

ORDINANCE 2020-11-05-0811

**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 32.2170 acres out of NCB 17636 from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop.

**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 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 **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 Section 35-491.

**SECTION 6.** The Director of Development Services shall change the zoning records and maps

SG/lj  
11/05/2020  
# Z-18

CASE NO. Z-2020-10700200 S

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 November 15, 2020.

**PASSED AND APPROVED** this 5<sup>th</sup> day of November, 2020.



**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
\_\_\_\_\_  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney



# City of San Antonio

## City Council

November 05, 2020

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**Item: Z-18**

**Enactment Number:**

**File Number: 20-6365**

**2020-11-05-0811**

ZONING CASE Z-2020-10700200 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop on 32.2170 acres out of NCB 17636, generally located in the 7900 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600061)

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Courage and Perry

**Absent:** 1 Pelaez

SG  
11/05/2020  
Item No. Z-18

# Exhibit “A”



METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 32.217 acre, more or less, tract of land comprised of Lot 1, Block 61, Shaenfield Ten Commercial subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 9566, Page 8 of the Deed and Plat Records of Bexar County, Texas and Lots 6, 7, 8, 9, and a portion of Lot 901 and Lot 5, Block 61, Shaenfield East Unit 1 subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 9688, Pages 7-9, of the Deed and Plat Records of Bexar County, Texas and also including a portion of a 109.80 acre tract described in deed to FCS Creamer, Ltd., recorded in Volume 8282, Pages 1335-1334 of the Official Public Records of Bexar County, Texas, out of the J.M. Ross Survey No. 229, Abstract 648, New City Block 17636 of the City of San Antonio, Bexar County, Texas. Said 32.217 acre tract being more fully described as follows:

- BEGINNING:** At a point on the southeast right-of-way line of Charles W. Anderson (Loop 1604), a variable width right-of-way, the north corner of a 111.4 acre tract recorded in Volume 14710, Page 1930 of the Official Public Records of Bexar County, Texas and the west corner of said Lot 1;
- THENCE:** N 23°29'53" E, along and with the southeast right-of-way line of said Loop 1604, the northwest line of said Lot 1, and said 109.80 acre tract, a distance of 454.44 feet to a point;
- THENCE:** N 22°58'18" E, continuing along and with the southeast right-of-way line of said Loop 1604, the northwest line of said Shaenfield East Unit 1, a distance of 1062.04 feet to a point;
- THENCE:** S 66°30'44" E, departing the southeast right-of-way line of said Loop 1604, over and across said Shaenfield East Unit 1 and said 109.80 acre tract, a distance of 601.61 feet to a point on the west right-of-way line of Shaenfield Road, a variable width right-of-way dedicated in Volume 9695, Pages 98-100 of the Deed and Plat Records of Bexar County, Texas;

Exhibit "A"

THENCE: Along and with the west right-of-way line of said Shaenfield Road, the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 1365.00 feet, a central angle of  $02^{\circ}50'38''$ , a chord bearing and distance of  $S\ 04^{\circ}02'06''\ W$ , 67.75 feet, for an arc length of 67.75 feet to a point;

$S\ 05^{\circ}27'26''\ W$ , a distance of 172.57 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1035.00 feet, a central angle of  $19^{\circ}09'22''$ , a chord bearing and distance of  $S\ 04^{\circ}07'15''\ E$ , 344.43 feet, for an arc length of 346.04 feet to a point;

$S\ 13^{\circ}41'56''\ E$ , a distance of 220.94 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 765.00 feet, a central angle of  $40^{\circ}27'11''$ , a chord bearing and distance of  $S\ 06^{\circ}31'39''\ W$ , 528.97 feet, for an arc length of 540.12 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 418.00 feet, a central angle of  $07^{\circ}52'13''$ , a chord bearing and distance of  $S\ 22^{\circ}49'08''\ W$ , 57.37 feet, for an arc length of 57.42 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 84.00 feet, a central angle of  $60^{\circ}33'07''$ , a chord bearing and distance of  $S\ 49^{\circ}09'35''\ W$ , 84.70 feet, for an arc length of 88.77 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 91.00 feet, a central angle of  $77^{\circ}46'08''$ , a chord bearing and distance of  $S\ 40^{\circ}33'05''\ W$ , 114.25 feet, for an arc length of 123.52 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 384.00 feet, a central angle of  $10^{\circ}41'49''$ , a chord bearing and distance of  $S\ 07^{\circ}00'55''\ W$ , 71.59 feet, for an arc length of 71.69 feet to a point on the southwest line of said 109.80 acre tract;

32.217 Acres  
Job No.: 7171-28  
Page 3 of 3

THENCE: N 65°57'31" W, along and with the southwest line of said 109.80 acre tract and said Lot 1, a distance of 1066.36 feet to the POINT OF BEGINNING and containing 32.217 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7171-28 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: August 19, 2020  
JOB NO. 7171-28  
DOC. ID. N:\CIVIL\7171-28\WORD\7171-28 FNZN-32.217 AC.docx



SG  
11/05/2020  
Item No. Z-18

# Exhibit “B”

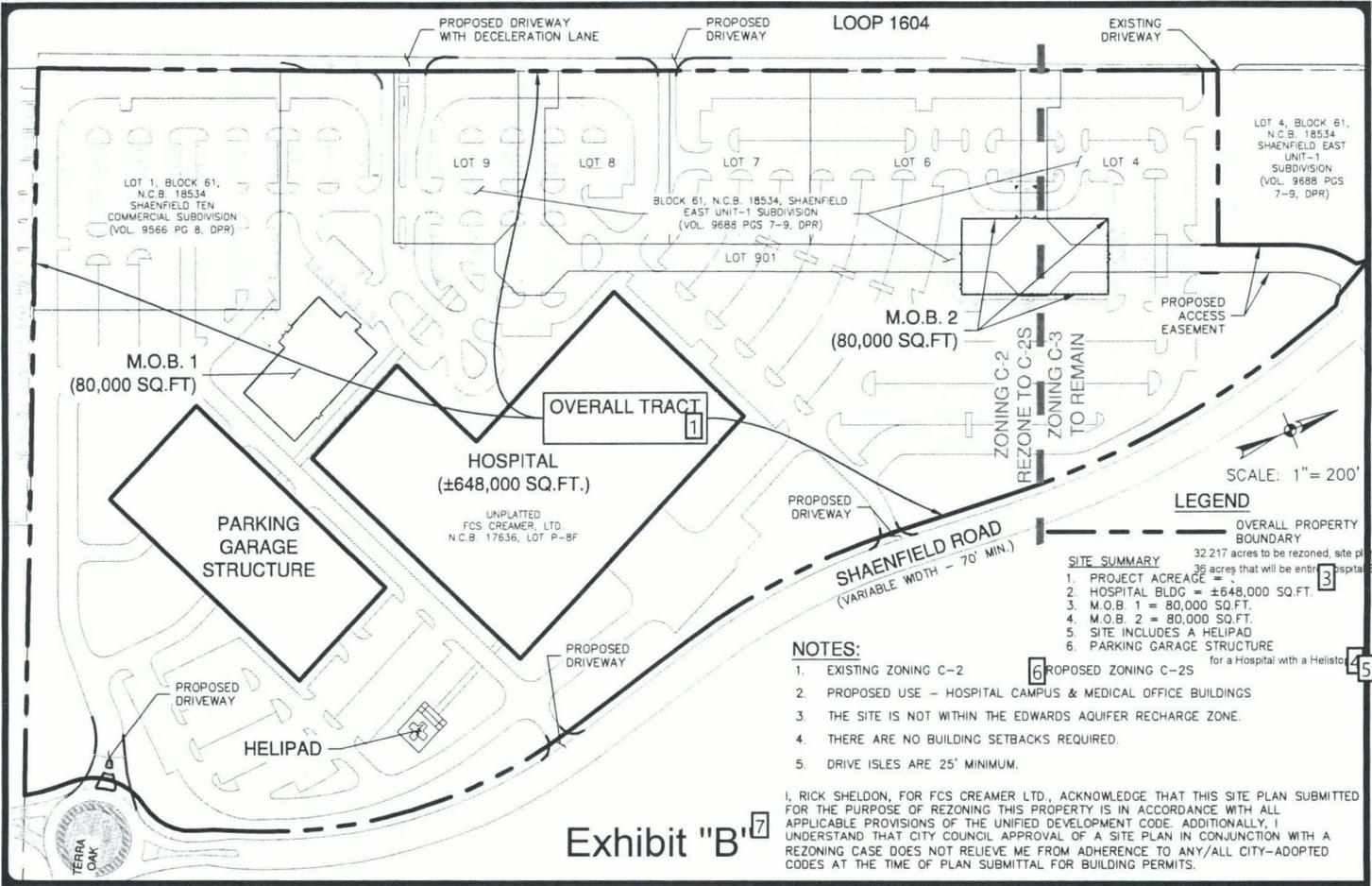


Exhibit "B" 7

JOB NO. 7171-25  
 DATE AUGUST 2020  
 DESIGNER DM / JF  
 CHECKEDSW/DM DRAWN JF  
 SHEET 1 of 1

**SHAENFIELD RD. / 1604 TRACT**  
**SAN ANTONIO, TEXAS**  
**SITE PLAN (FOR ZONING PURPOSES)**



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TSPE REGISTRATION #472 | TSPE FIRM REGISTRATION #10028800

Date: Aug 21, 2020, 10:00am User: G. Hertz  
 File: P:\2020\10700200\10700200-10700200-10700200-10700200-10700200-10700200-10700200-10700200-10700200-10700200.dwg  
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