

AN ORDINANCE 101305

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 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 28.3 acres out of NCB 13663 (Tract 2D) from "R-5" Residential Single-Family District to "C-3NA" General Commercial District, Nonalcoholic Sales.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

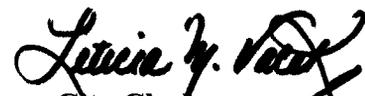
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

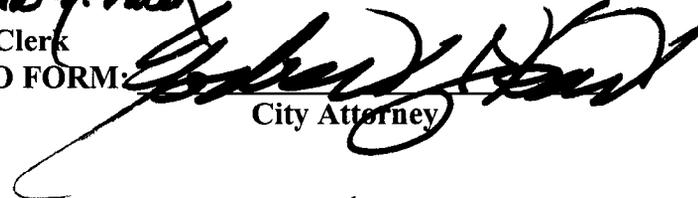
SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4, 2005.

PASSED AND APPROVED this 25th day of August, 2005.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-19

Date: 08/25/05

Time: 03:18:10 PM

Vote Type: Multiple selection

Description: Z-19. ZONING CASE #Z2005168 (District 8): An Ordinance changing the zoning district boundary on 28.3 acres out of NCB 13663 (Tract 2D), from "R-5" Residential Single-Family District to "C-3NA" General Commercial, Non-alcoholic Sales District, 8000 Block of Wurzbach Road, as requested by San Antonio Medical Foundation, Applicant, for San Antonio Medical Foundation, Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

22005168

FIELD NOTES

FOR

28.3 acre TRACT

A 28.3 acre tract of land being out of that 114.16 acre tract as recorded in Volume 4703, Page 249 deed records Bexar County, Texas, tract 2D being a portion out of that called 110.22 acre tract deed No.89, Abstract No.741 City of San Antonio, Bexar County, Texas and being more particularly described in a clockwise manner as follows:

- BEGINNING: at a found ½" iron rod and cap "PD" in the northeast right-of-way line of Floyd Curl Drive (an 86 foot public right-of-way) (Plat Reference: Volume 9519, Page 150);
- THENCE: N 48°37'30" W, 137.12 feet, along and with the northeast right-of-way line of said Floyd Curl Drive to a point of curvature of a curve to the left;
- THENCE: 398.76 feet, along and with said curve to the left having a radius of 757.54 feet, a central angle of 30°09'36", a chord bearing and distance of N 63°56'09" W, 394.17 feet to a point of tangency of the herein described curve;
- THENCE: 71.24 feet, along and with said curve to the left having a radius of 743.00 feet, a central angle of 05°29'38", a chord bearing and distance of N 82°07'41" W, 71.22 feet to a point of tangency of the herein described curve;
- THENCE: N 84°56'08" W, 445.85 feet, along and with the northeast right-of-way line of said Floyd Curl Drive to a point of curvature of a curve to the right;
- THENCE: 456.29 feet, along and with said curve to the right having a radius of 1636.78 feet, a central angle of 15°58'21", a chord bearing and distance of N 76°58'36" W, 454.81 feet to a point of compound curve to the right;
- THENCE: 40.03 feet, along and with said curve to the right having a radius of 25.00 feet, a central angle of 91°44'47", a chord bearing and distance of N 23°12'21" W, 35.89 feet to a point of tangency of the herein described curve;
- THENCE: N 22°40'01" E, 69.54 feet, along and with the southeast right-of-way line of said Charles Katz to a point of curvature of a curve to the right;
- THENCE: 270.31 feet, along and with said curve to the right having a radius of 370.00 feet, a central angle of 41°51'31", a chord bearing and distance of N 43°35'48" E, 264.34 feet to a point of tangency of the herein described curve;
- THENCE: N 64°31'34" E, 407.85 feet, along and with the southeast right-of-way line of said Charles Katz to a point of curvature of a curve to the right;

- THENCE: 190.59 feet, along and with said curve to the right having a radius of 370.00 feet, a central angle of $29^{\circ}30'49''$, a chord bearing and distance of $N 79^{\circ}16'59'' E$, 188.49 feet to a point of reverse curve to the left;
- THENCE: 224.23 feet, along and with said curve to the left having a radius of 630.00 feet, a central angle of $20^{\circ}23'34''$, a chord bearing and distance of $N 83^{\circ}50'37'' E$, 223.05 feet to a point of tangency of the herein described curve;
- THENCE: $N 73^{\circ}38'50'' E$, 205.30 feet, along and with southeast right-of-way line of said Charles Katz to a point of tangency of the herein described curve;
- THENCE: $N 73^{\circ}38'50'' E$, 126.50 feet, along and with southeast right-of-way line of said Charles Katz to a point of curvature of a curve to the left;
- THENCE: 172.45 feet, along and with said curve to the left having a radius of 430.00 feet, a central angle of $22^{\circ}58'43''$, a chord bearing and distance of $N 62^{\circ}09'28'' E$, 171.30 feet to a point of tangency of the herein described curve;
- THENCE: $N 50^{\circ}40'06'' E$, 24.83 feet, along and with southeast right-of-way line of said Charles Katz to point of curvature of a curve to the right, said point also marks the west end of the curve return to Ewing Halsell Drive (a 60' public right-of-way) (Plat Reference: Volume 9529, Page 31);
- THENCE: 38.14 feet, along and with said curve to the right having a radius of 25 feet, a central angle of $87^{\circ}25'07''$, a chord bearing and distance of $S 85^{\circ}37'36'' E$, 34.55 feet, to a point of reverse curve to the left, said iron rod also marks the southwest right-of-way line of said Ewing Halsell Drive;
- THENCE: 293.29 feet, along and with said curve to the left having a radius of 1,150.55 feet, a central angle of $14^{\circ}36'20''$, a chord bearing and distance of $S 49^{\circ}13'28'' E$, 292.50 feet to a point of tangency of the herein described curve;
- THENCE: $S 56^{\circ}31'39'' E$ 331.01 feet, along and with southwest right-of-way line of said Ewing Halsell Drive to a point north end of curve return to Wurzbach Road (public right-of-way) (Plat Reference: Volume 5580, Page 275);
- THENCE: 39.23 feet, along and with said curve to the right having a radius of 25.00 feet, a central angle of $89^{\circ}55'04''$, a chord bearing and distance of $S 11^{\circ}34'17'' E$, 35.33 feet to a point of tangency of the herein described curve said point also marks the northwest right-of-way line of said Wurzbach Road;
- THENCE: $S 33^{\circ}23'04'' W$, 690.05 feet, along and with northwest right-of-way line of said Wurzbach Road to a point of curvature of a curve to the right;

Job 6033-03
28.3 acres

- THENCE: 8.22 feet, along and with said curve to the right having a radius of 290.00 feet, a central angle of $01^{\circ}37'27''$, a chord bearing and distance of $S 41^{\circ}07'02'' W$, 8.22 feet to a point of tangency of the herein described curve;
- THENCE: $S 41^{\circ}55'44'' W$, 31.64 feet, along and with northwest right-of-way line of said Wurzbach Road to a point of curvature of a curve to the left;
- THENCE: 46.00 feet, along and with said curve to the left having a radius of 310.00 feet, a central angle of $08^{\circ}30'08''$, a chord bearing and distance of $S 37^{\circ}40'38'' W$, 45.96 feet to a point of tangency of the herein described curve;
- THENCE: $S 33^{\circ}25'35'' W$, 50.66 feet along and with the northwest right-of-way line of said Wurzbach Road to a point of curvature of a curve to the right;
- THENCE: 55.16 feet, along and with the said curve to the right having a radius of 170.00 feet, a central angle of $18^{\circ}35'29''$, a chord bearing and distance of $S 42^{\circ}43'16'' W$, 54.92 feet to a point of compound curve to the right;
- THENCE: 58.29 feet, along and with said curve to the right having a radius of 55.00 feet, a central angle of $60^{\circ}43'23''$, a chord bearing and distance of $S 82^{\circ}22'43'' W$, 55.60 feet to a point of compound curve to the right;
- THENCE: 32.92 feet, along and with said curve to the right having a radius of 170.00 feet, a central angle of $11^{\circ}05'47''$, a chord bearing and distance of $N 61^{\circ}43'20'' W$, 32.87 feet to the POINT OF BEGINNING of this 28.3 acre tract.

*These field notes are to be used for zoning purposes only.

PREPARED BY PAPE-DAWSON ENGINEERS INC.

DATE: April 13, 2005

JOB No.: 6033-03

FILE: P:\60\33\03\word\6033-03.doc

CASE NO: Z2005168

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 8

Ferguson Map: 548 F8

Applicant:

San Antonio Medical Foundation

Owner:

San Antonio Medical Foundation

Zoning Request:

From "R-5" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District

28.3 acres out of NCB 13663 (Tract 2D)

Property Location:

8000 Block of Wurzbach Road

Floyd Curl, Wurzbach Road, Charles Katz and Ewing Halsell Drive

Proposal:

Medical facility

Neighborhood Association:

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is required

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Floyd Curl, Wurzbach Road, Charles Katz and Ewing Halsell Drive. The subject property is located within the South Texas Medical Center. The "C-3NA" General Commercial District, Nonalcoholic Sales is appropriate at this location due to the surrounding medical facilities.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005168

ZONING CASE NO. Z2005168 – August 2, 2005

Applicant: San Antonio Medical Foundation

Zoning Request: "R-5" Residential Single Family District to "C-3NA" General Commercial District.

Jim Reed, 7526 Louis Pasteur, President of San Antonio Medical Foundation, stated they have approximately 300 undeveloped acres and their intent is to build a medical facility to serve the Cancer Therapy and Research Center.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 28.3 acres out of NCB 13663 (Tract 2D) at 8000 Block of Wurzbach Road.
2. There were 15 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

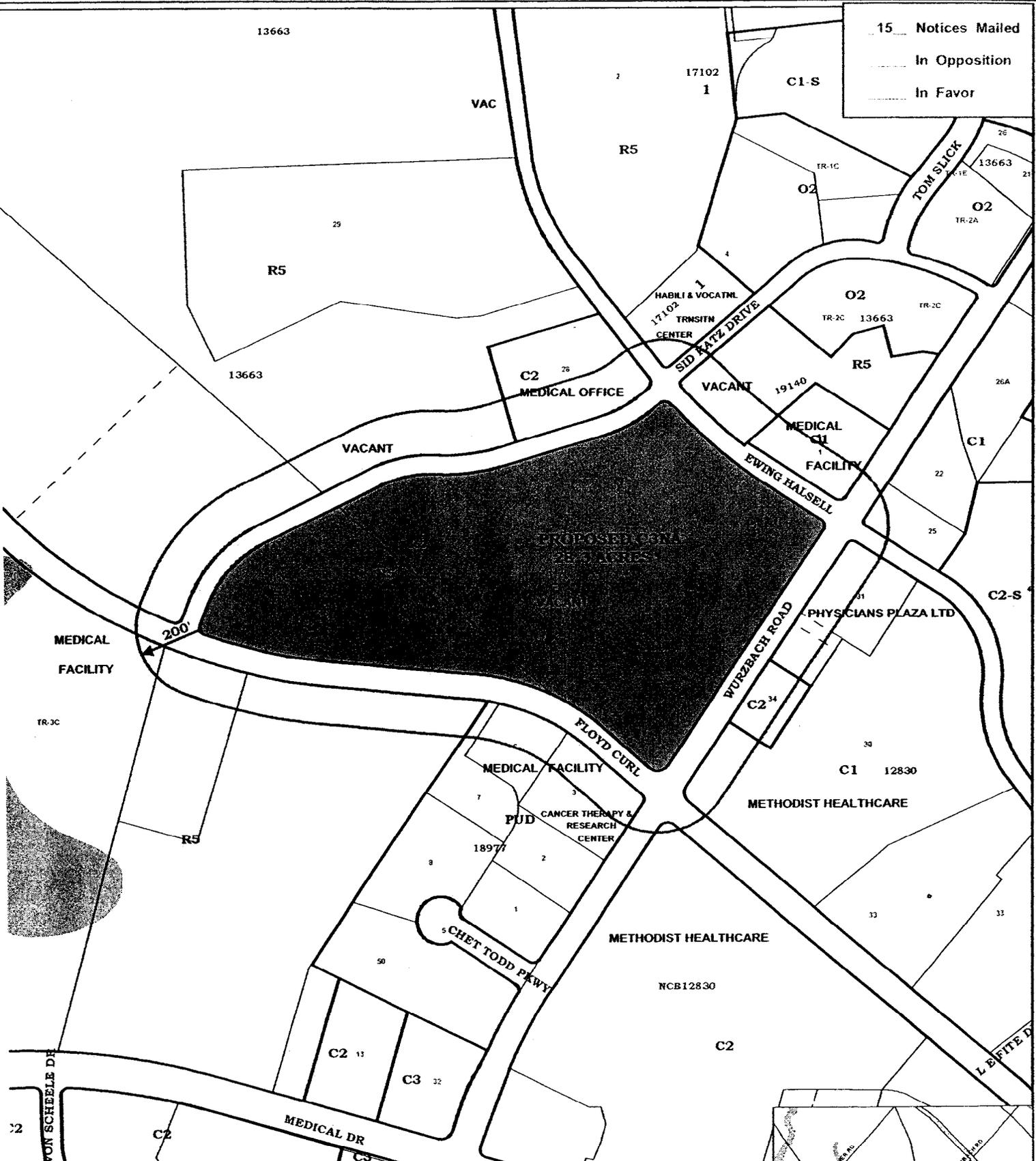
AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



15 Notices Mailed
 In Opposition
 In Favor

ZONING CASE: Z2005-168

City Council District No. 8
 Requested Zoning Change
 From: "R-5" To "C-3NA"
 Date: August 25, 2005
 Scale: 1" = 400'

- Subject Property
- 200' Notification

