

AN ORDINANCE 2009-08-20-0667

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 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 1.27 acres out of Lot 131, Block 1, NCB 18338 from "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District-1 to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District-1 with a 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 conditional 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 Planning and 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 August 30, 2009.

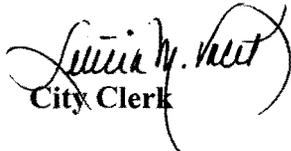
PASSED AND APPROVED this 20th day of August 2009.



M A Y O R

JULIÁN CASTRO

ATTEST:


City Clerk

APPROVED AS TO FORM:



City Attorney
For



Seda Consulting Engineers, Inc.
 6735 L.H. 10 West
 San Antonio, TX 78201

Phone: (210) 308-0057
 FAX: (210) 308-8842
 E-MAIL:seda@satx.rr.com

**FIELD NOTE DESCRIPTION
 FOR 1.27 ± ACRES**

BEING 1.27 ACRES OUT OF LOT 131, BLOCK 1, NCB 18338, ONE DOMINION PLACE SUBDIVISION AS RECORDED IN VOLUME 9574, PAGE 174, OF THE DEED AND PLAT RECORD, BEXAR COUNTY, TEXAS.

SAID 1.27 ACRES TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At an iron pin found, said iron pin being the most Northwesterly corner of lot 133 and the most Northeasterly corner of lot 131, Block 1, NCB 18228, of said subdivision.

THENCE: S 10° 25' 49" E, a distance of 358.56 feet, along the common line between Lots 131 & 133, to a found iron pin at the Southwesterly corner of lot 133,

THENCE: S 76° 12' 51" W, a distance of 112.68 feet, to a set iron pin,

THENCE: N 70° 19' 12" W, a distance of 49.24 feet, to an iron pin found at the most Northwesterly corner of lot 132 of said subdivision,

THENCE: N 10° 25' 49" W, a distance of 260.83 feet to a set iron pin,

THENCE: N 09° 03' 23" E, a distance of 98.06 feet to a set iron pin in the North property line of lot 131,

THENCE: N 85° 32' 47" E, along the North line of lot 131, a distance of 123.04 feet, to the **POINT OF BEGINNING**, and Containing 1.27 acres Parcel of land, more or less.

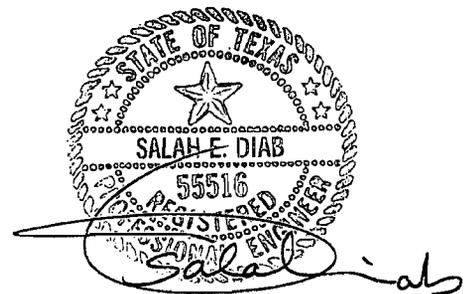


Exhibit A

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DEVELOPMENT SUMMARY	
CURRENT USE	C2 GC-1 (VACANT)
PROPOSED USE	C2S GC-1 (HOTEL)
# OF STOREYS	3
# OF ROOMS	64

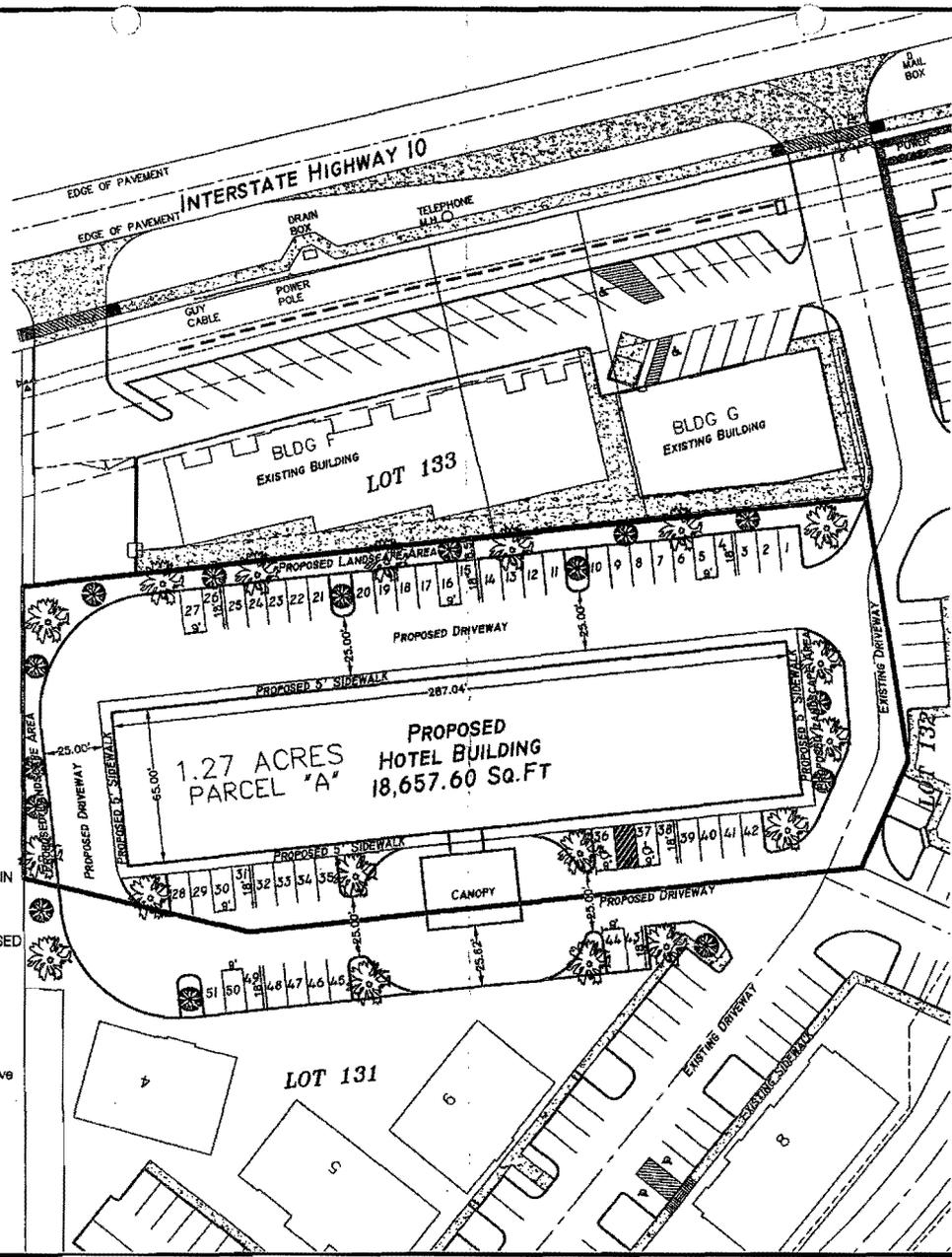
PROPOSED USE	AREA
BUILDING AREA (MOTEL)	18,658 S.F.
PAVEMENT/HARD SURFACE AREA	28,551 S.F.
TOTAL IMPERVIOUS AREA	48,209 S.F.
TOTAL LANDSCAPING AREA	7,215 S.F.
TOTAL AREA	55,424 S.F.
TOTAL ACREAGE	1.272 AC.

PARKING	SPACES
TOTAL VEHICLE PARKING SPACES	42*
TOTAL (ADA) PARKING	02

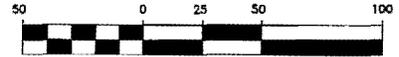
* ONSITE PARKING IS 42 SPACES. A SHARED PARKING AGREEMENT WITH THE ADJACENT PROPERTY (SAME PROPERTY OWNER) WILL BE IN PLACE TO SATISFY THE MINIMUM PARKING REQUIREMENTS

BUILDING SETBACK NOTE:
THE BUILDING SETBACK (FRONT, SIDE, AND REAR) FOR THE PROPOSED DEVELOPMENT IS ZERO BECAUSE ALL THE ADJACENT PROPERTY ZONING IS NON-RESIDENTIAL.

* I, Joel Potlack (President/Owner: Dkt Communities), 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.



GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

**HAWTHORN SUITES
SITE PLAN**



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CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

JOB #	1533
DATE	05/28/09
DRAWN BY	KK
CHECKED BY	SED
SHEET	1 OF 1

EXHIBIT B