

AN ORDINANCE 2018-08-02-0576

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 on the west 67.88 feet of the north 200 feet of Lot 5A and the south 169.6 feet of Lot 5A & the north 219.5 feet of Lot 32, Block 6, NCB 10938 from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel.

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.

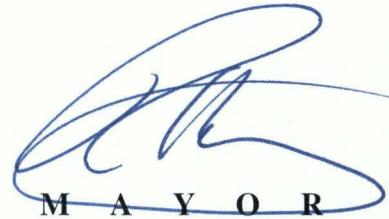
SECTION 3. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 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 August 12, 2018.

PASSED AND APPROVED this 2nd day of August 2018.




M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



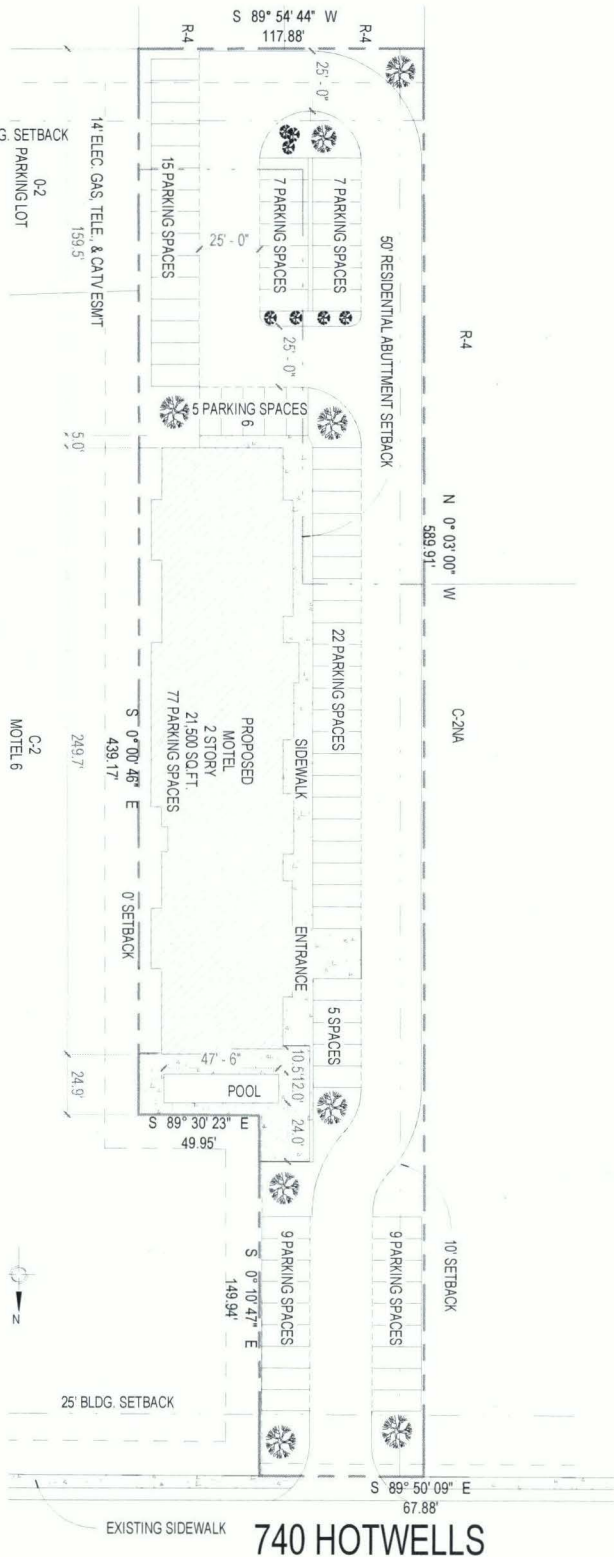
For Andrew Segovia, City Attorney

Agenda Item:	Z-15 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44)						
Date:	08/02/2018						
Time:	02:11:51 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018119 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on the west 67.88 feet of the north 200 feet of Lot 5A and the south 169.6 feet of Lot 5A and the north 219.5 feet of Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18036)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		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				

SG/lj
08/02/2018
Item No. Z-15

EXHIBIT “A”

1 PRELIMINARY SCHEMATIC SITE PLAN
1" = 50'-0"

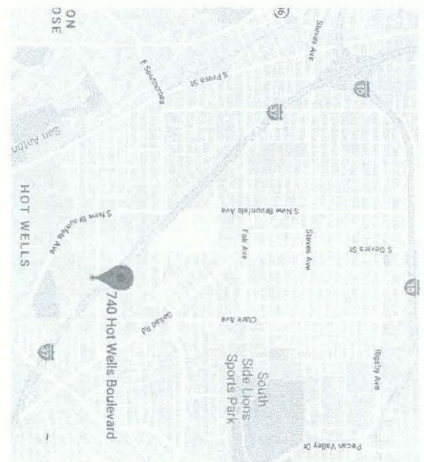


740 HOTWELLS

PARKING REQUIREMENTS		COVERAGE PERCENTAGE	
80 TOTAL PARKING SPACES		LOT AREA:	62093 SF
40 TOTAL ROOMS		BUILDING COVERAGE	13716 SF
11 FIRST FLOOR ROOMS		% BLDG COVERAGE	22%
29 SECOND FLOOR ROOMS		PAVED COVERAGE	34205 SF
21500 SF/200 = 108 CARS		% PAVED COVERAGE	55%
40 ROOMS X 1.5 = 60 CARS		SIDEWALK COVERAGE	5294 SF
40 ROOMS X 2.0 = 80 CARS		% SIDEWALK COVERAGE	9%
		TOTAL IMPERVIOUS COVERAGE	53215 SF
		% TOTAL IMP. COVERAGE	86%

Z2018119 S

"I, Mikkanth United Partnership, 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 United 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."



PRELIMINARY SCHEMATIC SITE PLAN		DANNY DESAI		ELD eric L. davis engineering and design 25132 Oakhurst Drive, Ste 110 Spring, Texas 77386 281.863.9420 www.ELDEngineering.com
Project number	Project Number	A-0.1	PROPOSED HOTEL	
Date	01/26/18		740 HOT WELLS BLVD.	
Drawn by	IA		SAN ANTONIO, TX 78223	
Checked by	DW		Scale 1" = 50'-0"	