the most southerly corner of a 13 foot right-of-way dedication as shown on the Resubdivision Plat of Roundtree Subdivision of record in Volume 7200 Page 72 of the Deed and Plat Records of Bexar County, Texas, for the most westerly corner of the 1.793 acre tract and the tract described herein;

THENCE: N 40° 00' 29" E, departing the northeast right-of-way line of Vance Jackson Road and along and with the southeast line of the 13 foot right-of-way dedication and the northwest line of the 1.793 acre tract, at a distance of 12.98 feet passing a found 1/4" iron rod for the east corner of the 13 foot right-of-way dedication, the most southerly corner of Lot 6, Block 1, N.C.B. 17151 of the Resubdivision Plat of Roundtree Subdivision of record in Volume 9517 Page 143 of the Deed and Plat Records of Bexar County, Texas and continuing along and with a southeast line of Lot 6 and the northwest line of the 1.793 acre tract, a total distance of 302.69 feet to a found iron pipe (pinched) for an interior corner of Lot 6, the north corner of the 1.793 acre tract and the northwest corner of the tract described herein;

THENCE: Along and with the northeast line of the 1.793 acre tract, the following two (2) courses:

1. S 50° 08' 33" E, a distance of 71.24 feet to a found 1" iron pipe for an exterior corner of the tract described herein, and
2. S 49° 51' 47" E, a distance of 187.18 feet to a set pk nail in a rock wall that is in line with the remnants of a rock fence line for the east corner of the 1.793 acre tract, a southerly exterior corner of Lot 6, in the northwest line of the 4.07 acre tract and for an interior corner of the tract described herein;

THENCE: N 39° 33' 13" E, along and with the northwest line of the 4.07 acre tract and a southeast line of Lot 6, a distance of 139.45 feet to a found iron pipe for a southwest corner of Lot 231 (shown as Common Use Land), N.C.B. 16043 of the Vacating & Resubdivision Plat of Mission Trace Planned Unit Development (P.U.D.) of record in Volume 7100 Pages 102-105 of the Deed and Plat Records of Bexar County, Texas, the north corner of the 4.07 acre tract and a northwest exterior corner of the tract described herein;

THENCE: S 64° 31' 32" E, along and with a southwest line of the Mission Trace P.U.D., a distance of 380.44 feet to a found 1/4" iron rod for an interior corner of Lot 310 (shown as Common Area), N.C.B. 14735 of the Vacating and Resubdivision Plat of Mission Trace Unit - 2 (Planned Unit Development) of record in Volume 8900 Page 185 of the Deed and Plat Records of Bexar County, Texas, a southwest exterior corner of the Mission Trace P.U.D., the northeast corner of the 4.07 acre tract and the tract described herein;

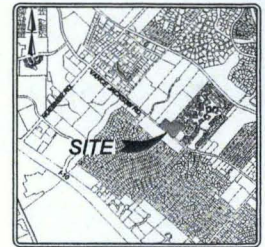
THENCE: S 40° 15' 39" W, along and with the southeast line of the 4.07 acre tract, the northwest line of Mission Trace Unit - 2 (Planned Unit Development) and the northwest line of a called 1.853 acre tract of land as conveyed to Tommy B. and Julia M. Keck of record in Volume 5861 Page 445 of the Official Public Records of Bexar County, Texas, a distance of 530.59 feet to a found 2" steel fence post along the exterior line of a rock and concrete fence line in the northeast right-of-way line of Vance Jackson Road, for the southwest corner of the 1.853 acre tract, the southeast corner of the 4.07 acre tract and the tract described herein;

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THENCE: N 50° 36' 57" W, along and with the northeast right-of-way line of Vance Jackson Road and the southwest line of the 4.07 acre tract and generally along the inside line of an existing rock wall (excluding driveways) at a distance of 362.84 feet passing a found 1/2" iron rod for the southwest corner of the 4.07 acre tract and the south corner of the 1.793 acre tract, and continuing along and with the northeast right-of-way line of Vance Jackson Road and the southwest line of the 1.793 acre tract and generally along the inside line of an existing rock wall (excluding driveways), a total distance of 623.27 feet to the POINT OF BEGINNING and containing 5.863 acres, more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

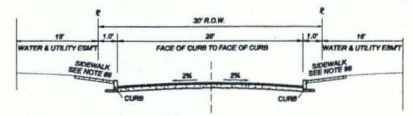
Job No.: 16-008
Prepared by: KFW Surveying
Date: March 4, 2016
File: S:\Draw 2016\16-008 11356 Vance Jackson Barrera Tract(DOCSTF)



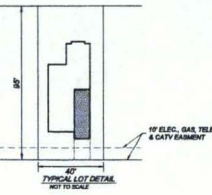


LOCATION MAP
NOT-TO-SCALE

LAND USE DENSITY TABLE					
TOTAL ACRES	OPEN SPACE	DWELLING UNITS	DENSITY (DWELLING UNITS/ACRES)	TOTAL FLOOR AREA (SQ FT)	FLOOR AREA RATIO PER LOT
5.803	1.41	37	0.31	1713	0.48

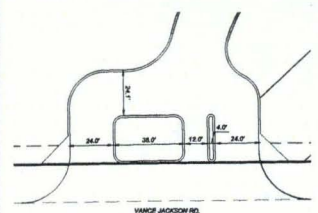


30' R.O.W. STREET SECTION - PRIVATE
NOT TO SCALE

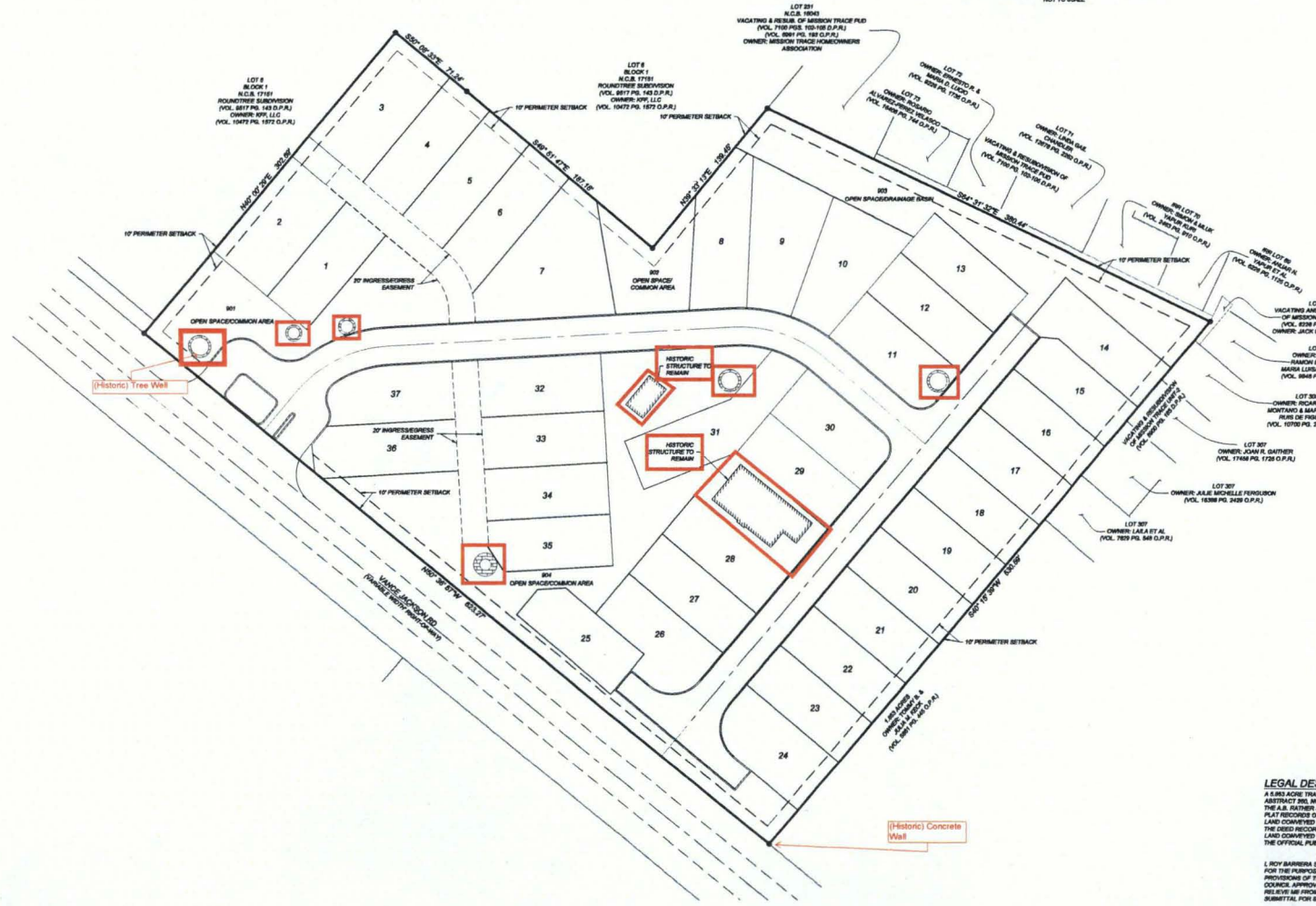


TYPICAL LOT DETAIL
NOT TO SCALE

- Notes:
- Z2016122- Request for RM-4 PUD with a 10' perimeter setback
 - Per 35-344.02 (i) of the UDC, the PUD is compatible with adjacent land use and the perimeter setback is 10-foot due to accommodation of unique physical features of the property such as the preservation of (historic) structures, (historic) tree wells, (historic) concrete wall, and Significant and Heritage trees.



ENTRY STREET PLAN
SCALE: 1"=30'



LEGEND

- SITE BOUNDARY
- EXISTING TREE PLANTER BOX TO REMAIN
- EXISTING STRUCTURES TO REMAIN

LEGAL DESCRIPTION
A 3.83 ACRE TRACT OF LAND, OUT OF THE MARIA THOMAS GUERRERA SURVEY NO. 88, A 3.83 ACRE TRACT OF LAND, IN NEW CITY BELOIT (N.C.A.), 1974, ALSO BEING OUT OF TRACTS 14, 15 OF THE A.B. BARNER SUBDIVISION, A PLAT OF RECORD IN VOLUME 484 PAGE 51 OF THE DEEDS AND PLAT RECORDS OF BEAUFORT COUNTY, TEXAS AND BEING ALL OF A CALLED 1.36 ACRE TRACT OF LAND CONVEYED TO ROY R. AND CARMEN Z. BARNER IN RECORD IN VOLUME 484 PAGE 54 OF THE DEEDS RECORDS OF BEAUFORT COUNTY, TEXAS AND ALL OF A CALLED 1.36 ACRE TRACT OF LAND CONVEYED TO ROY R. AND CARMEN Z. BARNER IN RECORD IN VOLUME 487 PAGE 487 OF THE OFFICIAL PUBLIC RECORDS OF BEAUFORT COUNTY, TEXAS

L. ROY BARNER SR., THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECORDING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE, ADDITIONALLY, I UNDERSTAND THAT CITY COUSINE APPROVAL OF A SITE PLAN IN CONNECTION WITH A RECORDING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO APPLICABLE CITY ADOPTED ORDINANCES AT THE TIME OF PLAN SUBMITTAL, FROM SUBSEQUENT PLANNING OF BUILDING PERMITS.

DATE: Apr 04, 2014, 10:29 AM, User: jk, Job: 11356 VANCE JACKSON CONCEPTUAL SITE PLAN, Drawing: 001

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HANDCRAFTED MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.