

**AN ORDINANCE 2016-10-20-0843**

**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 2.839 acres out of NCB 17102 from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus.

**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.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 4.** The City council approves this Conditional Use so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "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

SG/lj  
10/20/2016  
# Z-13


CASE NO. Z2016233 CD

Section 35 -491.

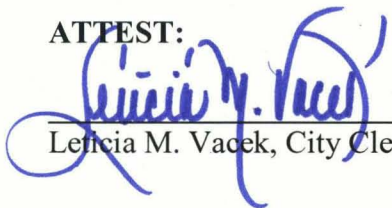
**SECTION 6.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 7.** This ordinance shall become effective the 30<sup>th</sup> day of October 2016.


**PASSED AND APPROVED** this 20<sup>th</sup> day of October 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
\_\_\_\_\_  
Lencia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney  
for

<b>Agenda Item:</b>	Z-13 ( in consent vote: 25, P-1, Z-2, Z-3, Z-4, P-2, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, Z-11, Z-13, P-5, Z-14 )						
<b>Date:</b>	10/20/2016						
<b>Time:</b>	02:10:53 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016233 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus on 2.839 acres out of NCB 17102, located at 4630 Hamilton Wolfe 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				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

FIELD NOTES  
FOR

A 2.839 acre, or 123,675 square feet more or less, tract of land being all of Lot 1, Block 1, New City Block 17102, Goodwill North Campus Subdivision, recorded in Volume 9400, Page 35 of the Deed and Plat Records of Bexar County, Texas and all of a 0.088 acre tract of land out of Lot 3, Block 1, New City Block 17102, Children's Center Subdivision, recorded in Volume 9515, Page 197 of the Deed and Plat Records of Bexar County, Texas. Said 2.839 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:

**BEGINNING:** At a set MAG nail with washer marked "Pape-Dawson" on the south right-of-way line of Hamilton-Wolfe Road, a variable width right-of-way (80-foot minimum), at the northwest corner of a 1.65 acre tract of land recorded in Volume 5655, Page 277 of the Deed Records of Bexar County, Texas and the northeast corner of said Lot 1, Block 1;

**THENCE:** S 05°50'55" E, departing the south right-of-way line of said Hamilton-Wolfe Road, along and with the west line of said 1.65 acre tract of land, the east line of said Lot 1, Block 1, a distance of 250.00 feet to a found iron rod with an illegible cap on the north line of said Lot 3, Block 1, at the southwest corner of said 1.65 acre tract of land, the southeast corner of said Lot 1, Block 1;

**THENCE:** S 84°35'30" W, along and with the north line of said Lot 3, Block 1, the south line of said Lot 1, Block 1, a distance of 336.80 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of a 0.088 acre tract of land described in a deed recorded in Volume 10821, Page 1814 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Departing the south line of said Lot 1, Block 1, the north line of said Lot 3, Block 1, over and across said Lot 3, Block 1, the following bearings and distances:

S 24°49'58" W, a distance of 34.73 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

Page 1 of 2

S 84°35'30" W, a distance of 119.20 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 05°18'51" W, a distance of 30.00 feet to a set MAG nail with washer marked "Pape-Dawson" on the south line of said Lot 1, Block 1, the north line of said Lot 3, Block 1, at the northwest corner of said 0.088 acre tract of land;

THENCE: S 84°35'30" W, along and with the south line of said Lot 1, Block 1, the north line of said Lot 3, Block 1, a distance of 6.26 feet to a set MAG nail with washer marked "Pape-Dawson" at the southeast corner of a 20' Access Easement, shown on the plat of Goodwill North Campus Subdivision, recorded in Volume 9400, Page 35 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 05°59'43" W, along and with the east line of said 20' Access Easement, the west line of said Lot 1, Block 1, a distance of 256.23 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of said Hamilton-Wolfe Road, at the northeast corner of said 20' Access Easement, the northwest corner of said Lot 1, Block 1;

THENCE: Along and with the south right-of-way line of said Hamilton-Wolfe Road, the north line of said Lot 1, Block 1, the following bearings and distances:

Northeasterly, along the arc of a non-tangent curve to the left having a radial bearing of N 00°37'41" E, a radius of 1472.40 feet, a central angle of 05°23'25", a chord bearing and distance of N 87°55'59" E, 138.47 feet, for an arc length of 138.52 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";

N 84°16'59" E, a distance of 342.17 feet to the POINT OF BEGINNING, and containing 2.839 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 9370-12 by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: February 11, 2013

Job No.: 9370-12

N:\Survey\12\12-9300\9370-12\Word\FN9370-12.docx TBPE Firm Registration #470

TBPLS Firm Registration #100288-00

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LAND DEVELOPMENT  
SERVICES, INC.

HAMILTON-WOLFE ROAD  
(USABLE WIDTH 80 FT.)

14' GRADE ONE EXISTING  
VOL. 104, P. 30 B.P.A.

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VOL. 104, P. 30 B.P.A.

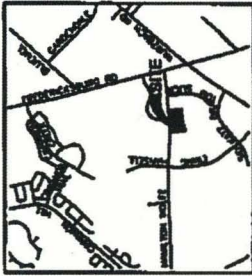
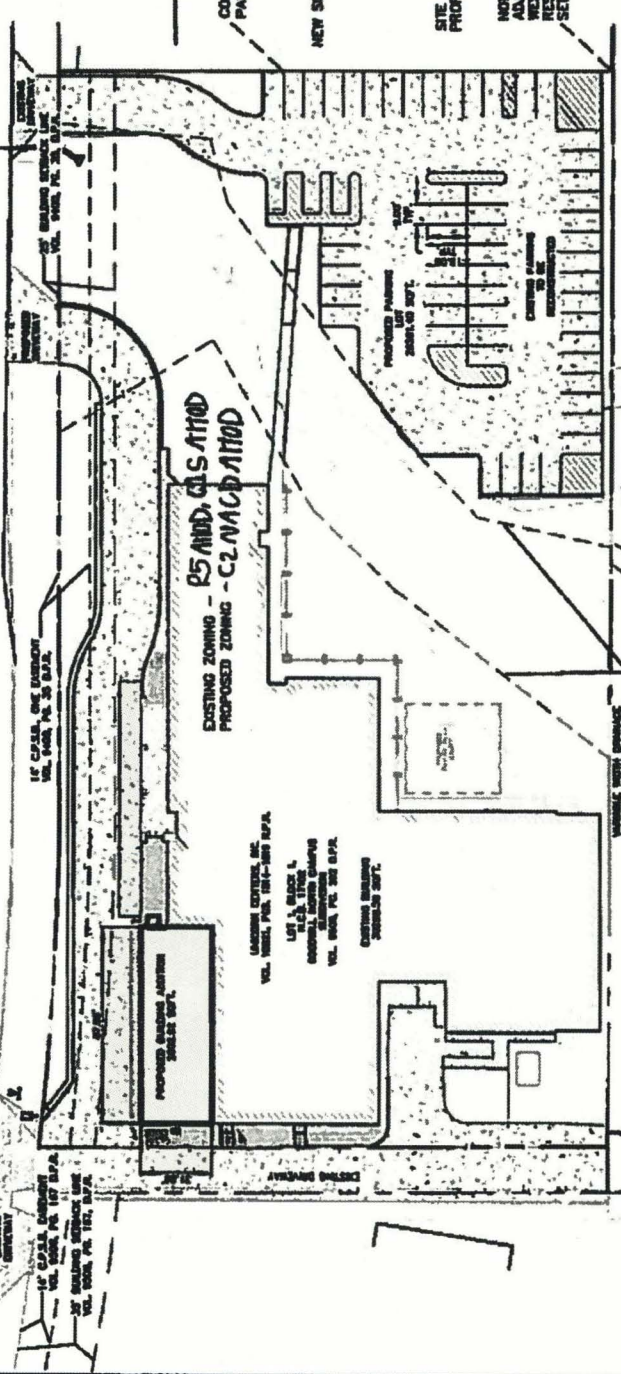
14' GRADE ONE EXISTING  
VOL. 104, P. 30 B.P.A.

EXISTING ZONING - R5  
PROPOSED ZONING - C2

LANDING SERVICES, INC.  
VOL. 104, P. 30 B.P.A.

LOT 1, BLOCK 1  
VOL. 104, P. 30 B.P.A.

EXISTING IMPROVEMENTS  
VOL. 104, P. 30 B.P.A.



LOCATION MAP  
NOT TO SCALE

UNICORN CENTER BUILDING EXPANSION  
SAN ANTONIO, TEXAS  
SITE PLAN EXHIBIT (PROPOSED)

PAPE-DAVISON  
ENGINEERS

- LEGEND
- CONCRETE PAVEMENT/DRIVEWAY
  - NEW SIDEWALK/ PLATWORK
  - PROPERTY LINE
- NOTE: ALL EXISTING PROPERTIES TO THE EAST AND WEST ARE ZONED AS R5, BUT ARE NOT RESERVABLE USES. NO SIDE BUILDING SETBACKS ARE REQUIRED.
- SITE AREA: 2.833 ACRES  
PROPOSED USE: HUMAN SERVICES CAMPUS



**Mission Rd. Ministries**  
THE PROPERTY OWNER  
ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONAL UNDERSTANDING THAT CITY COUNCIL APPROVAL OF A REZONING PLAN IS NECESSARY TO OBTAIN A CITY COUNCIL RESOLUTION FROM ANTI-CORRUPTION ACT. THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PORTION OF LOT 1, BLOCK 1  
VOL. 104, P. 30 B.P.A.

JOB NO. 812-00  
DATE SUBMITTED  
DRAWN  
CHECKED  
SCALE: 1" = 50'

EX 1