

AN ORDINANCE 101204

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 so that it shall include the change of zoning classification on 9.427 acres out of NCB 17642, from "I-1 GC-2" General Industrial District Gateway Corridor District-2 and "I-1" General Industrial District to "C-3 GC-2" General Commercial Nonalcoholic Sales District Gateway Corridor District-2 and "C-3" General Commercial Nonalcoholic Sales District.

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. 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.

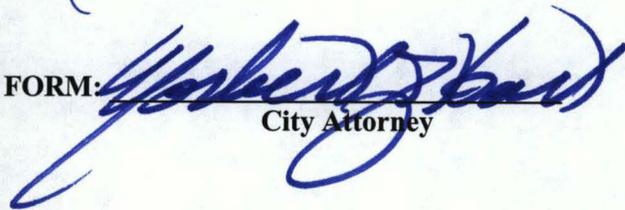
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on August 21, 2005.

PASSED AND APPROVED this 11<sup>th</sup> day of August, 2005.

  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney



# Agenda Voting Results

**Name:** Z-20.

**Date:** 08/11/05

**Time:** 04:39:33 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005143 (District 6): An Ordinance changing the zoning district boundary from "I-1" "GC-2" General Industrial District Gateway Corridor District-2 and "I-1" General Industrial District to "C-3" "GC-2" General Commercial Nonalcoholic Sales District Gateway Corridor District-2 and "C-3" General Commercial Nonalcoholic Sales District on 9.427 acres out of NCB 17642, Wiseman Boulevard and Future Rogers Road, as requested by Westover Hills Development Partners, Applicant, for Westover Hills Development Partners c/o Charles M. Wender, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3	Not present			
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

## FIELD NOTES

## FOR

A 9.427 acre, or 410,635 square feet more or less, tract of land being out of that 340.728 acre tract conveyed to Westover Hills Development Partners, L.P., and described in instrument recorded in Volume 5191, Pages 963-1005 of the official Public Records of Real Property of Bexar County, Texas, out of the Thomas York Survey No. 201 ½, Abstract 825, County Block 4400, now in New City Block (N.C.B.) 17642 of the City of San Antonio, Bexar County, Texas. Said 9.427 acres being more particularly described by metes and bounds as follows with the bearings being based on the Westover Hills, Unit 1A Subdivision Plat recorded in Volume 9511, Pages 40-45 of the Deed and Plat Records of Bexar County, Texas.

COMMENCING: At a found ½" iron rod with a yellow cap marked "Pape Dawson", at a point of reversing curvature on the north right-of-way line of Wiseman Boulevard with the arc of a curve to the left, having a radial bearing of S 16°23'28" E, a radius of 1255.00 feet, a central angle of 10°56'41", a chord bearing and distance of S 68°08'12" W, 239.36 feet, and an arc length of 239.73 feet to the Point of Beginning;

THENCE: Southwesterly along the arc of a curve to the left, having a radius of 1255.00 feet, a central angle of 01°32'44", a chord bearing and distance of S 61°53'29" W, 33.85 feet and an arc length of 33.85 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;

THENCE: S 61°07'07" W, a distance of 339.13 feet to an angle point on said right-of-way,

THENCE: Departing from the said north right-of-way line of Wiseman Boulevard and over and across said 340.728-acre tract the following calls and distances;

N 40°31'47" W, a distance of 612.46 feet to an angle point;

N 38°22'53" E, a distance of 588.90 feet to an angle point and south line of the aforementioned future extension of Rogers Road;

THENCE: Southeasterly along the south line and future extension of Rogers Road the following calls and distances:

S 58°21'31" E, a distance of 124.01 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;

9.427 Acre Tract  
Job No. 6013.03

**Z2005143**

Along the arc of a curve to the right, said curve having a radius of 1383.00 feet, a central angle of  $19^{\circ}30'11''$ , a chord bearing and distance of S  $48^{\circ}36'25''$  E, 468.49 feet, for an arc length of 470.76 feet to a non-tangent angle point;

THENCE: Departing from the said south right-of-way line of the aforementioned future extension of Rogers Road;

THENCE: S  $55^{\circ}02'47''$  W, a distance of 283.30 feet to an angle point;

THENCE: S  $32^{\circ}34'25''$  E, a distance of 249.51 feet to the POINT OF BEGINNING and containing 9.427 of an acre of land in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 4, 2005  
JOB No.: 6013-03  
FILE: P:\60\13\03\word\050304a1.doc

N.C.B. 17642  
LOT P-31

EXISTING  
ZONING  
C6

OWNER: WOH HOLDINGS INC.  
C/O CHARLES MARTIN WENDER  
213.95 ACRES  
(VOL. 6835 PGS. 1085-1105 R.P.R.)

200'

FUTURE EXTENSION ROGERS ROAD

86'  
R.O.W.

N.C.B. 17642  
LOT P-30

556'21"31"E 124.01'

FR(PD)

R=1383.00  
L=470.79  
Tan=237.68  
A=19°30'11"  
ChD. BRG.=N48°36'25"  
ChD. = 468.49'

(TOTAL 9.427 ACRES)

EXISTING  
ZONING  
II

(8.502 ACRES)  
PROPOSED  
ZONING  
C3

'NO BUILDINGS'  
N.C.B. 17642  
LOT P-18

OWNER: VHS SAN ANTONIO  
PARTNERS, L.P.  
(VOL. 10928 PGS. 194-196 R.P.R.)

EXISTING  
ZONING  
C3

N.C.B. 17642  
LOT P-18

200'

N. 87° 22' 57" E

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

124.01'

(0.925 ACRES)  
PROPOSED  
ZONING  
C3

528°52'53"E 651.67'

N40°31'47"W 612.46'

EXISTING  
ZONING  
C3

N.C.B. 17642  
LOT P-18

200'

OWNER: WESTOVER HILLS  
DEVELOPMENT PARTNERS  
340.728 ACRES  
(VOL. 5191 PGS. 963-1005 R.P.R.)

WISEMAN BLVD.  
(710'-R.T. R.O.W.)  
(VOL. 8511 PG. 40-45 R.P.R.)

110'  
R.O.W.

R=1255.00  
L=33.85  
Tan=18.83  
A=01°32'44"  
ChD. BRG.=S61°53'29"W  
ChD. = 33.85'

FR(PD)

P.O.B.

248.51'

53°34'25"E

281.37'

44°47'28"E

281.37'

RADIAL BEARING  
S16°23'29"E

FR(PD)

P.O.C.

EXISTING  
ZONING  
C3

N.C.B. 17642  
LOT P-18

R=1255.00  
L=239.73  
Tan=120.23  
A=10°56'57"  
ChD. BRG.=S68°06'12"W  
ChD. = 239.36'

EXISTING  
ZONING  
C3

200'

OWNER: WESTOVER HILLS  
DEVELOPMENT PARTNERS  
95.685 ACRES  
N.C.B. 17642  
LOT P-2

# CASE NO: Z2005143

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 11, 2005

**Zoning Commission Meeting Date:** June 21, 2005

**Council District:** 6

**Ferguson Map:** 578 C5

**Applicant:**

Westover Hills Development Partners

**Owner:**

Westover Hills Development Partners c/o Charles M. Wender

**Zoning Request:**

From I-1GC-2 General Industrial Gateway Corridor District and I-1 General Industrial District to C-3 GC-2 General Commercial Nonalcoholic Sales Gateway Corridor District and C-3 General Commercial Nonalcoholic Sales District

9.427 acres out of NCB 17642

**Property Location:**

Wiseman Boulevard and Future Rogers Road

Southwest and northwest of the intersection of Wiseman Boulevard and Rogers Road, having 372.98 feet on Wiseman Boulevard and 594.77 feet on future Rogers Road extension.

**Proposal:**

Medical office building (Baptist Health Systems)

**Neighborhood Association:**

None

**Neighborhood Plan:**

None

**TIA Statement:**

A Traffic Impact Analysis is required

**Staff Recommendation:**

Approval.

The subject property is undeveloped and is located on Wiseman Boulevard, a primary arterial and future Rogers Road extension, a secondary arterial. The subject property is surrounded by C-3 General Commercial District to the northwest, southwest and across Wiseman Boulevard to the south. C-2 Commercial District to the northeast. The C-3 GC-2 General Commercial Gateway Corridor District and C-3 General Commercial District is compatible with the commercial development in the area. The proposed C-3 GC-2 General Commercial Gateway Corridor District and C-3 General Commercial District is a down zoning from the existing I-1GC-2 General Industrial Gateway Corridor District and I-1 General Industrial District. Based on its location at a commercial node, the C-3 zoning would be appropriate at this site.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2005143**

**ZONING CASE NO. Z2005143** – June 21, 2005

Applicant: Westover Hills Development Partners

Zoning Request: "I-1" "GC-2" General Industrial Gateway Corridor District and "I-1" General Industrial District to "C-3" "GC-2" General Commercial Gateway Corridor District and "C-3" General Commercial District.

Don Ryder, 215 E. Quincy, representing Baptist Health Systems, stated this zoning request is in conjunction with the first phase of this development of a medical campus. He further stated they are agreeable to an "NA" designation.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval of "C-3NA" "GC-2" and "C-3NA".

1. Property is located on 9.427 acres out of NCB 17642 at Wiseman Boulevard and Future Rogers Road.
2. There were 5 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel**

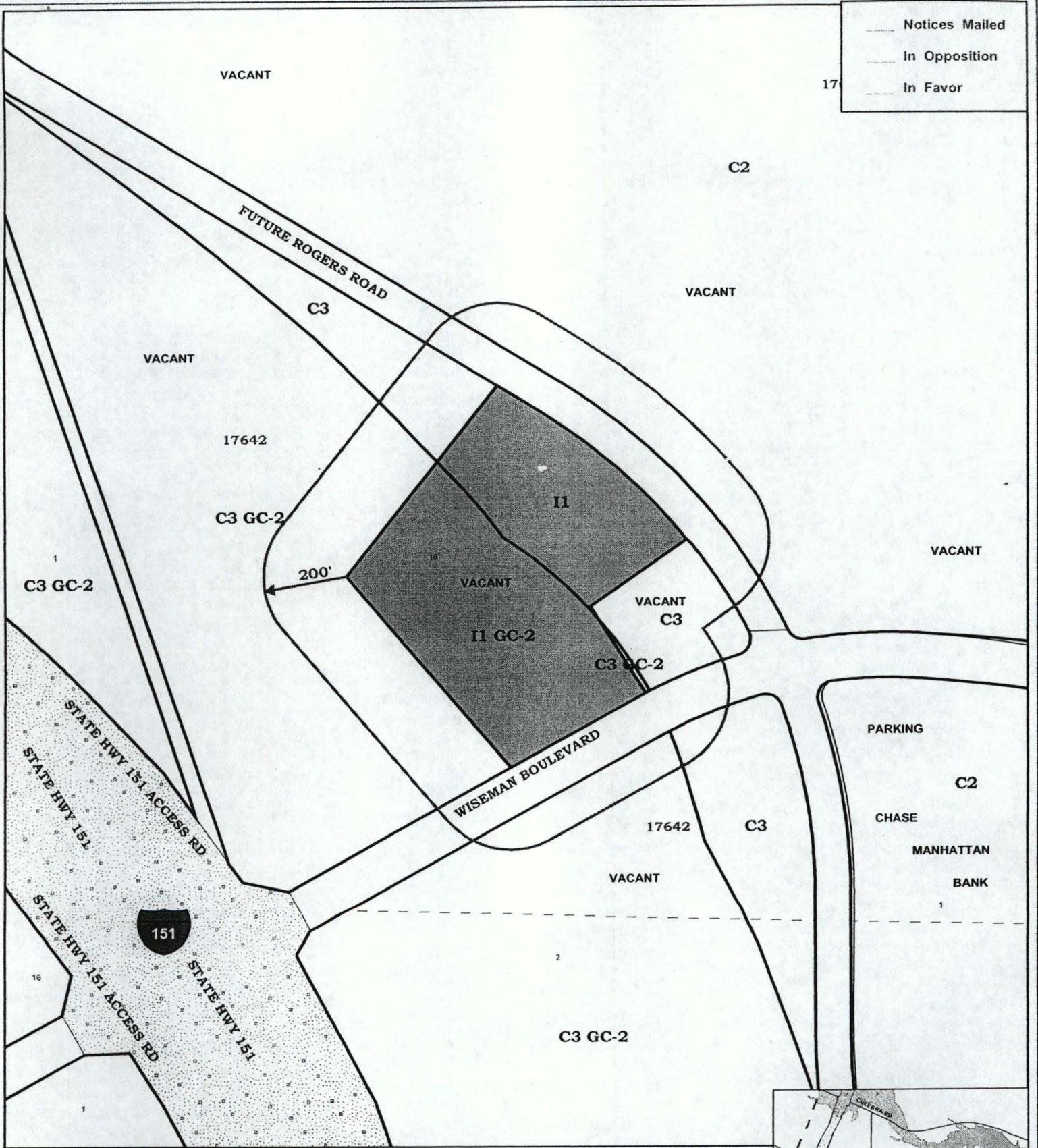
**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

-----	Notices Mailed
-----	In Opposition
-----	In Favor



# ZONING CASE: Z2005-143

City Council District NO. 6

Requested Zoning Change

From: I-1GC-2 and I-1 To C-3GC-2 and C-3

Date: August 11, 2005

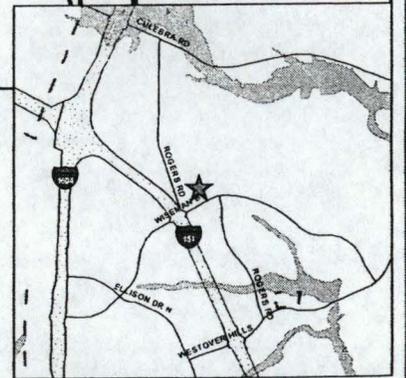
Scale: 1" = 300'

■ Subject Property

○ 200' Notification



C:\June\_7\_2005



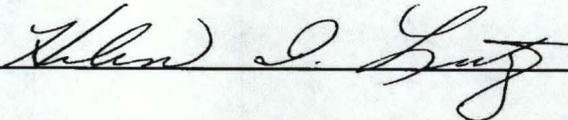
Affidavit of Publisher

STATE OF TEXAS  
COUNTY OF BEXAR  
S.A. - CITY CLERK

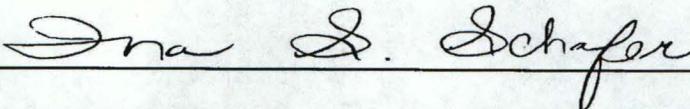
**PUBLIC NOTICE**  
**AN ORDINANCE 101204**  
AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 9.427 acres out of NCB 17642, From I-1GC-2 General Industrial Gateway Corridor District and I-1 General Industrial District to C-3 GC-2 General Commercial Nonalcoholic Sales Gateway Corridor District and C-3 General Commercial Nonalcoholic Sales District. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
8/19

Before me, the undersigned authority, on this day personally appearing before me duly sworn, says on oath that she is Publisher of the Com newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 101204 here to attached has been published in every issue of said newspaper on the following days, to wit:

08/19/2005.

  
\_\_\_\_\_

Sworn to and subscribed before me this 19th day of of August, 2005.

  
\_\_\_\_\_

Notary Public in and for Bexar County, Texas.

