

AN ORDINANCE 2014 - 03 - 06 - 0143

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 Lots 3A, 4A and 5A, NCB 11690 from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities.

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 **Attachment "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.

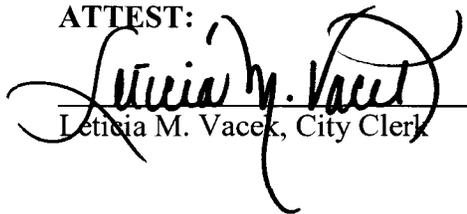
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 16, 2014.

PASSED AND APPROVED this 6th day of March 2014.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Robert F. Greenblum, City Attorney

Agenda Item:	Z-1 (in consent vote: Z-1, Z-2, Z-5, Z-6, Z-7, Z-8, P-1, Z-9, P-2, Z-10)
Date:	03/06/2014
Time:	02:18:02 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014071 S (District 1): An Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lots 3A, 4A and 5A, NCB 11690 located at 4500, 4502, 4506, 4508 and 4510 West Avenue. Staff and Zoning Commission recommend approval.
Result:	Passed

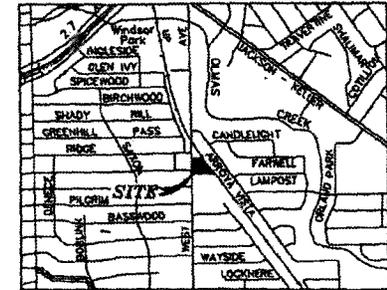
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Z2014071 S

LINE	BEARING	DISTANCE
L1	S 34°57'00" E	4.39'

SITE PLAN

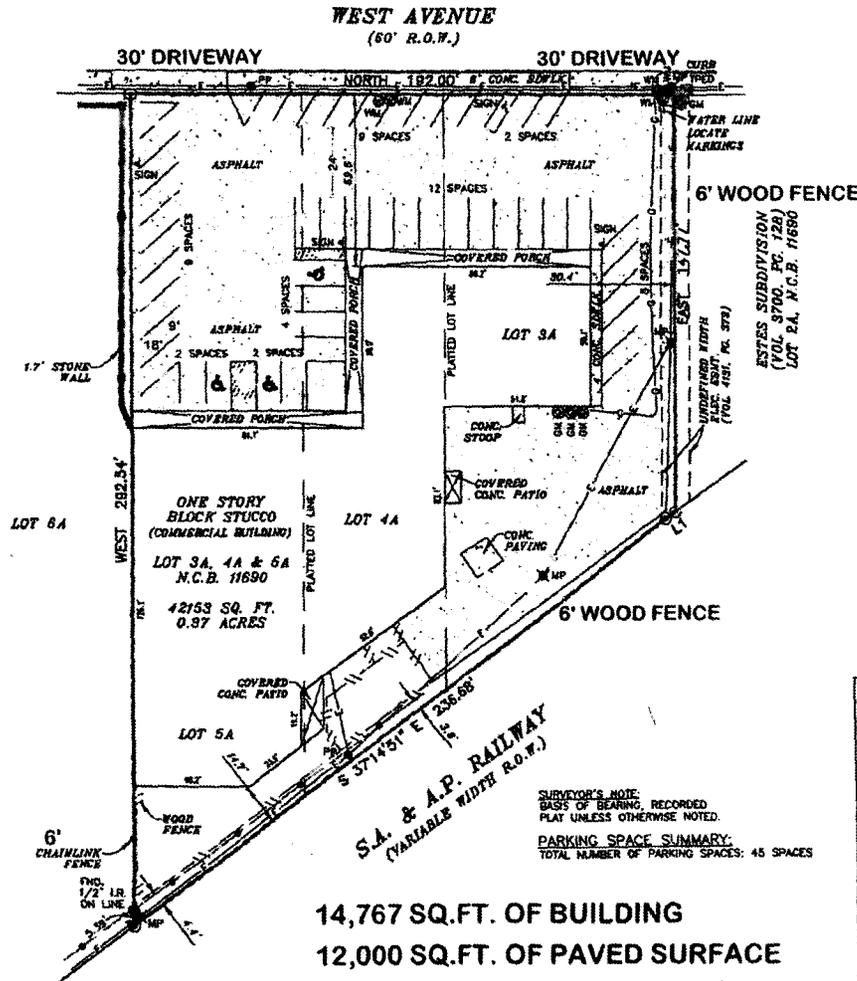
OFF-STREET PARKING SPACES HAVE DIMENSIONS OF NINE (9) FEET IN WIDTH AND EIGHTEEN (18) FEET IN LENGTH.



LOCATION MAP
N.T.S.

LEGEND

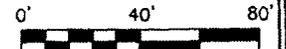
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - UNDERGROUND GAS LINE
 - PLATTED LOT LINE
 - SET IRON ROD
 - POINT OF REFERENCE
 - FOUND IRON ROD
 - TELEPHONE PEDESTAL
 - WATER METER
 - GAS METER
 - METER POLE
 - POWER POLE
 - △ SIGN
 - (PLAT) RECORDED ON PLAT
 - (F.M.) FIELD MEASURED



I, **J.D. CASTREJANA**, 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.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48078C 0745 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.

GRAPHIC SCALE



I, **ROY JOHN BONNELLOT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **TRINITY TITLE OF TEXAS, LLC** and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon as described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: **J.D. CASTREJANA**
Address: **4800 WEST AVENUE** GF No. **4018P**
Legal Description of the Land: **Lots 3A, 4A, and 5A, New City Block 11690, BARTLETT SUBDIVISION, City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 4080, Page 286, Deed and Plat Records, Bexar County, Texas.**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 4191, PAGE 373, REAL PROPERTY, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

JOB NO.:	1302013766	NO.	REVISION	DATE
DATE:	02/22/13			
DRAWN BY:	MN/SM			
APPROVED BY:	RJR			



Roy John Bonnelot
ROY JOHN BONNELLOT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **3520**



From: "C-2 CD" Commercial District with a Conditional Use for a Nightclub
To: "C-2 S" Commercial District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

INTENDED USE: PARTY HOUSE, RECEPTION HALL, MEETING FACILITIES

14,767 SQ. FT. OF BUILDING
12,000 SQ. FT. OF PAVED SURFACE
.97 ACRE OF LAND AREA

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED PLAT UNLESS OTHERWISE NOTED.
PARKING SPACE SUMMARY:
TOTAL NUMBER OF PARKING SPACES: 45 SPACES