

AN ORDINANCE 2017-11-02-0868

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 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 2.168 acres out of NCB 11610 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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 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 "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

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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 November 12, 2017.

PASSED AND APPROVED this 2nd day of November 2017.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-11 (in consent vote: Z-1, Z-2, Z-3, P-2, Z-5, P-3, Z-6, Z-7, P-4, Z-8, Z-11, Z-12, Z-14)						
Date:	11/02/2017						
Time:	02:08:33 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017256 S (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on 2.168 acres out of NCB 11610, located at 7201 Wurzbach Road, 7203 Wurzbach Road, and 7215 Wurzbach Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

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Exhibit “A”

Z2017258

H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services
FIELD NOTES

Field notes of a 2.168 acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of Lot 20 and Lot 21, Block "C", New City Block 11610, Deer Oak Hills Subdivision, according to plat recorded in Volume 7000, Page 76, Plat Records, also being that same tract called 2.155 acres in deed to D.A.D. Holdings, LTD., recorded in Volume 10785, Page 569, Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a $\frac{1}{4}$ " iron pin found in the southeast line of Snowden Road at a north corner of said 2.155 acre tract and this tract, being a west corner of Lot 27, Block "C", Deer Oak Hills Subdivision, Unit-1A, according to plat recorded in Volume 9507, Page 210, Plat Records, said point being 713.04 feet in a southwesterly direction along the southeast line of Snowden Road from a $\frac{1}{4}$ " iron pin found at a point of curve at its intersection with the southwest line of Babcock Road.

Thence S $47^{\circ} 15' 54''$ E. 204.04 feet along a southwest line of Lot 27, being a northeast line of said 2.155 acre tract, to a $\frac{1}{4}$ " iron pin found at an interior corner of said 2.155 acre tract and this tract.

Thence N $43^{\circ} 58' 20''$ E. 197.17 feet to a $\frac{1}{4}$ " iron pin found at a north corner of said 2.155 acre tract and this tract, being an interior corner of said Lot 27.

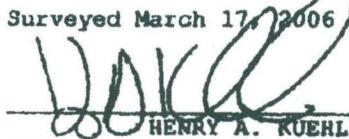
Thence S $50^{\circ} 13' 58''$ E. 160.84 feet to a $\frac{1}{4}$ " iron pin found in the northwest line of Wurzbach Road at a south corner of Lot 27, being the east corner of said 2.155 acre tract and this tract.

Thence S $39^{\circ} 46' 16''$ W. 357.90 feet along the northwest line of Wurzbach Road to a $\frac{1}{4}$ " iron pin found at the south corner of said 2.155 acre tract and this tract, being the east corner of Lot 28, Block "C", Chapel Ridge Subdivision, according to plat recorded in Volume 9512, Page 77, Plat Records.

Thence N $48^{\circ} 59' 54''$ W. 383.75 feet along the northeast line of Lot 28 (also see deed recorded in Volume 10416, Page 212, Real Property Records), being the southwest line of said 2.155 acre tract, to a $\frac{1}{4}$ " iron pin found in the southeast line of Snowden Drive at the north corner of Lot 28, being the west corner of this tract.

Thence N $41^{\circ} 22' 37''$ E. 164.76 feet along the southeast line of Snowden Road to the place of Beginning and containing 2.168 acres of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".
Job No. 016-06
RE: Plat

Surveyed March 17, 2006

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

14399 Northbrook Drive Suite 130 San Antonio, Texas 78232 Phone: (210) 490-7847 Fax: (210) 490-7857

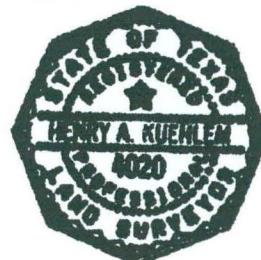
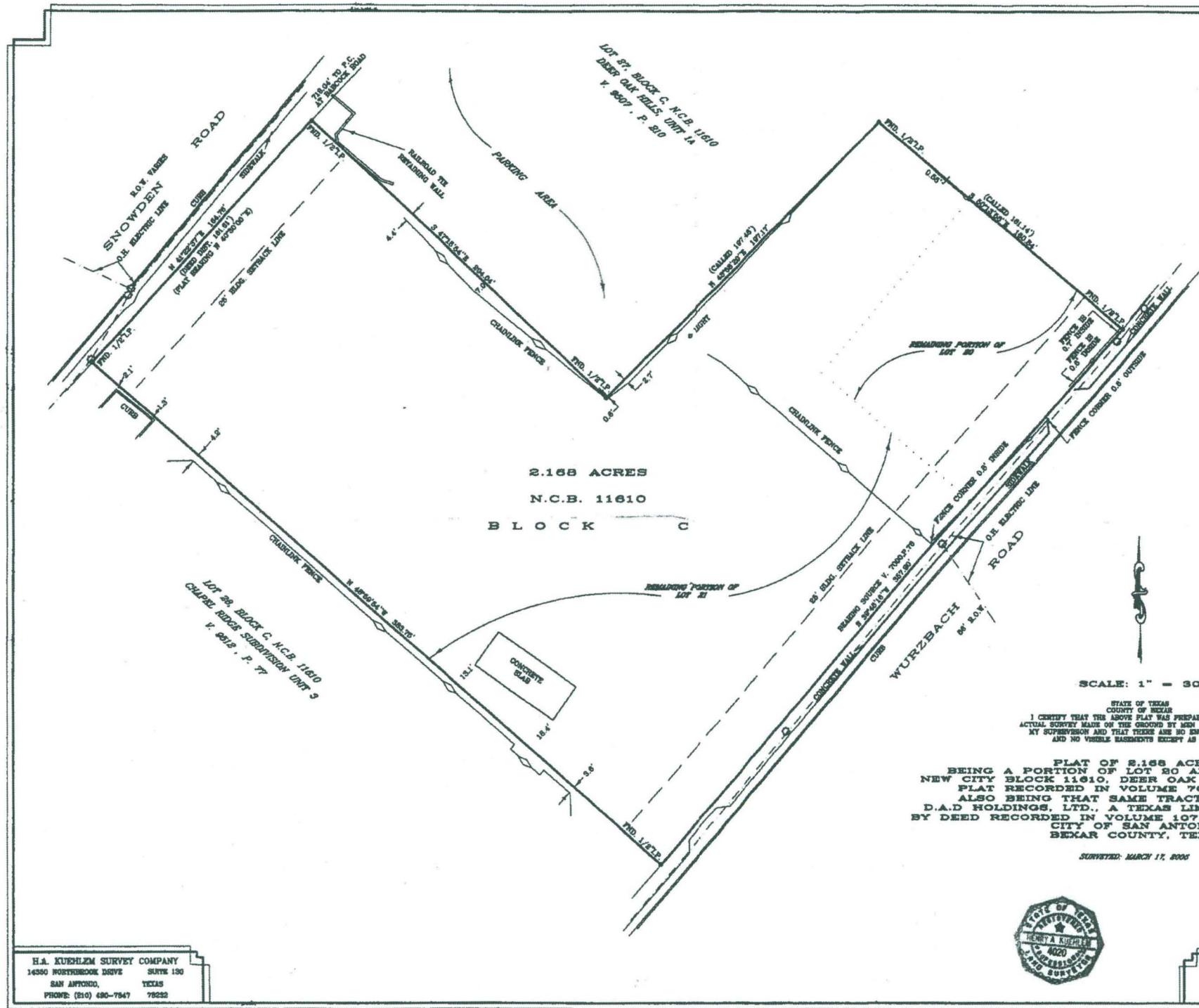


Exhibit "A"

Z2017256



H.A. KUEHLEM SURVEY COMPANY
14330 NORTHBROOK DRIVE SUITE 11
SAN ANTONIO, TEXAS
PHONE: (210) 480-7847 78232



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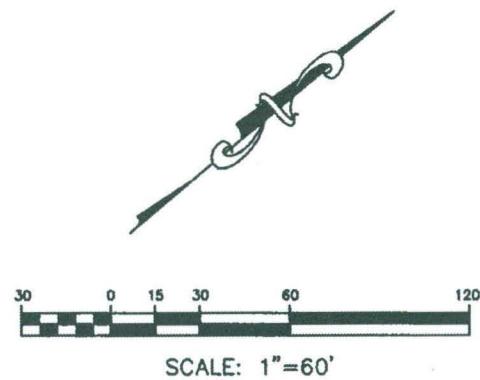
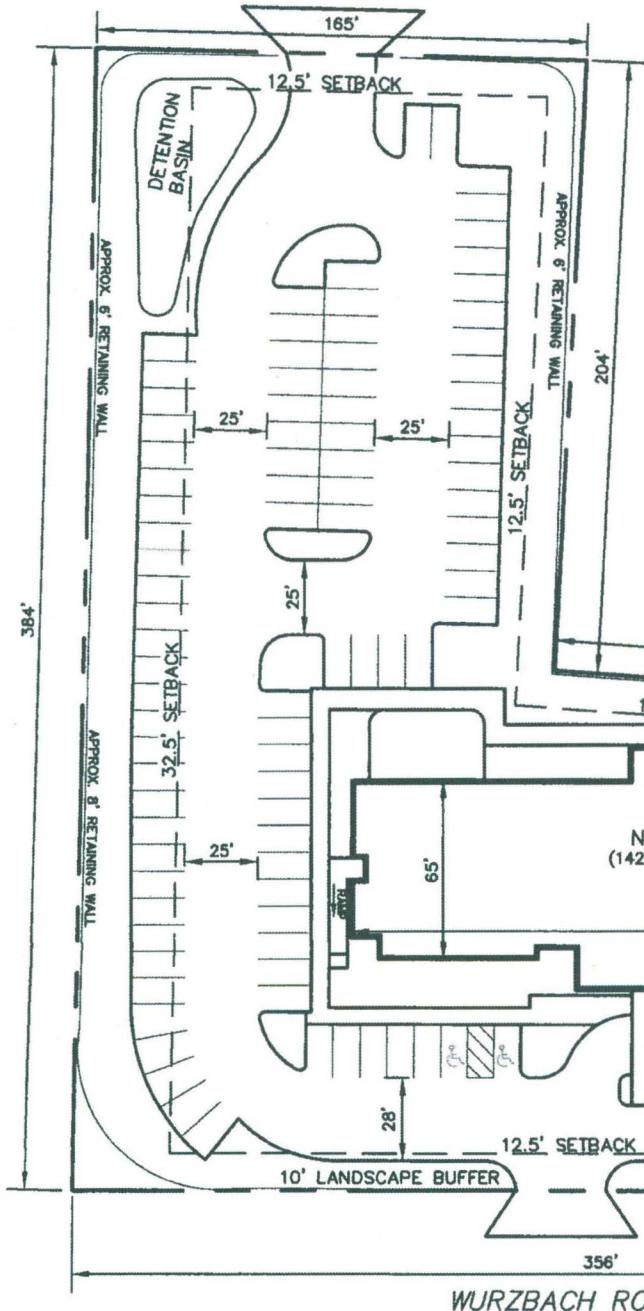
Exhibit “B”

I, Marie Paul, MBS Group 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.

Marie Paul
Marie Paul, MBS Group, LLC

Z2017256

SNOWDEN ROAD



REQUIRED PARKING = 79 SPACES
PROVIDED PARKING = 96± SPACES

PAVED PARKING & WALKS = 46,361 SF (1.06 AC)

PRELIMINARY LAYOUT FOR A NEW
99 ROOM, 4-STORY HOTEL, 2.17 ACRES

Exhibit "B"