

ORDINANCE

2023-02-02-0073

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 0.406 acres out of NCB 17634, generally located at the 3000 block of West Loop 1604 North, from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for a Helistop.

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 February 12, 2023.

PASSED AND APPROVED this 2nd day of February, 2023.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting February 2, 2023

23.

2023-02-02-0073

ZONING CASE Z-2022-10700314 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Helistop on 0.406 acres out of NCB 17634, generally located at the 3000 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval.

Councilmember Perry moved to Approve on Zoning Consent. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Pelaez, Courage, Perry

Absent: DISTRICT 7

EXHIBIT “A”



METES AND BOUNDS DESCRIPTION
FOR ZONING

A 0.406 of an acre, more or less, tract of land out of that 44.844 acre tract conveyed to VHS San Antonio Partners, LLC by deed recorded in Document No. 20210330785 of the Official Public Records of Bexar County, Texas, in the T. York Survey No. 201 ½, Abstract 285, in New City Block 17634 of the City of San Antonio, Bexar County, Texas. Said 0.406 of an acre tract being more fully 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:

COMMENCING: At a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said 44.844 acre tract, at the north end of the cutback at the intersection of the south right-of-way line of Wiseman Road, a 120-foot public right-of-way dedicated in Volume 11255, Pages 1857-15863 of the Deed and Plat Records of Bexar County, Texas, with the west right-of-way line of F.M. Loop 1604, a 345-foot public right-of-way;

THENCE: N 87°20'34" W, along and with the south line of said 44.844 acre tract, the south right-of-way line of said Wiseman Road, a distance of 317.04 feet to a point, from which a found ½" iron rod at the northwest corner of said 44.844 acre tract, the northeast corner of a 1.769 acre tract conveyed to VHS San Antonio Partners, LLC by deed recorded in Document No. 20210330785 of the Official Public Records of Bexar County, Texas, bears N 87°20'34" W, a distance of 801.80 feet;

THENCE: S 02°39'26" W, departing the north line of said 44.844 acre tract, the south right-of-way line of said Wiseman Road, over and across said 44.844 acre tract, a distance of 90.00 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said 44.844 acre tract, the following bearings and distances:

S 02°39'26" W, a distance of 108.72 feet to a point;

S 69°56'56" W, a distance of 140.92 feet to a point;

N 02°39'26" E, a distance of 163.12 feet to a point;

0.406 Ac.
Job No.: 12431-01
Page 2 of 2

THENCE: S 87°20'34" E, a distance of 130.00 feet to the POINT OF BEGINNING and containing 0.406 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12431-01 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC138.95, 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:
JOB NO. 12431-01
DOC. ID. N:\CIVIL\12431-01\Word\12431-01 FN_ZN_0.406 AC.docx



EXHIBIT “B”



SCALE: 1"=100'

LEGEND

--- OVERALL PROPERTY
BOUNDARY

SITE SUMMARY

1. PROJECT ACREAGE = 66.876 ACRES
2. HOSPITAL BLDG = ±256,795 SQ.FT.
3. M.O.B. = 88,258 SQ.FT.
4. HELIPAD = 3,818 SQ.FT.
5. TOTAL IMPERVIOUS COVER = 630,500 SQ.FT. (ENTIRE SITE)

NOTES:

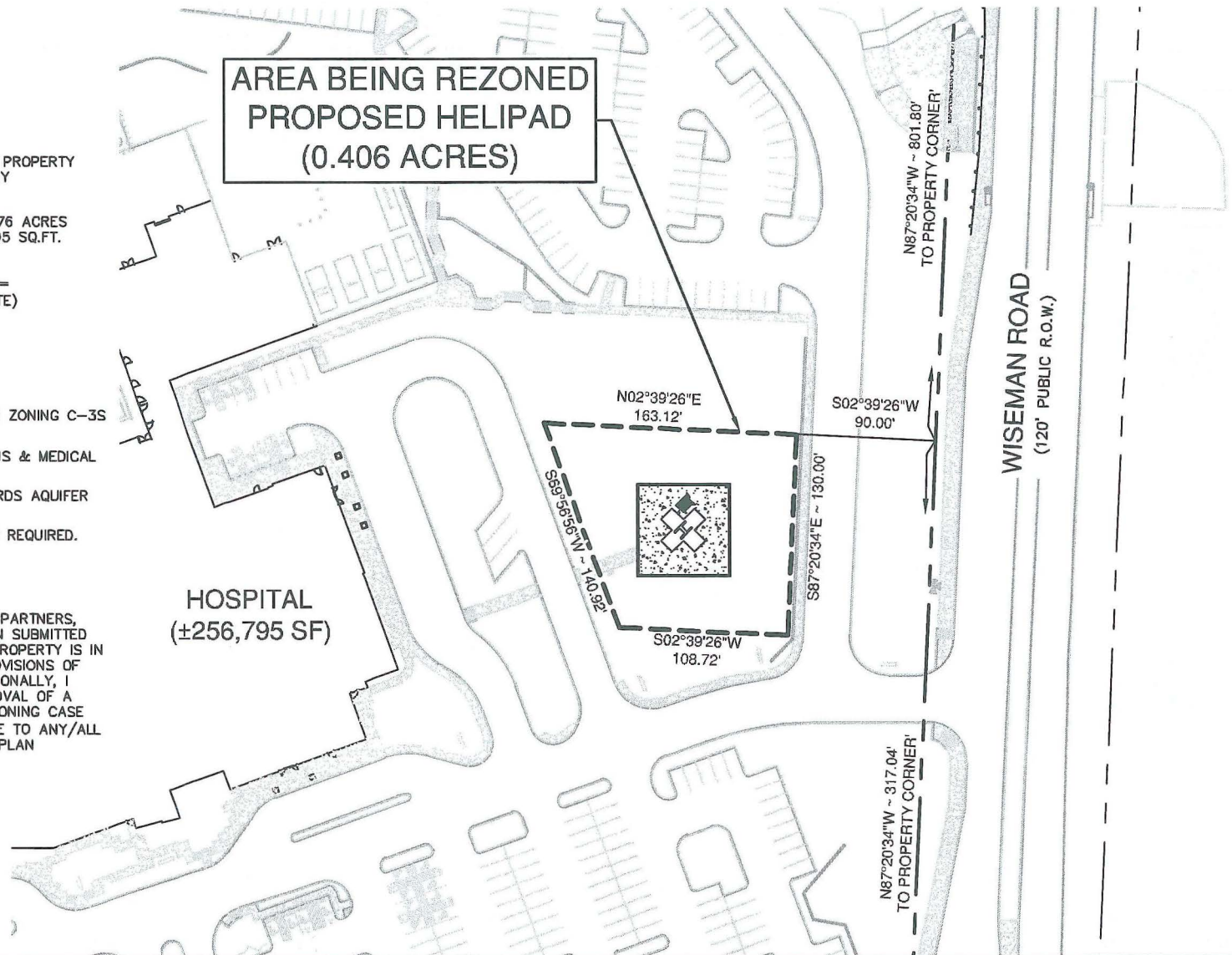
1. EXISTING ZONING C-3 ~ PROPOSED ZONING C-3S FOR HELIPAD (C-3 TO REMAIN)
2. PROPOSED USE - HOSPITAL CAMPUS & MEDICAL OFFICE BUILDINGS
3. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THERE ARE NO BUILDING SETBACKS REQUIRED.
5. DRIVE ISLES ARE 25' MINIMUM.

I, MATT STONE, FOR VHS SAN ANTONIO PARTNERS, LLC 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 CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Exhibit "B"

**AREA BEING REZONED
PROPOSED HELIPAD
(0.406 ACRES)**

**HOSPITAL
(±256,795 SF)**



JOB NO. 12431-01

DATE JAN. 20, 2023

DESIGNER JF

CHECKED JF/DMDRAWN JF

SHEET 1 of 1

WESTOVER HILLS BAPTIST HOSPITAL
SAN ANTONIO, TEXAS
HELIPAD - SITE PLAN (FOR ZONING PURPOSES)

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.9008
 TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10028800



SCALE: 1"=300'

LEGEND

OVERALL PROPERTY
BOUNDARY

SITE SUMMARY

1. PROJECT ACREAGE = 66.876 ACRES
2. HOSPITAL BLDG = $\pm 256,795$ SQ.FT.
3. M.O.B. = 88,258 SQ.FT.
4. HELIPAD = 3,818 SQ.FT.
5. TOTAL IMPERVIOUS COVER = 630,500 SQ.FT. (ENTIRE SITE)

NOTES:

1. EXISTING ZONING C-3 ~ PROPOSED ZONING C-3S FOR THE 0.406 ACRE HELIPAD SITE ONLY
2. PROPOSED USE - HOSPITAL CAMPUS & MEDICAL OFFICE BUILDINGS
3. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THERE ARE NO BUILDING SETBACKS REQUIRED.
5. DRIVE ISLES ARE 25' MINIMUM.

I, MATT STONE, FOR VHS SAN ANTONIO PARTNERS, LLC 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 CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

OVER ALL TRACT
(66.876 ACRES
PLAT NO. 21-11800444)

LOT 1
BLOCK 16
NCB 17647

AREA BEING REZONED
PROPOSED HELIPAD
(0.406 ACRES)

M.O.B.
($\pm 88,258$ SF)

HOSPITAL
($\pm 256,795$ SF)

PROPOSED
DRIVEWAY WITH
DECELERATION
LANE

PROPOSED DRIVEWAY WITH
DECELERATION LANE

F.M. LOOP 1604
(345' PUBLIC R.O.W.)

PROPOSED DRIVEWAY WITH
DECELERATION LANE

WISEMAN ROAD
(120' PUBLIC R.O.W.)

JOB NO. 12431-01
DATE DEC. 09, 2022
DESIGNER JF
CHECKED JF/DMDRAWN JF
SHEET 1 of 1

WESTOVER HILLS BAPTIST HOSPITAL

SAN ANTONIO, TEXAS

HELIPAD - SITE PLAN (FOR ZONING PURPOSES)

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 219.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800