

AN ORDINANCE 2018-09-06-0703

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 2.461 acres out of NCB 15038 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 taller than 35 feet.

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.

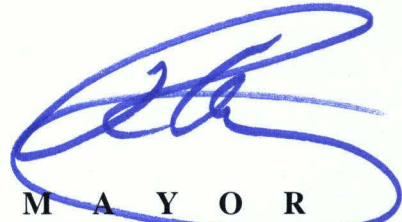
SECTION 5. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

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 September 16, 2018.

PASSED AND APPROVED this 6th day of September 2018.




M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

For

Agenda Item:	Z-14 (in consent vote: 19, Z-1, P-1, Z-2, P-2, Z-3, P-3, Z-4, Z-5, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, Z-19)						
Date:	09/06/2018						
Time:	02:53:47 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2018260 S (Council District 7): 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 taller than 35 feet on 2.461 acres out of NCB 15038, generally located at NW Loop 410 and Peace Pipe. Staff and Zoning Commission recommend Approval with Conditions.						
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
09/06/2018
Item No. # Z-14

EXHIBIT “A”

72018260

METES AND BOUNDS DESCRIPTION
POLITICAL SUBDIVISION DESCRIPTION
FOR AN APPROXIMATELY 2.461-ACRE TRACT OUT OF E. ALEXANDER SURVEY NO. 149,
NCB 15038, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being an approximately 2.461-acre political subdivision out of the E. Alexander Survey No. 149, New City Block 15038, City of San Antonio, Bexar County, Texas (all records cited herein are recorded in Bexar County, Texas), said 2.461-acre political subdivision being a called 2.461-acre tract conveyed from Panoramic Homes, Inc. to Bexar County (Northwest) Water Control and Improvement District by Warranty Deed recorded in Volume 4627, Page 265, Deed Records, said 2.461-acre political subdivision being more particularly described as follows:

BEGINNING at a point on the southeast right-of-way line of Loop 13 (Loop 410), for the West corner of this political subdivision, said point being N 39° 54' 22" E, a distance of 754.12 feet from the intersection of the southeast right-of-way line of Loop 13 and the West property line of the 168.704-acre Leiser tract;

THENCE N 39° 54' 22" E, a distance of 214.05 feet to an angle point for the North corner of this political subdivision;

THENCE S 71° 50' 07" E, a distance of 355.16 feet to an angle point;

THENCE S 15° 57' 24" E, a distance of 22.44 feet to an angle point, for the East corner of this political subdivision;

THENCE S 39° 55' 20" W, a distance of 358.10 feet to an angle point, for the South corner of this political subdivision;

THENCE N 50° 04' 40" W, a distance of 323.39 feet to the P.C. of a curve;

THENCE 39.26 feet on an arc of a curve to the right, having a radius of 25.00 feet to the **POINT OF BEGINNING**, containing approximately 2.461 acres of political subdivision.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The courses reflected on this document are based on instrument recorded in Volume 4627, Page 265, Official Public Records of Real Property, Bexar County, Texas.

Job No. 2804-001
June 6, 2018

Certified this 6th day of June, 2018


Michael J. Vanderstappen, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration #6594
Vickrey & Associates, Inc.

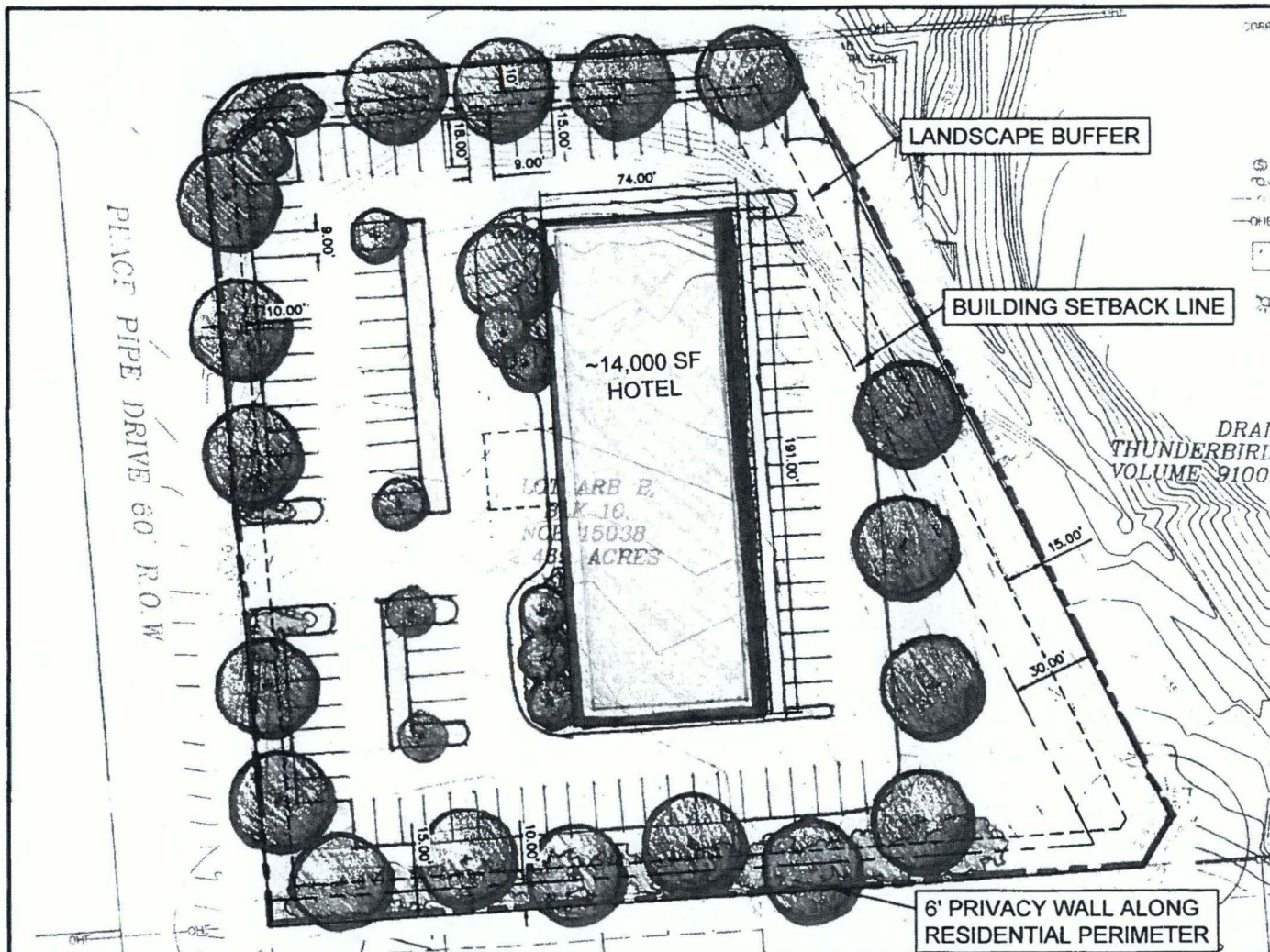
Exhibit "A"



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EXHIBIT “B”

Z2018260 S



TOTAL ACREAGE	2.469 AC
TOTAL LOTS	1
AREA OF OPEN SPACE	41,208 SF
IMPERVIOUS COVER	66,342 SF
PARKING PROVIDED	96 PARKING SPACES
REQUIRED ADA SPACES	4 ADA SPACES
INTENDED USE	HOTEL

I, MIKE PATEL, 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.

PRELIMINARY SITE PLAN

PEACE PIPE DRIVE & I-410 ACCESS ROAD

ATTACHMENT: _____ DATE: JUNE 2018



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12310 Country Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
Firm Registration No. F-159

Exhibit "B"