

ORDINANCE 2021-05-20-0387

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 1.508 acres out of NCB 10754 from "C-2 MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Hospital with a Behavioral Care Unit.

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.

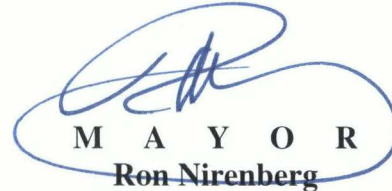
SECTION 4. The City council approves this Specific Use Authorization so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

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.

5850-05-20-1505
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 May 30, 2021.

PASSED AND APPROVED this 20th day of May, 2021.

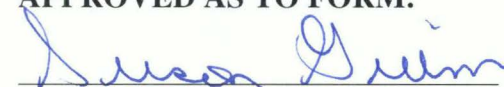

M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney



City of San Antonio

City Council

May 20, 2021

Item: Z-8

Enactment Number:

File Number: 21-3620

2021-05-20-0387

ZONING CASE Z-2021-10700051 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Hospital with a Behavioral Care Unit on 1.508 acres out of NCB 10754, located at 819 Rice Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment.(Associated Plan Amendment PA-2021-11600014)

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

SG
05/20/2021
Item No. Z-8

Exhibit “A”

Zoning Description of

A 1.508 Acres in New City Block 10754, City of San Antonio, Bexar County, Texas

Description of a 1.508 acre tract of land with the corporate limits of the City of San Antonio, Bexar County, Texas, being the remaining north portion of Lot 92, New City Block 10754 as shown by the vacating and resubdivision plat of KAYE SUBDIVISION recorded in Volume 5970, Page 110, of the Deed and Plat Records of Bexar County, Texas, together with all of Lot 93, New City Block 10754 according to the plat of KAYE SUBDIVISION recorded in Volume 5940, Page 67, said Deed and Plat Records, also being a 1.508 acre portion of a 6.56 acre tract conveyed to Sterling Acquisition Corp by deed dated August 11, 2007 and recorded in Volume 13216, Page 796, of the Real Property Records of Bexar County, Texas, in all said 1.508 acre tract of land being more particular described as follows:

BEGINNING at a ½ inch iron rod found on the north right-of-way line of Rice Road, at the southwest corner of said Lot 93 for the southwest corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said Lot 93, North 00°41'02" West (bearing basis is the NAD83(2011) Texas State Plane Coordinate System Zone 4204), 335.82 feet to a fence post found at the southeast corner said remaining north portion of Lot 92, same being the northeast corner of Lot 94, New City Block 10754 according said KAYE SUBDIVISION recorded in Volume 5970, Page 110, for an interior of this tract,

THENCE South 89°40'56" West, 149.88 feet to a ½ inch iron found on the east right-of-way line of South W. W. White Road at the 149.88' common northwest of said Lot 94 and the southwest corner of said remaining north portion of Lot 92 for an exterior corner of this tract,

THENCE along said east right-of-way line, North 00°40'59" West, 34.89 feet to a ½ inch iron found at the northwest corner of said remaining north portion of Lot 92, for the northwest corner of this tract,

THENCE North 89°40'56" East, at 149.88 feet pass the common northeast corner of said remaining north portion of Lot 92 and the northwest corner of said Lot 93, in all a distance of 311.87 feet to a point at the northeast corner of said Lot 93 and northeast corner of this tract,

THENCE South 01°02'28" East, 370.67 feet to a point on the north right-of-way line of said Rice Road for the southeast corner of said Lot 93 and southeast corner of this tract,

THENCE South 89°39'41" West, 164.30 feet to the POINT OF BEGINNING.

CONTAINING in all 1.508 acres or 65,703 square feet of land, more or less. Described in accordance with a survey made on the ground February 20, 2021 and is accompanied by an exhibit found on page 2. The direction control line for this description and exhibit is the west line of said Lot 93.



MAVERICK LAND SURVEYING COMPANY

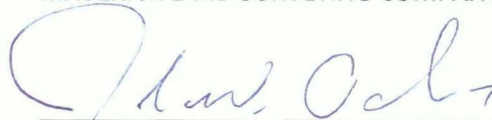

Jacob W. Oder, Texas R.P.L.S. No. 5846

Exhibit "A"

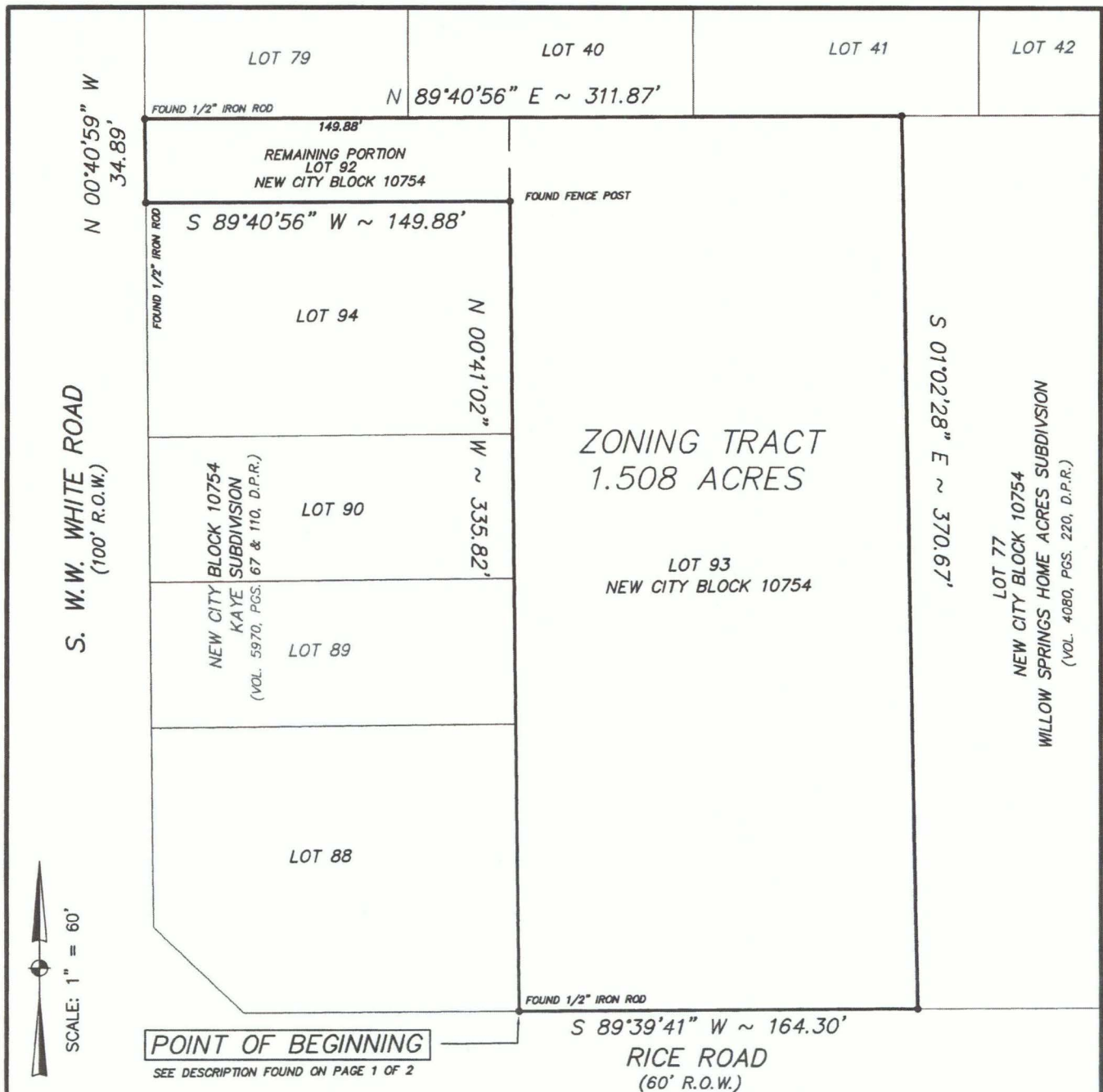
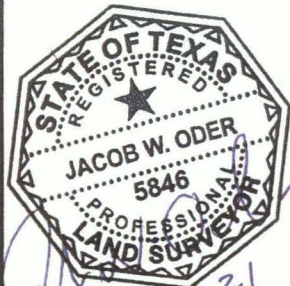


EXHIBIT FOR ZONING

A 1.508 ACRE TRACT OF LAND BEING THE REMAINING NORTH PORTION OF LOT 92 AND ALL OF LOT 93, NEW CITY BLOCK 10754, KAYE SUBDIVISION RECORDED IN VOLUME 5970, PAGE 67, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SAN ANTONIO, BEXAR COUNTY, TEXAS



MLS JOB No.: 58453-0001
PREPARED DATE: 02-24-2021

Maverick
Land Surveying Co.

1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
PH. 210-342-9455
FAX 210-342-9524
TBPLS FIRM No. 10132700

PAGE 2 OF 2

SG
05/20/2021
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Exhibit “B”

Z-2021-10700051 S

From: "C-2"
Commercial District
To: "C-2S"
Commercial District
to allow Specific Use
Authorization for a
Hospital with a
Behavioral Care Unit

POTENTIAL FENCED
OUTDOOR COURTYARD

South W.W. White Road
(Variable Width R/W)

P.O.B. of
Tract "B"

POTENTIAL DROP OFF AND
PARKING AREA OF
5000 SF MAX W/ CURB
CUT TO RICE ROAD

"I, Bruce Jackson, the representative, 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/all City adopted Code at the time of plan submittal for building permits."

SEE SHEET 3

JACKSON APPROV
#21010 4.13.21

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
Healthcare

DATE: 01/19/2023
Project No. 20230236-2

Sheet 2 of 3

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (600) 500-0000 Fax: (330) 566-3608 www.bockandclarks.com

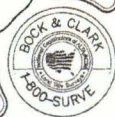


Exhibit "B"