

AN ORDINANCE 2017-06-15-0482

**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 Lot 5, NCB 13837 from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Hospital, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital.

**SECTION 2.** 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 3.** 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 "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 5.** 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 6.** This ordinance shall become effective the 25<sup>th</sup> day of June 2017.


**PASSED AND APPROVED** this 15<sup>th</sup> day of June 2017.

  
M A Y O R  
Ivy R. Taylor

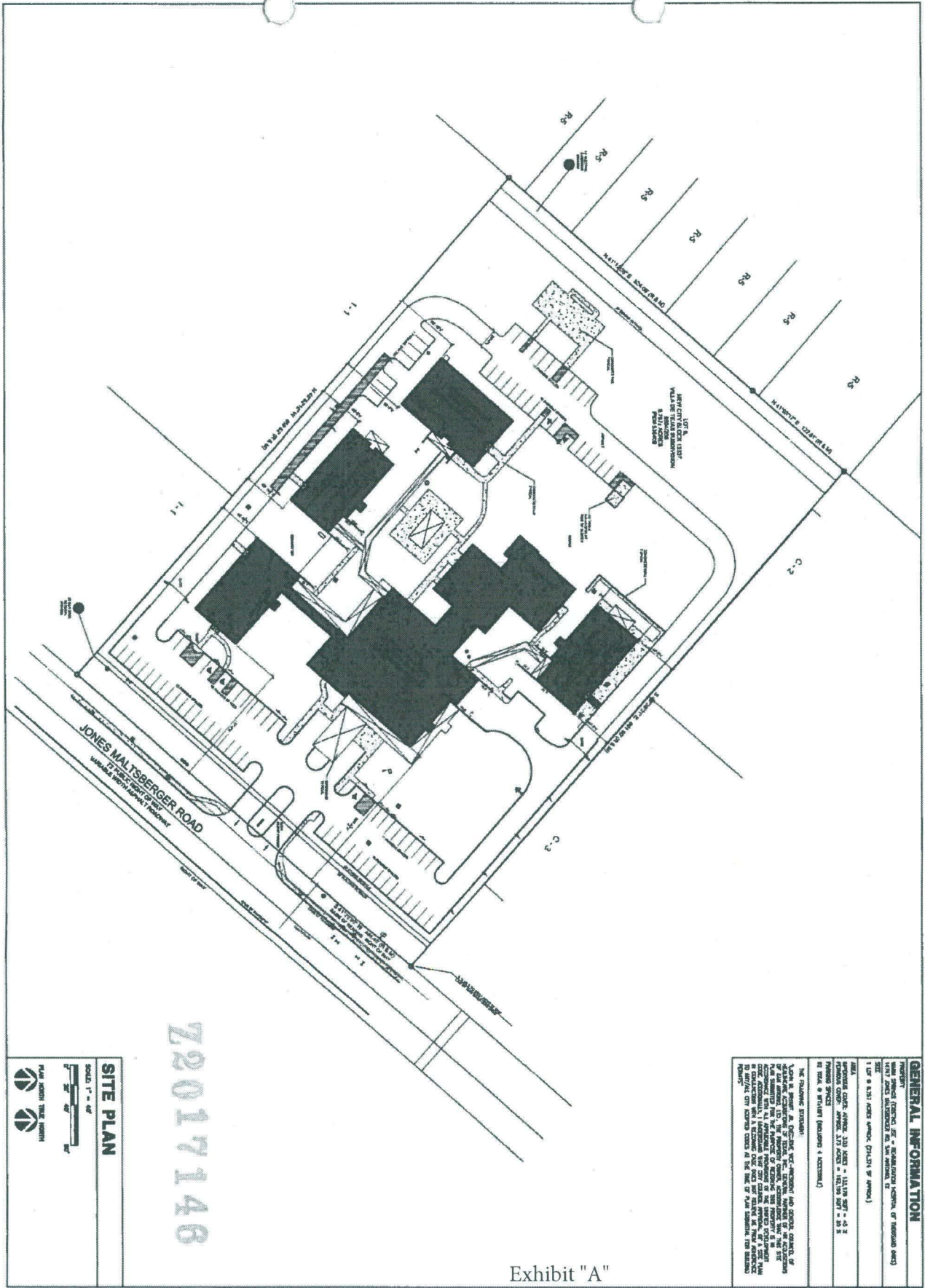
**ATTEST:**

  
ba  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-14 ( in consent vote: 37, Z-2, Z-4, P-1, Z-5, Z-6, P-3, Z-8, Z-10, Z-11, Z-14 )</b>						
<b>Date:</b>	06/15/2017						
<b>Time:</b>	02:13:22 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017146 S (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Hospital, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on Lot 5, NCB 13837, located at 14747 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x



72017146

**SITE PLAN**  
 SCALE: 1" = 40'  
 PLAN NORTH THE NORTH

**GENERAL INFORMATION**  
 PROJECT: WARM SPRINGS (SPECIAL USE - REHABILITATION) PROJECT, OF THOUSAND (SACD)  
 SITE: 14747 JONES MALTSBERGER RD, SAN ANTONIO, TX  
 1 LOT & 0.237 ACRES (PLANNED BY OWNER)  
 PREPARED FOR: OWNER, 200 ACRES - 14747 RD - 42 X  
 PREPARED BY: ARCHITECT, 200 ACRES - 14747 RD - 42 X  
 PREPARED DATE: 08/20/17  
 BY: TITLE: ARCHITECT (INCLUDING 4 ACRES)

THE FOLLOWING EXCEPT AS NOTED ARE THE PROPERTY AND DESIGN OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO THE PERFORMANCE OF THE PROJECT OR TO THE RESULTS THEREOF. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO THE PERFORMANCE OF THE PROJECT OR TO THE RESULTS THEREOF.

Exhibit "A"

**SP**

**INTERIM REVIEW ONLY**  
 THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO THE PERFORMANCE OF THE PROJECT OR TO THE RESULTS THEREOF.

**SITE PLAN**

**WARM SPRINGS**  
 14747 JONES MALTSBERGER RD  
 SAN ANTONIO, TEXAS 78247

**DHE**  
 14603 HILSDEN RD  
 SAN ANTONIO, TX 78247  
 TEL: 210 295-5500  
 FAX: 210 295-5500  
 WWW.DHEARCHITECTS.COM