

AN ORDINANCE 2017-08-03-0543

**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 on 3.717 acres out of NCB 3694, located at 836 Cupples Road, from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital.

**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.

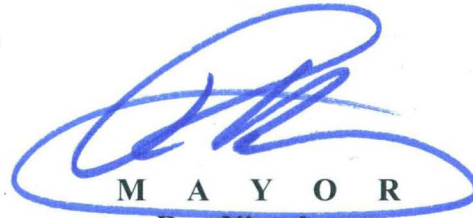
**SECTION 4.** The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

**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 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 13<sup>th</sup> day of August 2017.


**PASSED AND APPROVED** this 3<sup>rd</sup> day of August 2017.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

<b>Agenda Item:</b>	<b>Z-13 ( in consent vote: Z-1, Z-3, Z-4, P-1, Z-6, Z-7, Z-8, Z-12, Z-13, Z-14, P-5, Z-19, P-6, Z-20 )</b>						
<b>Date:</b>	08/03/2017						
<b>Time:</b>	02:04:15 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017174 S (Council District 5): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 3.717 acres out of NCB 3694, located at 836 Cupples 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>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				x
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

SG/lj  
08/03/2017  
Item No. Z-13

# **Exhibit “A”**





Z2017174

METES AND BOUNDS DESCRIPTION  
FOR  
"ZONING"

A 3.717 acre, or 161,908 square feet more or less, tract of land being all of Lots 24, 25 & 26, Block 35, New City Block 3694 of the unrecorded subdivision of Edgewood Addition, in the City of San Antonio, Texas and recorded in Volume 16044, Page 827 of the Official Public Records Bexar County, Texas. Said 3.717 acre tract being more particularly described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983, NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on the south right-of-way line of Highway 90, a 419.8-foot right-of-way, the northwest corner of Lot 27, Block 35, New City Block 3694 of the unrecorded subdivision of Edgewood Addition, in the City of San Antonio, Texas and recorded in Volume 5491, Page 454 of the Official Public Records of Bexar County, Texas, the northeast corner of said Lot 26;

**THENCE:** S 05°56'15" W, along and with the common boundary line of said Lot 26 and said Lot 27, a distance of 364.20 feet to a point, in the north right-of-way line of Menefee Boulevard, a 55.60 foot right-of-way;

**THENCE:** N 84°18'31" W, along and with the north line of said Menefee Boulevard, a distance of 451.10 feet to a point for the southwest corner of said Lot 24 and the east right-of-way of Cupples Road, a variable width right-of-way;

**THENCE:** Along and with the east right-of-way line of said Cupples Road, and the east line of said Lot 24, the following bearings and distances:

N 05°50'07" E, a distance of 239.20 feet to a point;

S 84°18'30" E, a distance of 20.00 feet to a point;

N 05°50'07" E, a distance of 125.00 feet to a point on the south right-of-way line of said Highway 90;

3.717 Acres  
Job No:11357-00

22017174

THENCE: S 84°18'30" E, along and with the south right-of-way line of said Highway 90 and the north lines of said Lots 24, 25 and & 26, a distance of 431.75 feet to the POINT OF BEGINNING and containing 3.717 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description prepared under job number 11357-00 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: May 12, 2017

JOB NO. 11357-00

DOC. ID. N:\CIVIL\11357-00\BS 11357-00 FN 3.717 AC.docx



*G.E. Buchanan*  
05/12/2017

SG/lj  
08/03/2017  
Item No. Z-13

# **Exhibit “B”**

Z2017174 S

US HWY 90

CUPPLES RD

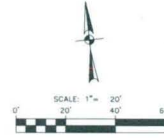
PROPOSED OFFICE  
MEDICAL BUILDING  
(60,000 sq')

MENEFEE BLVD

Exhibit "B"



LOCATION MAP  
NOT TO SCALE



**PAPE-DAWSON  
ENGINEERS**

**EMERUS CUPPLES**  
SAN ANTONIO, TEXAS

ZONING EXHIBIT

PROPOSED REZONING: C-2 S AHOD (SPECIFIC USE AUTHORIZATION FOR A HOSPITAL)

I, \_\_\_\_\_ 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 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.

### SITE DATA SUMMARY TABLE

SITE AREA ACREAGE	3.89
LOTS	1
OPEN SPACE ACREAGE	2.05
BUILDING FLOOR AREA (SQ. FT.)	60,000
IMPERVIOUS COVER (SQ. FT.)	80,028
PARK SPACES	72

PLAT NO. \_\_\_\_\_  
JOB NO. XXXX-XX  
DATE MAY 2017  
DESIGNER AA  
CHECKED CO DRAWN AA  
1 OF 1