

AN ORDINANCE 2017-11-02-0869

**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 Lot 30, NCB 12830, from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet.

**SECTION 2.** 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 3.** 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 "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 5.** The Director of Development Services shall change the zoning records and maps


SG/ lj  
11/02/2017  
# Z-12

CASE NO. Z2017264 S

in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective November 12, 2017.

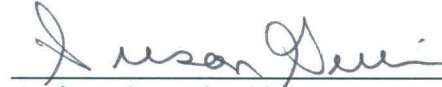
**PASSED AND APPROVED** this 2<sup>nd</sup> day of November 2017.

  
**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-12 ( in consent vote: Z-1, Z-2, Z-3, P-2, Z-5, P-3, Z-6, Z-7, P-4, Z-8, Z-11, Z-12, Z-14 )</b>						
<b>Date:</b>	11/02/2017						
<b>Time:</b>	02:08:33 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017264 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet on Lot 30, NCB 12830, located at 8026 Floyd Curl Drive. 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				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

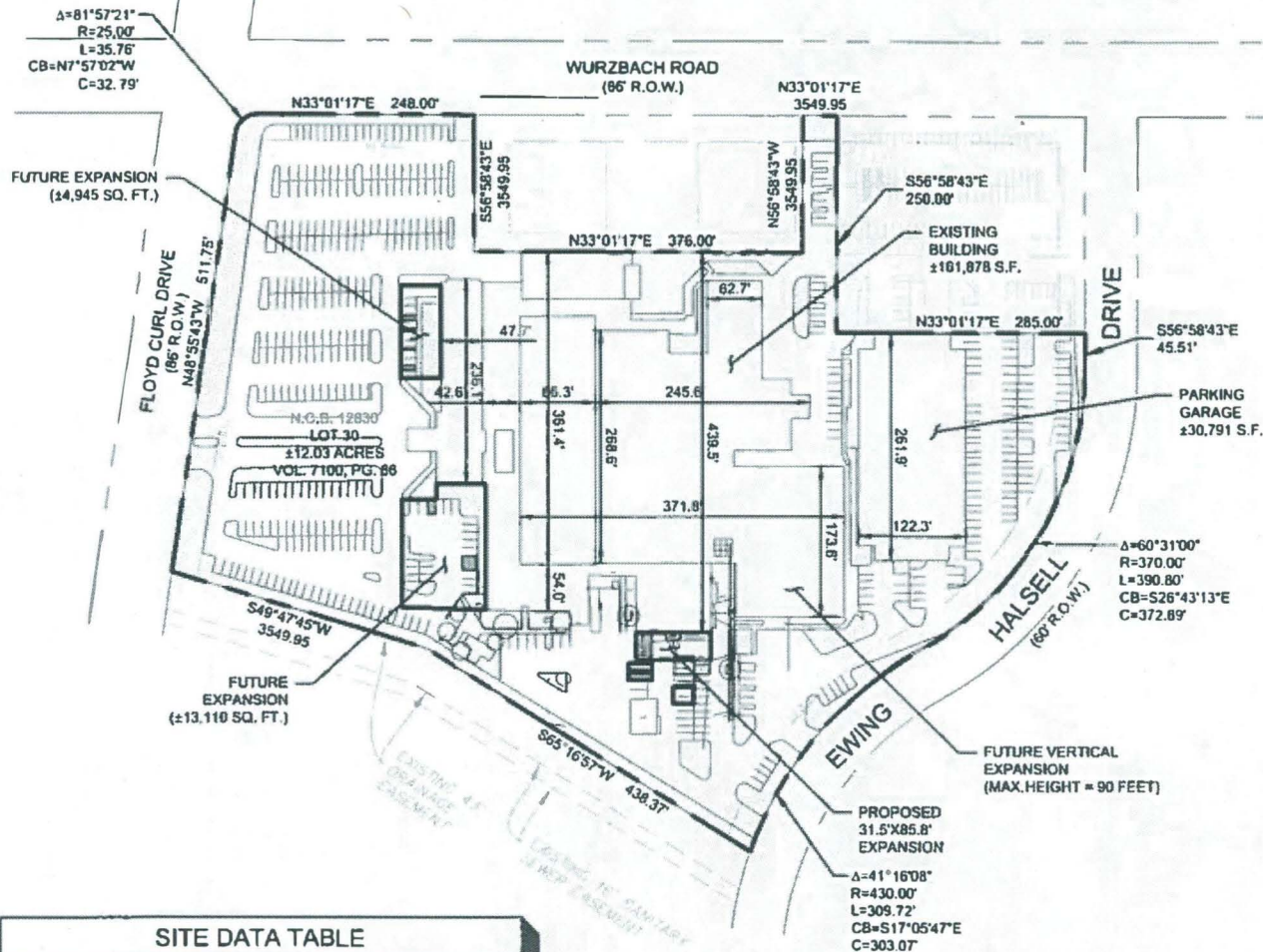
SG/lj  
11/02/2017  
Item No. Z-12

# Exhibit “A”





0 100 200  
GRAPHIC SCALE AS SHOWN



SITE DATA TABLE

GENERAL SITE DATA	
LEGAL DESCRIPTION	LOT 30 12830 VOL 7100 - PG 86
PROPOSED ZONING	CJS
EXISTING PROPERTY USAGE	MEDICAL
PROPOSED PROPERTY USAGE	MEDICAL
SITE DATA	
ADDRESS	±12.03 ACRES (±524,027 SF) 8026 FLOYD CURL DRIVE, SAN ANTONIO, TEXAS 78229
BUILDING AREA	±12.03 ACRES (±524,027 SF)
LANDSCAPE AREA	±1.50 ACRES (±65,883 SF)
PAVED AREA	±6.03 ACRES (±262,872 SF)
PARKING DATA	
EXISTING PARKING SPACES (OUTSIDE)	432 SPACES
EXISTING PARKING SPACES (GARAGE)	508 SPACES

Exhibit "A"

THE PROPERTY OWNER,  
DOES HEREBY CERTIFY 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/ALL CITY-ADOPTED CODES AT THE TIME  
OF PLAN SUBMITTAL FOR BUILDING PERMITS."

**Kimley»Horn**

CAMA QUILITY-HORN AND ASSOCIATES, INC.  
801 W. LOOP 410, SUITE 330, SAN ANTONIO, TX 78218  
PHONE: 210-541-6168 FAX: 210-541-6694  
WWW.KIMLEY-HORN.COM TDEC PLAN NO. 828

KHA PROJECT  
068705701  
DATE  
08/28/17  
SCALE  
AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

# SITE PLAN

**MSTH EXPANSION**  
PREPARED FOR  
**METHODIST SPECIALTY  
AND TRANSPLANT  
HOSPITAL**  
SAN ANTONIO  
TEXAS

SHEET NUMBER  
**E-1**