

AN ORDINANCE 2010-11-04-0967

**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 2.482 acres out of Lot 4, Block 6, NCB 12816 from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport.

**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.** The City Council approves a minimum distance requirement of 250 feet, in accordance with Chapter 3, Section 3-223.

**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.

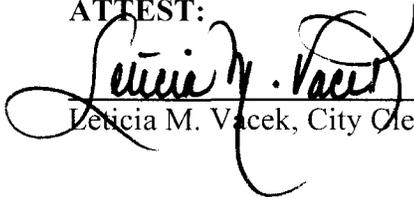
**SECTION 8.** This ordinance shall become effective November 14, 2010.

**PASSED AND APPROVED** this 4<sup>th</sup> day of November 2010.



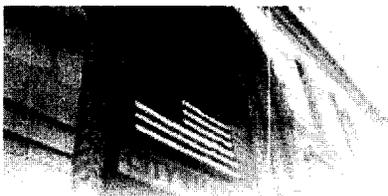
**M A Y O R**  
**Julián Castro**

**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-5

<b>Name:</b>	Z-4, Z-5						
<b>Date:</b>	11/04/2010						
<b>Time:</b>	02:14:06 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2010155 S (District 8): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Heliport on 2.482 of an acre out of Lot 4, Block 6, NCB 12816 located on a portion of 4502 Medical Drive. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x			x	
Elisa Chan	District 9	x					
John G. Clamp	District 10		x				x

FIELD NOTES  
FOR  
2.482 ACRE ZONING TRACT "B"

A 2.482 acre, or 108,107 square feet more or less, tract of land being out of the remaining portion of Lot 4, Block 6 of Oak Hills Park, Unit-1, recorded in Volume 5502, Page 61 of the Deed and Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 12816 of the City of San Antonio, Bexar County, Texas. Said 2.482 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

COMMENCING: At a found 3 inch diameter aluminum cap in concrete, at the southeast corner of the intersection of the northeast right-of-way line of Merton Minter Drive, a 60-foot right-of-way, recorded in Volume 6803, Page 23 of the Deed and Plat Records of Bexar County, Texas, and the southeast right-of-way line of Wurzbach Road, an 86-foot right-of-way;

THENCE: Along and with the northeast right-of-way line of said Merton Minter Drive, the southwest line of said Lot 4, the following calls and distances:

Along and with a curve to the left, having a radial bearing of N 18°54'30" E, a radius of 370.00 feet, a central angle of 03°18'04", a chord bearing and distance of S 72°44'32" E, 21.31 feet, for an arc length of 21.32 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson",

S 74°23'33" E, a distance of 38.25 feet to a the POINT OF BEGINNING;

THENCE: Departing the northeast right-of-way line of said Merton Minter Drive, over and across said remaining portion of Lot 4, the following calls and distances:

N 15°36'27" E, a distance of 411.75 feet to a point;

S 74°23'33" E, a distance of 262.50 feet to a point;

S 15°36'27" W, a distance of 413.43 feet to a point on the northeast right-of-way line of said Merton Minter Drive;

**Attachment A**

72010155

THENCE: Along and with the northeast line of said Merton Minter Drive, the following calls and distances:

Along and with a non-tangent curve to the left, said curve having a radial bearing of S 20°40'12" W, a radius of 430.00 feet, a central angle of 05°03'48", a chord bearing and distance of N 71°51'42" W, 37.99 feet, for an arc length of 38.00 feet to a found 3 inch diameter aluminum cap in concrete;

N 74°23'33" W, a distance of 224.55 feet to the POINT OF BEGINNING, and containing 2.482 acres in the City of San Antonio, Bexar County, Texas.

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.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 27, 2010  
JOB NO. 7384-02  
DOC. ID. N:\CIVIL\7384-02\WORD\2.482 AC FN.doc



*[Handwritten Signature]*  
9/1/2010

