

AN ORDINANCE 2016-10-20-0828

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 11, Block 1, NCB 719 from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel, Timeshare, and Corporate Apartment.

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. All lighting shall be directed onto the site and point away from any residential zoning or uses.

SECTION 4. The City Council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** 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

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10/20/2016
Z-1- Amended

CASE NO. Z2016241 S

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 the 30th day of October 2016.

PASSED AND APPROVED this 20th day of October 2016.




M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

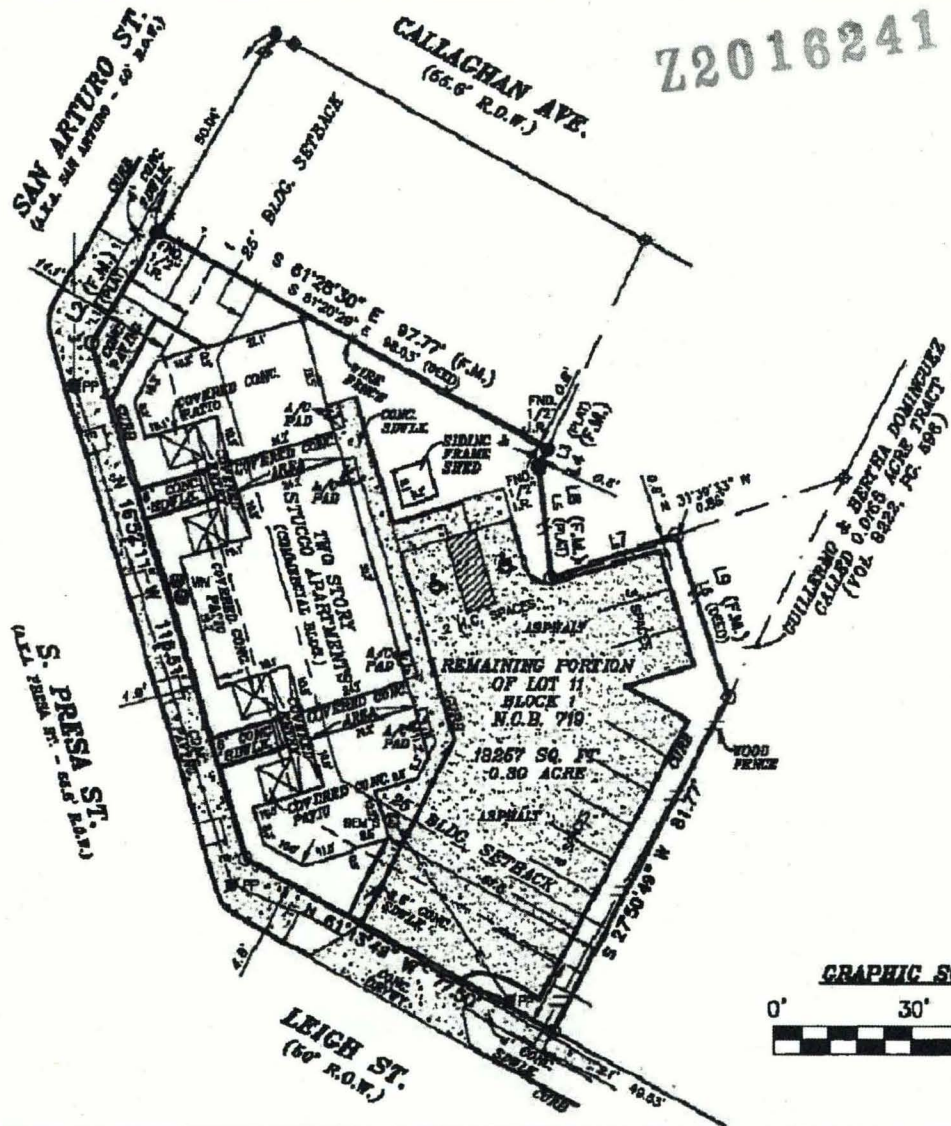
APPROVED AS TO FORM:



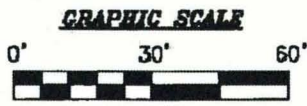
For City Attorney

| Agenda Item: | Z-1 | | | | | | |
|---------------------|---|-------------|-----|-----|---------|--------|--------|
| Date: | 10/20/2016 | | | | | | |
| Time: | 02:11:49 PM | | | | | | |
| Vote Type: | Motion to Appr w Cond | | | | | | |
| Description: | ZONING CASE # Z2016241 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel/Timeshare/Corporate Apartment on Lot 11, Block 1, NCB 719, located at 716 S Presa Street. Staff and Zoning Commission recommend Approval with a condition. | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ivy R. Taylor | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | x | |
| Alan Warrick | 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 | | | | |

Z2016241.



Address: 716 South Presa Street
 Current Zoning: "C-2 H" Historic Lavaca Commercial District
 Proposed Zoning: "C-2H S AHOD" Historic Lavaca Commercial District with a Specific Use for Extended Stay Hotel/Motel, Timeshares, and Corporate Apartments
 Current Land Use: Mixed Use (Lavaca Neighborhood Plan)
 Acreage: 0.3035
 Existing Parking Spaces: 13



I, Nathan P. Ross, President of 716 S. Presa Partners, 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.

EXHIBIT "A"

Copyright © TerraSurveyors LLC. Improvements shown on this survey are for general information purposes only and may not portray exact shapes and sizes. Survey is based on a title report issued by the title Company listed above issued under Encumbrance No. 716 shown on this survey.