

AN ORDINANCE 2015-04-02-0270

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.

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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 portion of Lots 30, 31 and 34 of NCB 12830 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-2 S AHOD" High-Rise Office with a Specific Use Authorization for Medical - Laboratory, Dental or Medical Airport Hazard Overlay District.

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.

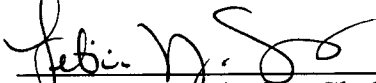
SECTION 6. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 7. This ordinance shall become effective April 12, 2015.

PASSED AND APPROVED this 2nd day of April 2015.


M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda, Acting City Attorney

Agenda Item:	Z-21 (in consent vote: 49, Z-2, P-2, Z-5, P-3, Z-6, Z-7, Z-8, Z-9, Z-10, P-4, Z-11, Z-12, Z-14, Z-15, Z-16, Z-17, P-5, Z-20, Z-21, Z-22, Z-24)						
Date:	04/02/2015						
Time:	02:11:58 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2015118 S (District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for Medical - Laboratory, Dental or Medical on a Portion of Lots 30, 31 and 34 of NCB 12830 located at 8042 Wurzbach Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	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				



EXHIBIT "A"

MACIN BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

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METES AND BOUNDS DESCRIPTION
OF

A 2.101 ACRE (91,521 SQUARE FEET) TRACT BEING THE REMAINING PORTION OF LOT 31 (63,629 SQUARE FEET), A PORTION OF LOT 30 (6,188 SQUARE FEET) (SAN ANTONIO MEDICAL FOUNDATION SUBDIVISION, UNIT-1 (PLAT REFERENCE: VOLUME 7100, PAGE 86) AND A PORTION OF LOT 34, (21,704 SQUARE FEET) RESUBDIVISION PLAT OF A PORTION OF SAN ANTONIO MEDICAL FOUNDATION SUBDIVISION, UNIT-1 (PLAT REFERENCE: VOLUME 7600, PAGE 62), SITUATED IN NEW CITY BLOCK 12830, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

- COMMENCING: At a round P-K nail in the old southwest right-of-way line of Ewing Halsell Drive (a 60 foot public right-of-way dedication (Plat Reference: Volume 6900, Page 225) prior to the 18.26 foot right-of-way dedication deed (Reference: Volume 13123, Page 546), said P-K nail also marks the common corner of said Lots 30 and 31;
- THENCE: S 33°16'51" W, 18.26 feet to a set P-K nail in the proposed southwest right-of-way line of said Ewing Halsell Drive and at the **POINT OF BEGINNING** of this tract;
- THENCE: S 33°16'51" W, 266.74 feet, along and with the common line of said Lots 30 and 31, to a set mag nail;
- THENCE: N 56°43'09" W, 92.50 feet, continuing along and with said common line of Lots 30 and 31, to a set 1/2" iron rod and cap "MBC";
- THENCE: S 33°16'51" W, 177.00 feet, continuing along and with said common line of Lots 30 and 31, to a set "X" in concrete;

Z2015118

THENCE: N 56°47'08" W, 157.50 feet to a found ½" iron rod in the southeast right-of-way line of Wurzbach Road (an 86 foot public right-of-way at this location, Plat Reference: Volume 5580, Page 275);

THENCE: N 33°16'51" E, 248.88 feet, along and with the southeast right-of-way line of said Wurzbach Road, to a set ½" iron rod and cap "MBC" at an angle point of a proposed right-of-way widening;

THENCE: N 38°56'22" E, 21.97 feet (Measured)
N 39°15'59" E, 21.98 feet (Deed) to a set ½" iron rod and cap "MBC";

THENCE: N 41°01'50" E (Measured) N 40°34'13" E (Deed), 61.29 feet (Measured and Deed) to a set ½" iron rod and cap "MBC";

THENCE: N 33°41'52" E (Measured) N 33°14'15" E (Deed), 19.99 feet (Measured and Deed) to a set ½" iron rod and cap "MBC";

THENCE: N 42°58'12" E (Measured) N 42°30'35" E (Deed), 48.39 feet (Measured and Deed) to a set ½" iron rod and cap "MBC" at the point of curvature of a curve to the right;

THENCE: 55.08 feet (Measured and Deed), along said curve, having a central angle of 70°51'31" (Measured and Deed), a radius of 44.54 feet (Measured and Deed), a chord bearing of N 78°23'58" E (Measured) N 77°56'21" E (Deed), a chord distance of 51.64 feet (Measured and Deed) to a set mag nail;

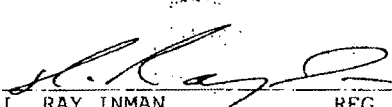
THENCE: S 66°10'17" E (Measured) S 66°37'54" E (Deed), 49.44 feet (Measured and Deed) to a set mag nail;



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THENCE: S 56°47'47" E (Measured) S 57°15'24" E (Deed)
145.92 feet (Measured and Deed) to the **POINT OF
BEGINNING** of this tract.

I, I. Ray Inman, Registered Professional Land Surveyor do hereby
affirm that this description is based on the results of a survey
made on the ground by the firm of Macina, Bose, Copeland and
Associates, Inc.


I. RAY INMAN REG. NO. 4496
REGISTERED PROFESSIONAL LAND SURVEYOR

#27588-1073
July 9, 2007
Revised: October 9, 2007
IRL/JJA/lk

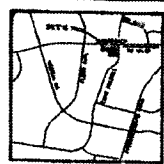


Attachment B

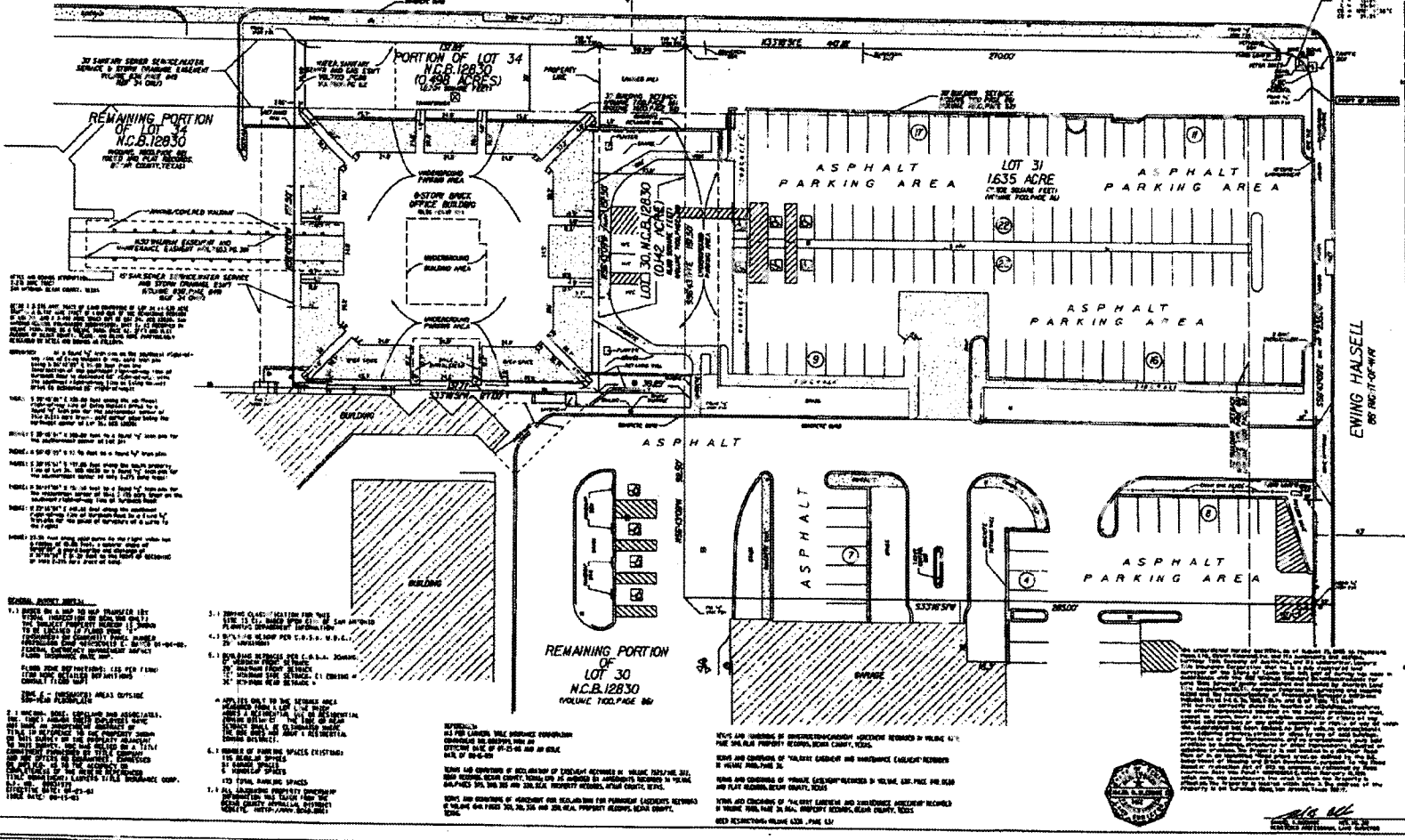
Proposed Zoning Change from C-1 AHOD to O-2 S AHOD with Specific Use Authorization for a Medical Laboratory Dental or Medical

I, Plack Carr of M2G Physicians Plaza, the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a 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.

Total Area: 2.1010 Acres (91,520 SF) There are no fences on the property



- LEGEND**
- DRIVE
 - FIRE HYDRANT
 - LAND MAIL
 - POWER POLE
 - SERVICE
 - WATER METER
 - MAIL SERVICE BOX
 - WATER AND ELECTRIC METER
 - CHECKER
 - IMPROVE PARKING
 - MARKED BY PRIVATE STREET
 - CLASSIC DRIVE ROSETTE



1. 1/2" OR LESS, SHALL BE USED TO SHOW THE LOCATION OF ALL UTILITIES (GAS, WATER, SANITARY, SEWER, CABLE, ETC.) AS SHOWN ON PLANS. THIS SHALL INCLUDE ALL UTILITIES SHOWN ON RECORD PLANS, FIELD SURVEY DATA, AND OTHER AVAILABLE INFORMATION. THE LOCATION OF UTILITIES SHALL BE INDICATED BY A CENTER LINE WITH THE TYPE OF UTILITY INDICATED BY A SYMBOL AS SHOWN ON THE LEGEND. UTILITIES SHALL BE SHOWN AT A DEPTH OF 24" UNLESS OTHERWISE SPECIFIED.

2. ALL UTILITIES SHALL BE SHOWN WITH A 1/4" OR LARGER CENTER LINE UNLESS OTHERWISE SPECIFIED.

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ALTA/ACS/NSPS SURVEY

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