

AN ORDINANCE 2018-01-18-0066

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 of 0.099 acres out of NCB 11610 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Private Social Club.

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

- A. Hours of Operation are to be Monday through Friday, 5:00p.m. - 2:00a.m., and Saturday and Sunday, from 12:00p.m. - 2:00a.m.

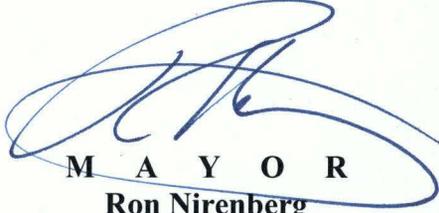
SECTION 5. The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 6. 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.

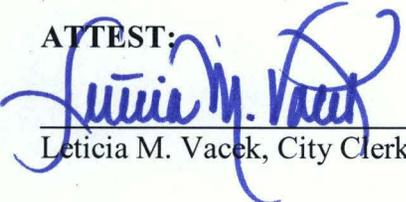
SECTION 7. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 8. This ordinance shall become effective January 28, 2018.

PASSED AND APPROVED this 18th day of January 2018.

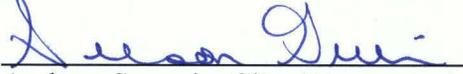

M A Y O R
Ron Nirenberg

ATTEST:



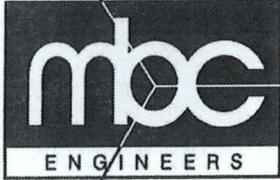
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	Z-41						
Date:	01/18/2018						
Time:	02:43:30 PM						
Vote Type:	Motion to Appr w Cond						
Description:	ZONING CASE # Z2018040 S (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Private Social Club on 0.099 acres out of NCB 11610, located at 7271 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				
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			x	
Manny Pelaez	District 8		x				x
John Courage	District 9		x				
Clayton H. Perry	District 10		x				



Z2018040 S

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT FOR ABBEY J SOCIAL CLUB,
7271 WURZBACH ROAD, SUITE 220**

BEING 0.099 OF AN ACRE (4,315 SQUARE FEET) OUT OF LOT 27, BLOCK C, NEW CITY BLOCK 11610, DEER OAK HILLS, UNIT 1A, ACCORDING TO PLAT RECORDED IN VOLUME 9507, PAGE 210, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS; SAID 0.099 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod Found on the Southeasterly right of way line of Snowden Road, a 60 foot public right of way plot being the most Westerly corner of said Lot 27, Block C, and being S 51° 47' 38" W a distance of 750.19 feet from a X found in concrete marking the most Northerly corner of said Lot 27;

THENCE N 40° 58' 06" E a distance of 203.16 feet, along the Southeasterly right of way line of said Snowden Road, to a Point;

THENCE S 49° 01' 54" W a distance of 26.84 feet, departing the Southeasterly right of way line of said Snowden Road, to a Building Corner Found being the **POINT OF BEGINNING**;

THENCE N 41° 27' 38" E a distance of 78.89 feet, along the exterior building line, to a Point;

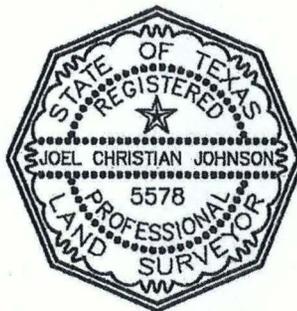
THENCE S 47° 51' 09" E a distance of 54.97 feet to a Point;

THENCE S 41° 27' 38" W a distance of 78.11 feet to a Building Corner Found;

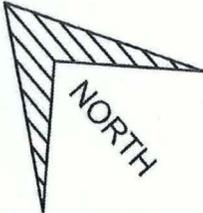
THENCE N 48° 39' 51" W a distance of 54.97 feet along the exterior building line, to the **POINT OF BEGINNING** and containing 0.099 of an Acre of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


11-17-17
Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: November 17, 2017
Job No: 31916-1073

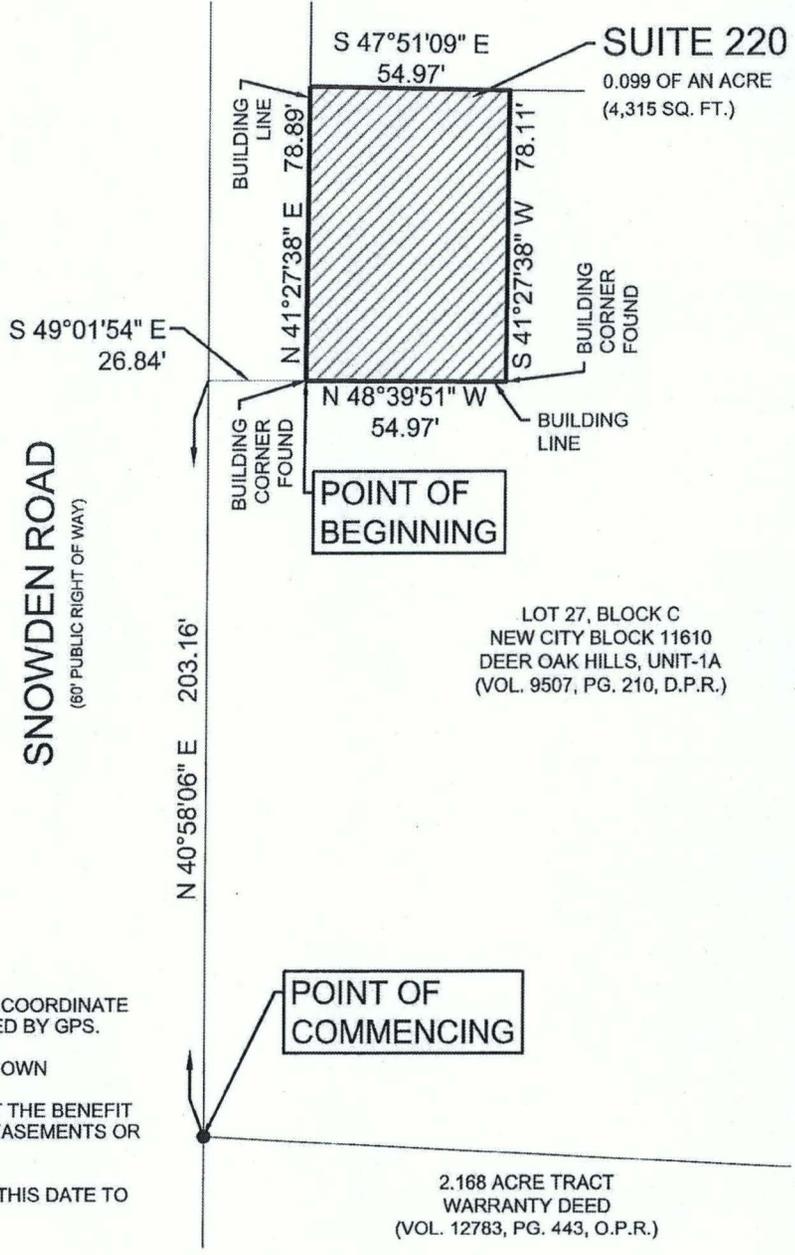


SCALE: 1" = 50'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)



NOTES:

- 1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 2) ZONING EXHIBIT ONLY, IMPROVEMENTS NOT SHOWN
- 3) THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT SHOW EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
- 4) METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS EXHIBIT.



[Signature]
 JOEL CHRISTIAN JOHNSON R.P.L.S. NO. 5578 11-17-17



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

**ZONING EXHIBIT FOR
 ABBEY J SOCIAL CLUB,
 7271 WURZBACH ROAD, SUITE 220**

BEING 0.099 OF AN ACRE (4,315 SQUARE FEET) OUT OF LOT 27,
 BLOCK C, NEW CITY BLOCK 11610, DEER OAK HILLS, UNIT 1A,
 ACCORDING TO PLAT RECORDED IN VOLUME 9507, PAGE 210,
 DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS.

DESIGN	_____
DRAWN	_____ JC
CHECKED	_____ JCJ
DATE	_____ 11-17-2017
JOB NO.	_____ 31916-1073
PAGE	_____ 1 of 1

Z2018040

C-3

BABCOCK RD.

MF-33

SNOWDEN RD.

C-3

C-3

C-3

SUBJECT PROPERTY- 4,315 S.F. (SUITE 220) IN EXISTING SHOPPING CENTER. SPECIFIC USE AUTHORIZATION FOR "PRIVATE CLUB"

(E) 47,000 S.F. COMMERCIAL SHOPPING CENTER

C-2 S
NA

C-2

(E) ASPHALT PARKING SURFACE

C-3

C-3

(E) ASPHALT PARKING SURFACE

C-2

WURZBACH RD.

C-2

C-2 S

C-2 S



- PROPERTY: 0.099 ACRES (4,315 S.F.)
- LEGAL DESCRIPTION: NCB 11610, BLK C, SE IRR 234.81 FT OF LOT 27
- CURRENT ZONING: C-2
- REQUESTED ZONING: C-2 S NA (SPECIFIC USE FOR PRIVATE CLUB)
- IMPERVIOUS COVER: 4,315 S.F. (100%)
- SETBACKS/BUFFERYARDS: NONE REQUIRED- ALL BASE ZONING IS C-2
- REQUIRED PARKING: 1 PER 3 PERSONS (PROVIDED IN (E) SHOPPING CENTER)

I, Richard Cole, for 7241 Wurzbach Rd. LP, 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.

ZONING SITE PLAN FOR 7271 WURZBACH RD.

SCALE: 1" = 100'

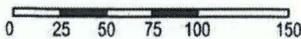


Exhibit "B"