

AN ORDINANCE 101016

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 CLASSIFICATION OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held 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 so that it shall include the change of zoning classification of 0.492 acres out of Lot 34, Block 7, NCB 17011, from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for an In-Patient Hospice.

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 conditional 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 Planning 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 immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 19, 2005.

PASSED AND APPROVED this 9th day of June 2005.



M A Y O R
EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: 4.2Q.

Date: 06/09/05

Time: 03:37:55 PM

Vote Type: Multiple selection

Description: ZONING CASE NUMBER Z2005135 S: The request of Brown, P. C., Applicant, for Pelanje, LLC, Owner(s), for a change in zoning from "C-2" Commercial District to "C-2" S Commercial District with specific use authorization for an in-patient hospice on a portion of Lot 34, Block 7, NCB 17011 (13441 Blanco Road). Staff's recommendation was for approval. Zoning Commission's recommendation pending June 7, 2005 Zoning Commission meeting. (Council District 9)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3	Not present			
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		

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

FIELD NOTES

Z2005135

Field notes of a 0.492 of an acre tract of land situated in the City of San Antonio, Bexar County, Texas and being out of Lot 34, Block 7, New City Block 17011, N.P.C. Center Subdivision, according to plat recorded in Volume 9500, Page 60, of the Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at 1/2" iron pin set in the northwest line of Farm to Market Road 2696 (Blanco Road) at the east corner of Lot 34 and this tract, being the south corner of Lot 46, Block 7, N.P.C. Center Subdivision, Unit 2, according to plat recorded in Volume 9503, Page 161, Plat Records.

Thence S 44° 15' 08" W. 170.24 feet along the northwest line of Farm to Market Road 2696 to a nail set in asphalt at the south corner of this tract.

Thence N 46° 19' 15" W. 118.60 feet across Lot 34, to a 1/2" iron pin set in the southeast line of Churchill Estates Fourplex, according to plat recorded in Volume 9504, Page 12, Plat Records, being the west corner of this tract.

Thence N 43° 31' 05" E. 179.40 feet along the northwest line of Lot 34, being the southeast line of Churchill Estates Fourplex, to a 1/2" iron pin found in the southwest line of Lot 46, being the north corner of Lot 34 and this tract.

Thence S 45° 45' 56" E. 120.89 feet along the northeast line of Lot 34, being the southwest line of Lot 46, to the place of Beginning and containing 0.492 of an acre of land according to a survey made on the ground.

Job No. 112-95

RE: Plat

Note: 1/2" iron pins set have orange plastic caps stamped "RELS 4020"

Surveyed June 16, 2003


HENRY A. KUEHELM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020



14350 Northbrook Drive Suite 130 San Antonio, Texas 78232 Phone: (210) 490-7847 Fax: (210) 490-7857

EXHIBIT A
To Ordinance No. _____
Passed and Approved on
June 9, 2005

BLANCO ROAD F.M. ROAD 2696

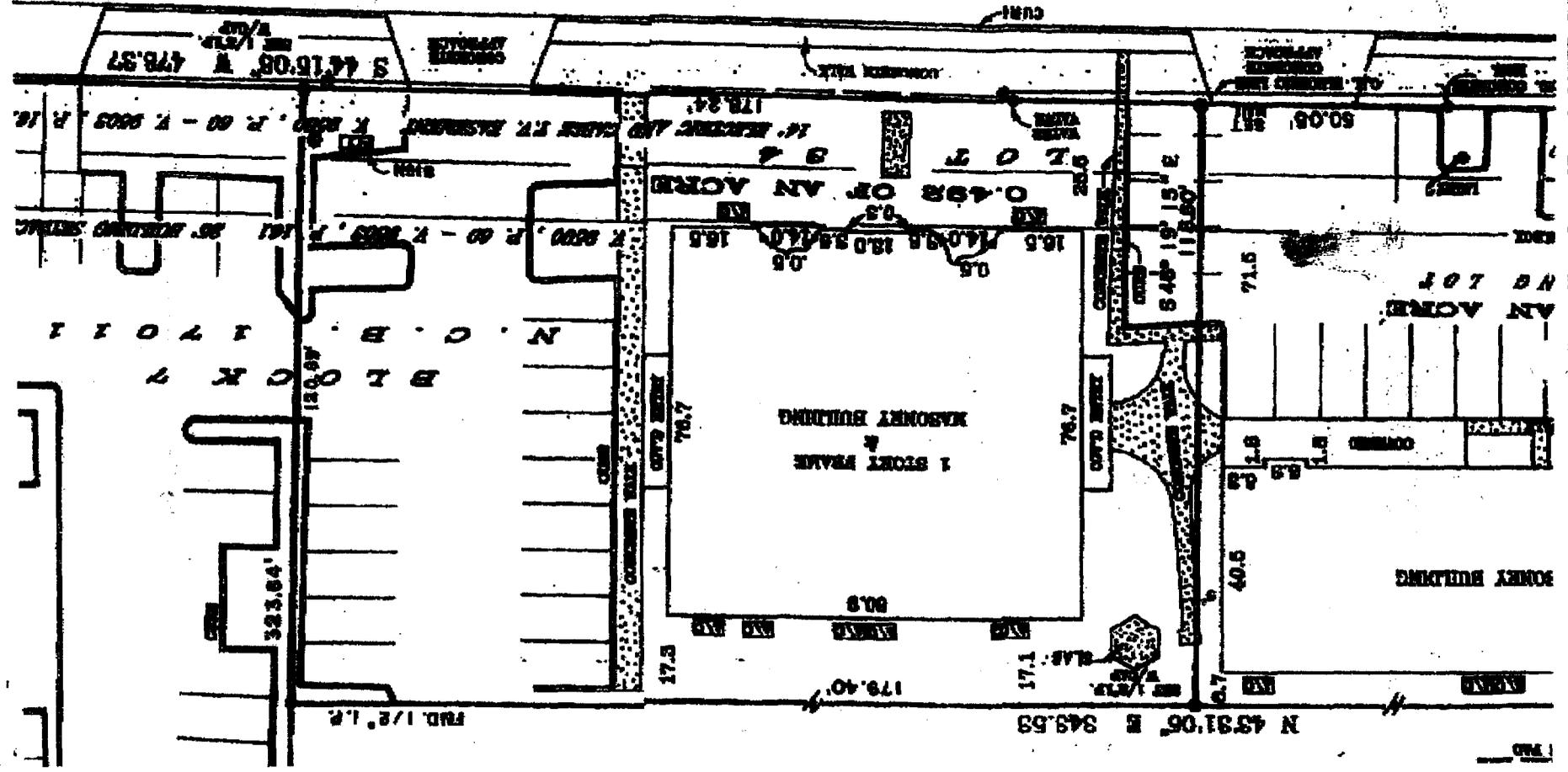
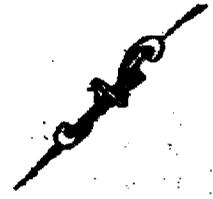


EXHIBIT B
To Ordinance No. _____
Passed and Approved on
June 9, 2005

22005137

** TOTAL PAGE.03 **