

AN ORDINANCE 2014 - 11 - 06 - 0886

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 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658 from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Human Services Campus.

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 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 **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SG/cia
11/06/2014
Z-17. Amended.

CASE NO. Z2014254 CD

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 November 16, 2014.

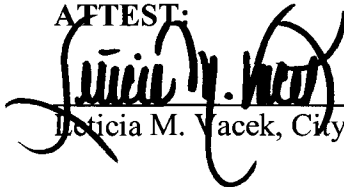
PASSED AND APPROVED this 6th day of November 2014.



M A Y O R

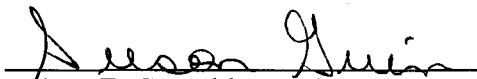
Ivy R. Taylor

ATTEST:



Jolicia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Robert F. Greenblum, City Attorney

| | | | | | | | |
|---------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-17 | | | | | | |
| Date: | 11/06/2014 | | | | | | |
| Time: | 04:20:23 PM | | | | | | |
| Vote Type: | Motion to Appr w Cond | | | | | | |
| Description: | ZONING CASE # Z2014254 S (District 7): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus on 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658 located at 6487 Whitby Road. Staff and Zoning Commission recommend approval. | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ivy R. Taylor | Mayor | | x | | | | |
| Diego Bernal | District 1 | | x | | | | |
| Keith Toney | 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 | | | x | |
| Ron Nirenberg | District 8 | | x | | | | |
| Joe Krier | District 9 | | x | | | | |
| Michael Gallagher | District 10 | | x | | | | |

H.A. KUEHLEM SURVEY COMPANY
Boundary * Subdivisions * Oil Wells * Construction
GPS Services

FIELD NOTES

Field notes of a 23.521 acre tract of land situated in the City of San Antonio, Bexar County, Texas and being all of Lots 6 and 7 and parts of Lot 5, Lot 10, Lot 11 and Lot 12, Block F, New City Block 14658, Alamo Farmsteads, according to plat recorded in Volume 980, Pages 373 - 374, Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1" pinched pipe found in the north line of Whitby Road at the southwest corner of Lot 7, Block F, NCB 14658, and this tract.

Thence N 00° 31' 17" W. 1333.08 feet along the west line of Lot 7, and Lot 10, Block F, NCB 14658, to a 1/2" iron pin with cap (Northstar) found in the south line of Oxford Trace at the northwest corner of this tract, being the northeast corner of Lot 16, Block F, NCB 14658, Casa De Esperanza Subdivision according to plat recorded in Volume 9538, Page 35.

Thence N 89° 16' 52" E. 26.62 feet along the south line of Oxford Trace to a 1/2" iron pin with cap (Northstar) found at the northwest corner of Lot 17, Block F, NCB 14658, Oxford Trace Apartments Subdivision, according to plat recorded in Volume 9555, Page 151.

Thence along the west line of Lot 17, Block F, NCB 14658, as follows:

Southeasterly along the arc of a curve to the left (non-tangent) whose radius is 70.00 feet and having a central angle of 90° 09' 39", a distance of 110.15 feet (chord bears S 45° 27' 28" E. 99.13) to a 1/2" iron pin found at a corner. S 00° 24' 53" E. 99.88 feet to a 1/2" iron pin set at the southwest corner of Lot 17, Block F, NCB 14658, being an interior corner of this tract.

Thence N 89° 31' 35" E. 360.26 feet along the south line of Lot 17, Block F, NCB 14658, to a 1/2" iron pin set at the southeast corner of Lot 17, Block F, NCB 14658, being an interior corner of this tract.

Thence N 00° 29' 11" W. 169.80 feet to a 1/2" iron pin with cap (Northstar) found in the south line of Oxford Trace at the northeast corner of Lot 17, Block F, NCB 14658.

Thence along the south line of Oxford Trace as follows:

N 89° 27' 59" E. 196.82 feet to a 1/2" iron pin found at the northeast corner of Lot 11, Block F, NCB 14658, being the northwest corner of Lot 12.

N 89° 29' 49" E. 29.17 feet to a 1/2" iron pin set at the beginning of a curve (non-tangent).

Easterly along the arc of a curve to the right whose radius is 2801.37 feet and having a central angle of 00° 20' 21", a distance of 16.59 feet (chord bears N 89° 29' 58" E. 16.59 feet) to a 1/2" iron pin set at a point of reverse curve.

Northeasterly along the arc of a curve to the left (non-tangent) whose radius is 50.00 feet and having a central angle of 64° 54' 12", a distance of 56.64 feet (chord bears N 56° 48' 25" E. 53.66 feet) to a 1/2" iron pin found at the southwest corner of Lot 50, Block 1, NCB 17352, Lost Oak Subdivision, according to plat recorded in Volume 9512, Page 140-141.

Thence Easterly along the arc of a curve to the right whose radius is 2850.14 feet and having a central angle of 01° 24' 35", a distance of 70.12 feet (chord bears S 88° 37' 01" E. 70.12 feet) to a P.K. nail found at the northeast corner of this tract.

Thence S 00° 36' 11" E. 1359.62 feet to a 1/2" iron pin found in the north line of Whitby Road at the southeast corner of this tract.

Thence along the north line of Whitby Road, as follows:

S 89° 26' 34" W. 163.43 feet to a 1" iron pipe found at the southwest corner of Lot 5, being the southeast corner of Lot 6, being an angle point in this line.

S 89° 31' 03" W. 653.17 feet to the place of Beginning and containing 23.521 acres of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

RE: Plat - Bearing Source: Texas State Plane
NAD 83 South Central Zone

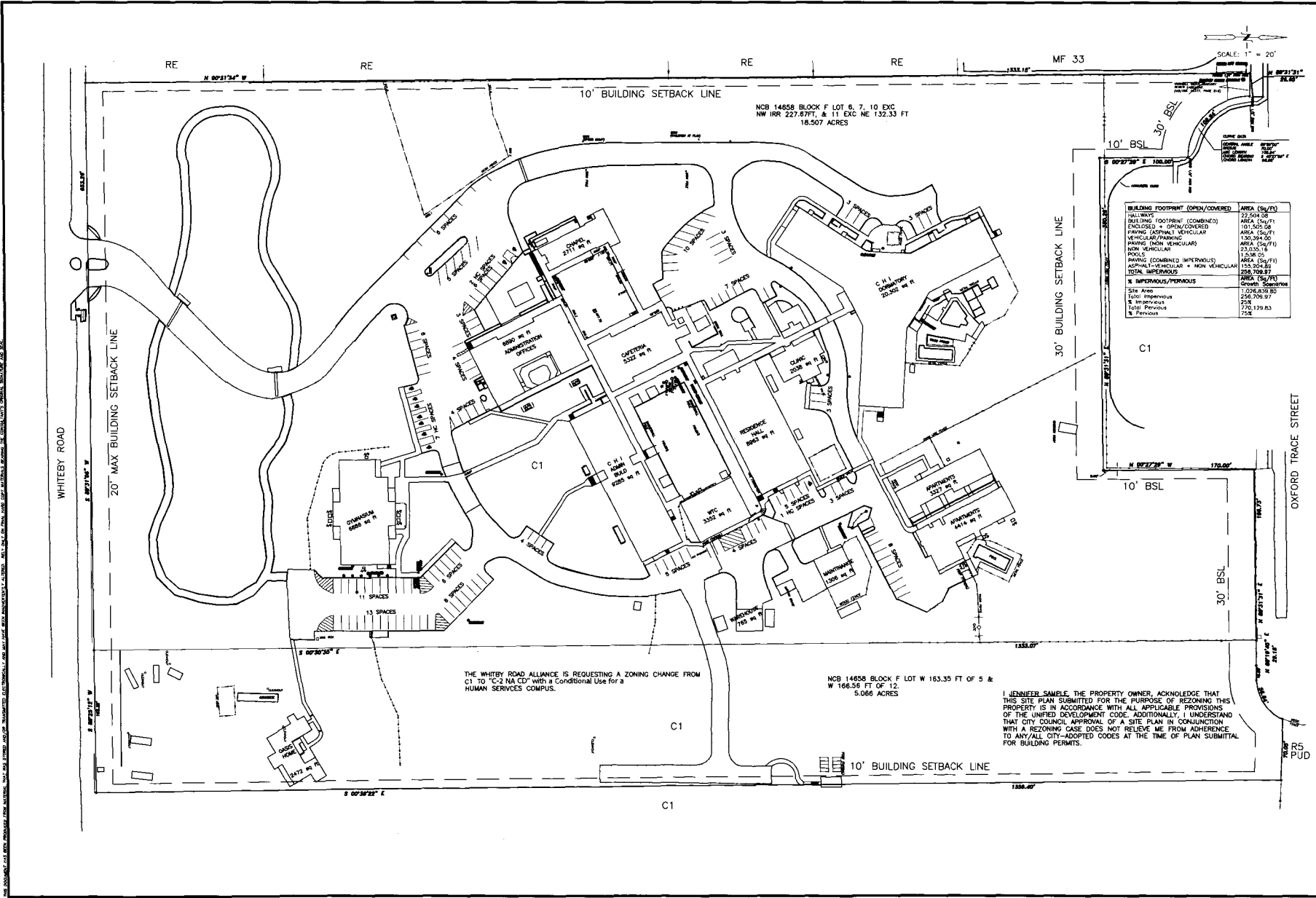


Surveyed August 8, 2014


HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

ATTACHMENT B

Z2014254



| BUILDING FOOTPRINT (OPEN/COVERED) | AREA (sq./FT) |
|-----------------------------------|------------------------|
| HALLWAY | 22,504.08 |
| ENCLOSED + OPEN/COVERED | 101,545.58 |
| PAVING (TOTAL) VEHICULAR | 130,394.00 |
| PAVING (NON VEHICULAR) | 23,035.18 |
| POOLS | 11,938.05 |
| PAVING (COMBINED IMPERVIOUS) | 153,204.81 |
| ASPHALT/VEHICULAR + NON VEHICULAR | 258,709.87 |
| TOTAL IMPERVIOUS | 258,709.87 |
| % IMPERVIOUS/PERVIOUS | Ground Setpoint |
| Site Area | 1,026,439.95 |
| Total ImperVIOUS | 258,709.87 |
| Total Pervious | 770,129.83 |
| % Pervious | 75% |

THE WHITBY ROAD ALLIANCE IS REQUESTING A ZONING CHANGE FROM C1 TO 'C-2 NA CD' with a Conditional Use for a HUMAN SERVICES COMPLEX.

NCB 14658 BLOCK F LOT W 183.35 FT OF 5 & W 168.59 FT OF 12: 5.066 ACRES

I, JENNIFER SAMPLE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY 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/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SA San Antonio Design Group Inc.
 CONSULTING ENGINEERS
 12716 SPECTRUM DRIVE, SUITE 100
 SAN ANTONIO, TEXAS 78240
 P: 214-342-8700 F: 214-342-8701

PROVIDENCE PLACE
 6487 WHITBY ROAD SAN ANTONIO, TEXAS 78240
 ZONING CHANGE SITE PLAN

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|--------------|-----------|
| DRAWN BY: | J.A.S. |
| CHECKED BY: | A.B.H. |
| APPROVED BY: | R.J.A. |
| DATE: | AUG. 2014 |
| REVISIONS: | |
| SHEET: | 1 |
| OF: | 1 |