SG/cla
08/06/2015
Z-18

CASE NO. Z2015226 S

AN ORDINANCE 2015-08-06-0667

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 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 4.291 acres out of NCB 12328 from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital.

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 August 16, 2015.

PASSED AND APPROVED this 6th day of August 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-18 (in consent vote: Z-4, P-2, Z-8, Z-9, Z-12, Z-14, Z-15, Z-16, Z-17, Z-18, P-3, Z-19, Z-20, Z-21, Z-22, Z-23, Z-24, P-4, Z-26, P-5, Z-27, P-6, Z-28, Z-30, Z-31)**
Date:	08/06/2015
Time:	02:09:30 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2015226 S (Council District 4): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 4.291 acres out of NCB 12328 located at 7438 South Zarzamora Street; and 7723 and 7739 South Interstate 35. Staff and Zoning Commission recommend Approval.
Result:	Passed

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

Z2015226

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELDNOTE DESCRIPTION
FOR
ZONING EXHIBIT

A 4.291 acre, or 186,914 square feet more or less, tract of land consisting of Lot 10 and Lot 11, New City Block 12328, South Park Mall, Unit 1 recorded in Volume 9575, Page 140 of the Deed and Plat Records of Bexar County, Texas, Lot 9, New City Block 12328, South Park Bank recorded in Volume 9564, Page 54 of said Deed and Plat Records, and the remainder of Lot 8, New City Block 12328, South Park Mall Outparcel recorded in Volume 9562, Page 18 of said Deed and Plat Records. Said 4.291 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a point on the north right-of-way line of Interstate Highway 35, a variable width right-of-way, the southwest corner of Lot 12 of said South Park Mall, Unit 1, the southeast corner of said Lot 11;

THENCE: Along and with the north right-of-way line of said Interstate Highway 35, the south lines of Lot 11 and Lot 10, the following bearings and distances:

S 60°02'53" W, a distance of 169.08 feet to a point;

S 63°27'01" W, a distance of 50.11 feet to a point;

N 73°44'10" W, a distance of 36.56 feet to a point;

N 29°09'59" W, a distance of 8.97 feet to a point;

Southwesterly, along a curve to the right, said curve having a radius of 5529.57 feet, a central angle of 00°55'16", a chord bearing and distance of S 63°23'57" W, 88.90 feet, for an arc length of 88.90 feet to a point at the intersection of the north right-of-way line of said Interstate Highway 35 with the east right-of-way line of Missouri Pacific Railroad;

THENCE: N 29°52'50" W, along and with the east right-of-way line of said Missouri Pacific Rail Road, the west line of said Lot 10 and Lot 9, a distance of 403.77 feet to a point of intersection on the east right-of-way line of said Missouri Pacific Railroad with the east right-of-way line of South Zarzamora Street;

San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Attachment A

Z2015226

THENCE: N 01°10'40" E, along and with the east right-of-way line of said Zarzamora Street, the west line of said Lot 9 and the remainder of said Lot 8, a distance of 270.91 feet to a point on the south line of a portion of Lot 2, New City Block 12328, South Park Mall Subdivision recorded in Volume 5502, Page 294 of said Deed and Plat Records, the northwest corner of said remainder of Lot 8;

THENCE: Departing the east right-of-way line of said South Zarzamora Street, along and with the and west and the south line of said portion of Lot 2, the east and the north line of said remainder of Lot 8, the following bearings and distances:

S 12°15'47" E, a distance of 141.05 feet to a point;

N 88°24'35" E, a distance of 435.07 feet to a point;

S 42°31'10" E, a distance of 102.59 feet to a point;

THENCE: S 47°30'46" W, departing the west line of said portion of Lot 2, along and with the south line of said remainder of Lot 8, the north line of said Lot 12, a distance of 174.00 feet to a point for the southeast corner of said remainder of Lot 8, the northeast corner of said Lot 11, the northwest corner of said Lot 12;

THENCE: S 29°57'25" E, along and with the west line of said Lot 12, the east line of said Lot 11, a distance of 200.26 feet to the POINT OF BEGINNING, and containing 4.291 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8791-01 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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: June 02, 2015
JOB NO. 8791-01/9148-15
DOC. ID. N:\CIVIL\8791-01\Word\8791-01 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS REGISTERED PAUL T. ROSS 5158 PROFESSIONAL LAND SURVEYOR

Paul T. Ross
02 JUNE, 15

PAPE-DAWSON ENGINEERS

Z2015226

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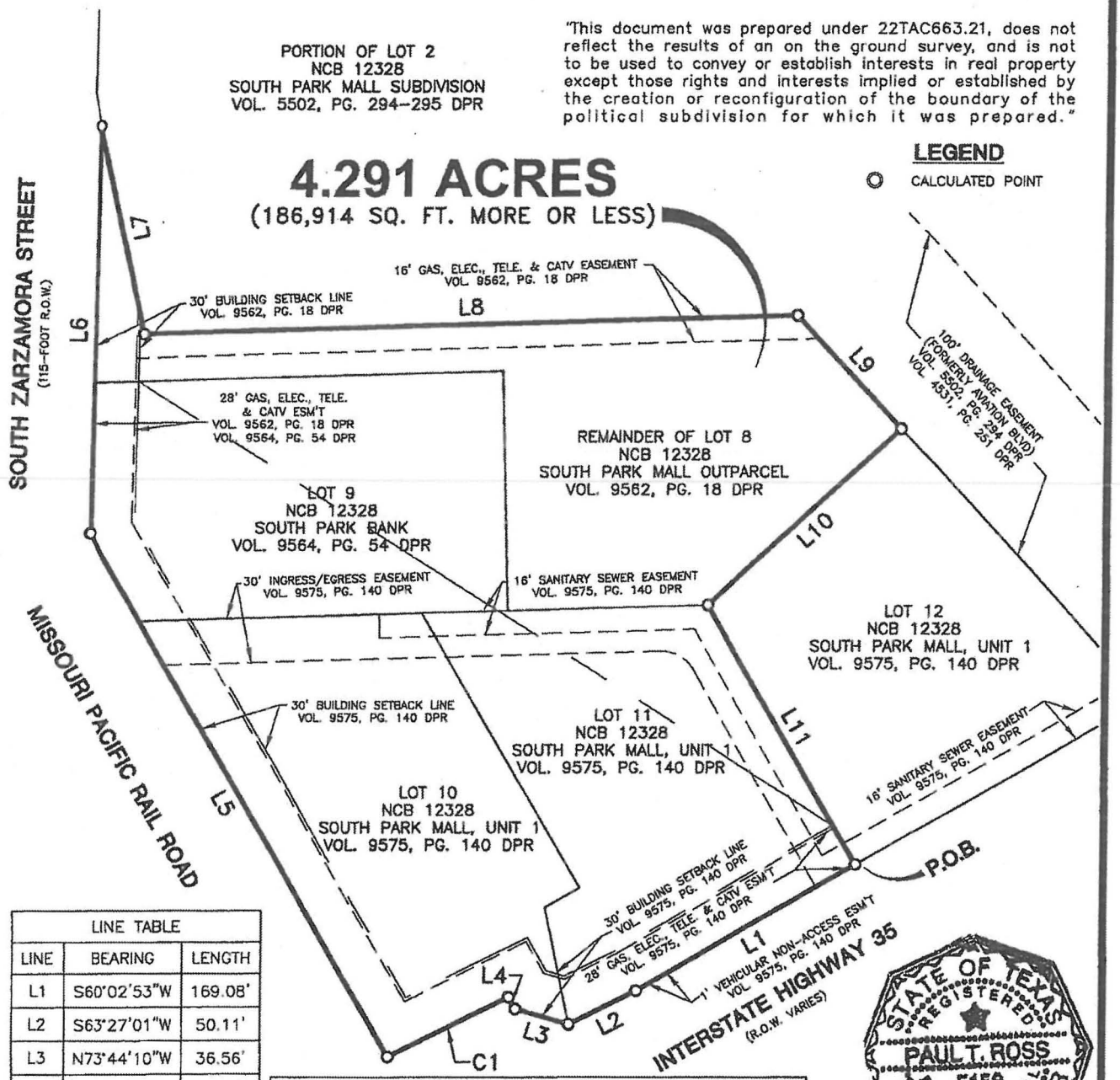
4.291 ACRES
(186,914 SQ. FT. MORE OR LESS)

LEGEND

○ CALCULATED POINT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°02'53"W	169.08'
L2	S63°27'01"W	50.11'
L3	N73°44'10"W	36.56'
L4	N29°09'59"W	8.97'
L5	N29°52'50"W	403.77'
L6	N01°10'40"E	270.91'
L7	S12°15'47"E	141.05'
L8	N88°24'35"E	435.07'
L9	S42°31'10"E	102.59'
L10	S47°30'46"W	174.00'
L11	S29°57'25"E	200.26'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5529.57'	0°55'16"	S63°23'57"W	88.90'	88.90'

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

02 JUNE, 15

1 inch = 100'

100' 0' 50' 100'

ZONING EXHIBIT OF

A 4.291 ACRE, OR 186,914 SQUARE FEET MORE OR LESS, TRACT OF LAND CONSISTING OF LOT 10 AND LOT 11, NEW CITY BLOCK 12328, SOUTH PARK MALL, UNIT 1 RECORDED IN VOLUME 9575, PAGE 140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 9, NEW CITY BLOCK 12328, SOUTH PARK BANK RECORDED IN VOLUME 9564, PAGE 54 OF SAID DEED AND PLAT RECORDS, AND THE REMAINDER OF LOT 8, NEW CITY BLOCK 12328, SOUTH PARK MALL OUTPARCEL RECORDED IN VOLUME 9562, PAGE 18 OF SAID DEED AND PLAT RECORDS.

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

SHEET 1 OF 1
JOB No.: 8791-01
9148-15

Date: Jun 02, 2015, 3:14pm User ID: pross
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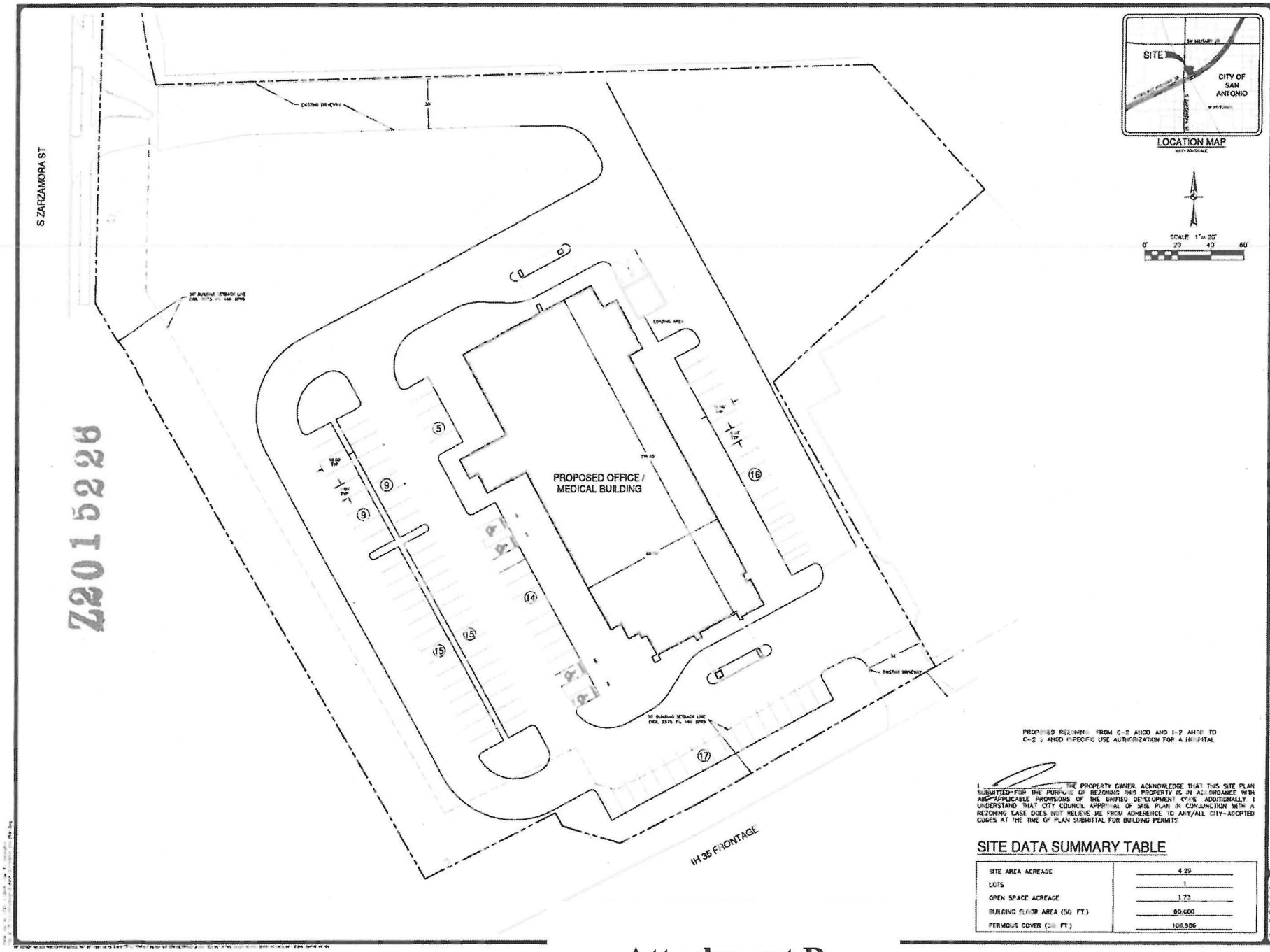

PROPOSED REZONING FROM C-2 AHOD AND I-2 AHOD TO C-2 AHOD (SPECIFIC USE AUTHORIZATION FOR A HOSPITAL

I _____ THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ANY APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY I UNDERSTAND THAT CITY COUNCIL APPROVAL OF 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

SITE DATA SUMMARY TABLE

SITE AREA ACREAGE	4.29
LOTS	1
OPEN SPACE ACREAGE	1.73
BUILDING FLOOR AREA (SQ. FT.)	80,000
PERMIOUS COVER (SQ. FT.)	108,986

Attachment B