

AN ORDINANCE 2011-06-16-0521

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 a 0.061 acre tract of land out of Lot 9, Block 9, NCB 842 from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 111.53 feet.

SECTION 2. A description of the property is attached as **Attachment "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 **Attachment "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.

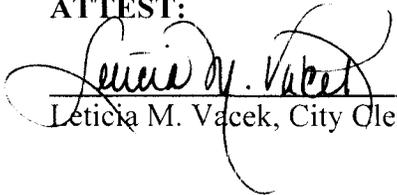
SECTION 7. This ordinance shall become effective June 26, 2011.

PASSED AND APPROVED this 16th day of June 2011.



M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Michael D. Bernard, City Attorney

for



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - Z-6

Name:	P-1, Z-1, P-2, Z-2, Z-3, P-3, Z-6, Z-7, Z-11, P-7						
Date:	06/16/2011						
Time:	05:51:28 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2011110 S (District 1): An Ordinance amending the Zoning District Boundary from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 111.53 feet on a 0.061 acre tract of land out of Lot 9, Block 9, NCB 842 located at 1310 McCullough Avenue. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x			x	
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				x
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

z 2011105

1856 Lockhill-Seime, Suite 105
San Antonio, Texas 78213

Maverick Land Surveying Co.

Tel. 210-342-9455 • Fax 210-342-9524
www.mavericklandsurveying.com

April 7, 2011
Job No. 44917

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTE DESCRIPTION of a 0.061 acre (2,675 square feet) area of height exception situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being a portion of Log 9, Block 9, New City Block 842, METROPOLITAN HOSPITAL UNIT ONE, as shown by plat recorded in Volume 9533, Page 120 of Bexar County Deed and Plat Records, said area being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found at the intersection of the south right of way line of E Laurel St with the westerly end of a curve return on the west line of Erie Ave (a 57.8' wide R.O.W.);

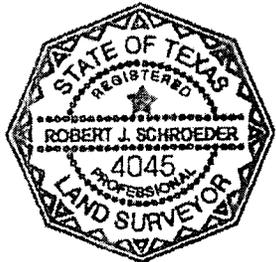
THENCE, North 89° 40' 00" West along the south right of way line of E Laurel St and the north line of said Lot 9, a distance of 9.49 feet to a point for the northeast corner and the POINT OF BEGINNING of this area;

THENCE, leaving said south right of way line and north line of said Lot 9, and crossing said Lot 9, the following courses and distances:

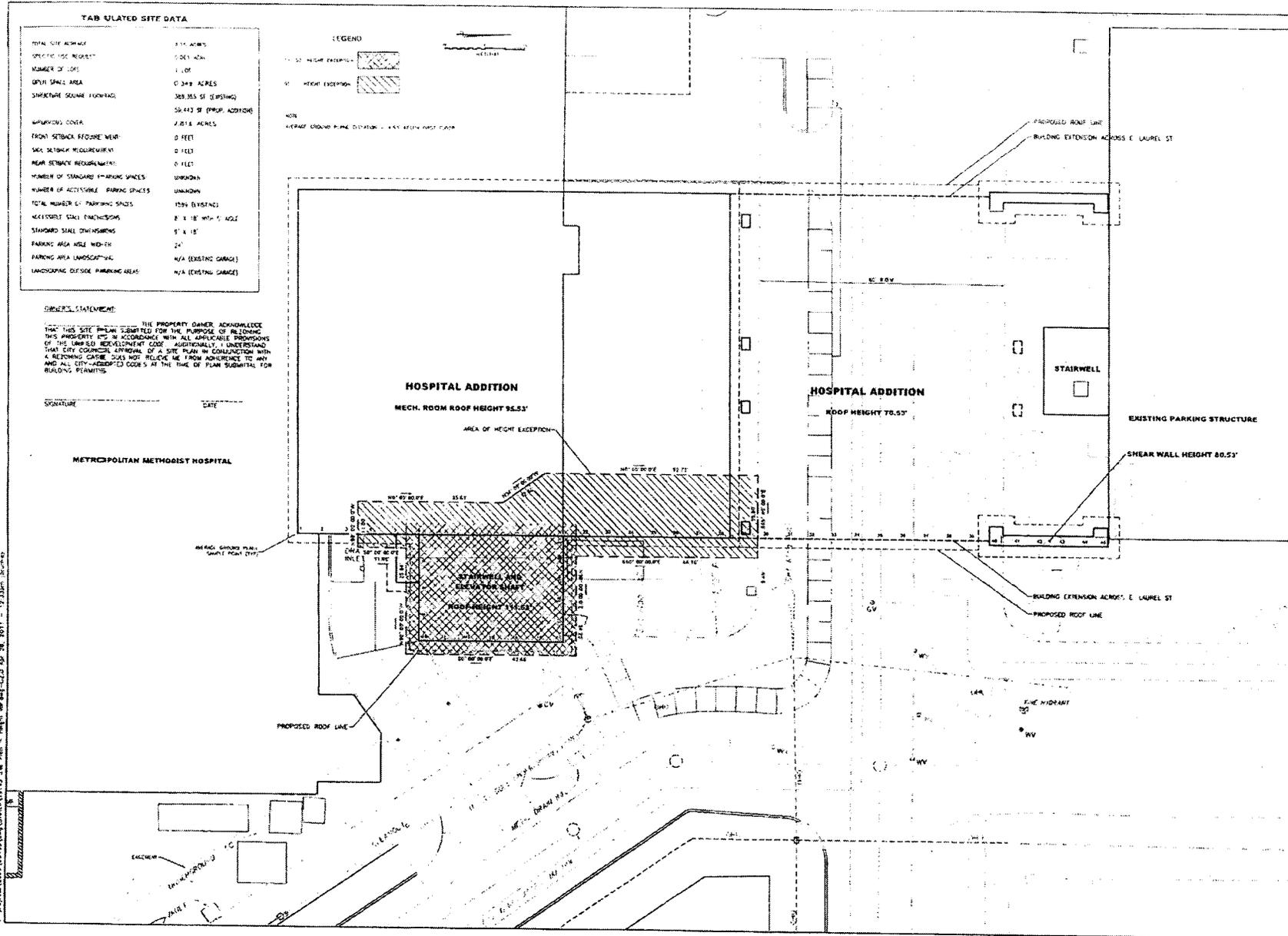
- South 00° 00' 00" East, a distance of 44.76 feet to a point for an exterior corner of this area;
- North 90° 00' 00" East, a distance of 24.25 feet to a point for an exterior corner of this area;
- South 00° 00' 00" East, a distance of 42.46 feet to a point for an exterior corner of this area;
- North 90° 00' 00" West, a distance of 25.84 feet to a point for an interior corner of this area;
- South 00° 00' 00" East, a distance of 11.66 feet to a point for an exterior corner and southeast corner of this area;
- North 90° 00' 00" West, a distance of 11.00 feet to a point for an exterior corner and southwest corner of this area;
- North 00° 00' 00" East, a distance of 35.61 feet to a point for an interior corner of this area;
- North 34° 09' 00" West, a distance of 12.86 feet to a point for an exterior corner of this area;
- North 00° 00' 00" East, a distance of 52.73 feet to a point on the south right of way line of E Laurel St and the north line of said Lot 9 for the northwest corner of this area;

THENCE, South 89° 40' 00" East, along said south right of way line and north line of said Lot 9, a Distance of 19.80 feet to the POINT OF BEGINNING.

CONTAINING in all, 0.061 acres or 2675 square feet of land, more or less.

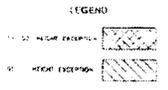


MAVERICK LAND SURVEYING CO.
Robert J. Schroeder
Robert J. Schroeder, R.P.L.S.
Texas No. 4045



TAB ULATED SITE DATA

TOTAL SITE AREA:	3.74 ACRES
SPECIFIC USE REQUIRED:	0.261 ACRES
NUMBER OF LOTS:	1 LOT
OPEN SPACE AREA:	0.349 ACRES
STRUCTURE SQUARE FOOTING:	389,855 SF (EXISTING)
	58,442 SF (PROJ. ADDITION)
UNPAVED COVER:	7,814 SQUARE FEET
FRONT SETBACK REQUIREMENT:	0 FEET
SIDE SETBACK REQUIREMENT:	0 FEET
REAR SETBACK REQUIREMENT:	0 FEET
NUMBER OF STANDARD PARKING SPACES:	UNKNOWN
NUMBER OF ACCESSIBLE PARKING SPACES:	UNKNOWN
TOTAL NUMBER OF PARKING SPACES:	1599 (EXISTING)
NECESSARY STALL DIMENSIONS:	8' x 18' WITH 5' AISLE
STANDARD STALL DIMENSIONS:	8' x 18'
PARKING AREA AISLE WIDTH:	24'
PARKING AREA LANDSCAPING:	N/A (EXISTING GARAGE)
LANDSCAPING OUTSIDE PARKING AREAS:	N/A (EXISTING GARAGE)



NOTE:
AVERAGE GROUND PLANE ELEVATION = 455.00 FEET ABOVE SEA LEVEL

OWNER'S STATEMENT:
THE PROPERTY OWNER ACKNOWLEDGES THAT THIS SITE PLAN IS SUBMITTED FOR THE PURPOSE OF OBTAINING THIS PROPERTY PERMITTED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFORM DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CHANGE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY AND ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SIGNATURE _____ DATE _____

METROPOLITAN METHODIST HOSPITAL

LITTLEJOHN ENGINEERING ASSOCIATES
1931 7TH AVENUE SOUTH NASHVILLE, TENNESSEE 37203
P. 615.336.4141 F. 615.336.4620 WWW.LJENG.COM

METROPOLITAN METHODIST HOSPITAL*
ICU, MRI, PACU AND LABORATORY ADDITIONS AND RENOVATIONS
*A Methodist Hospital Facility

REVISIONS

NO.	DATE	DESCRIPTION

3-17-10 No. 29143

C2.0
AREA OF HEIGHT EXCEPTION

Attachment B