

AN ORDINANCE 2017-08-17-0578

**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 3.3008 acres out of NCB 3028, NCB 6793, and NCB 6859 from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and Bar/Tavern and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District.

**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 approves this Infill Development Zone 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 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.

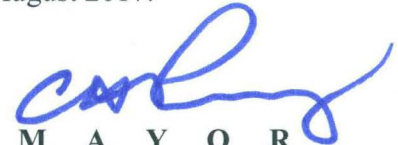
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
08/17/2017  
# Z-2


CASE NO. Z2017170

SECTION 5. This ordinance shall become effective the 27<sup>th</sup> day of August 2017.


PASSED AND APPROVED this 17<sup>th</sup> day of August 2017.

  
M A Y O R  
For Ron Nirenberg

ATTEST:

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-2 ( in consent vote: Z-2, P-1, Z-4, Z-5, Z-6, Z-7, Z-9, Z-11, Z-12, Z-14, Z-15, Z-19, Z-21, Z-22 )</b>						
<b>Date:</b>	08/17/2017						
<b>Time:</b>	02:13:31 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2017170 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and Bar/Tavern and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District. on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. 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				

Z2017170



**FIELD NOTES  
FOR  
TRACT 1  
A 0.6302 ACRE TRACT**

A 0.6302 of an acre tract of land, called Tract VII, being all of a 0.631 acre tract of record in Volume 15862 Page 2346 of the Official Public Records of Bexar County, Texas, comprised of the easterly portion of Lot 19 and all of Lot 20, New City Block (NCB) 6859 of the Elmendorf Subdivision, a plat of record in Volume 980 Page 67 of the Deed and Plat Records of Bexar County, Texas, and a 0.3128 acre tract of record in Volume 7151 Page 822 of the Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod, in the north right-of-way line of Josephine Street, a 65 foot right-of-way, for the southeast corner of a 0.2838 acre tract conveyed to Guy L. Floyd in Volume 9692 Page 2184 of the Official Public Records of Bexar County, Texas, for the southwest corner of the 0.631 acre tract and the tract described herein from which a found 1/2" iron rod for the southwest corner of the 0.2838 acre tract bears N 65°57'58" W, 59.08 feet;

**THENCE:** N 24°22'26" E along and with the east line of the 0.2838 acre tract and west line of the 0.631 acre tract, a distance of 185.13 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the south line of Lot 25, NCB 6539 of the Dalkowitz Subdivision, a plat of record in Volume 642 Page 224 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the 0.631 acre tract and the tract described herein;

**THENCE:** along and with the south line of Lots 25 -27, NCB 6539 of the Dalkowitz Subdivision and the north line of the 0.631 acre tract the following calls and distances:

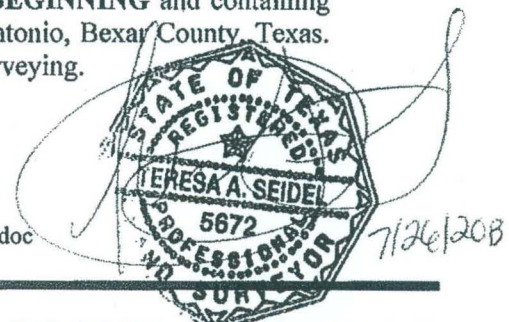
1. S 67°16'08" E, a distance of 24.72 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein, and
2. S 65°11'54" E, a distance of 82.35 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of a 0.4298 acre tract conveyed to Texas Neon Advertising Company of record in Volume 6574 Page 325 of the Official Public Records of Bexar County, Texas and the northeast corner of the 0.631 acre tract and the tract described herein;

**THENCE:** S 00°04'45" E along and with the west line of the 0.4298 acre tract and the east line of the 0.631 acre tract, a distance of 201.05 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", in the north right-of-way line of Josephine Street, for the southwest corner of the 0.4298 acre tract and the southeast corner of the 0.631 acre tract and the tract described herein from which a found 1/2" iron rod for the southeast corner of a 0.5152 acre tract of record in Volume 2244 Page 946 of the Official Public Records of Bexar County, Texas, which bears S 66°11'17" E, 185.74 feet;

**THENCE:** N 66°17'28" W along and with the north right-of-way line of Josephine Street and the south line of the 0.631 acre tract, a distance of 190.29 feet to the **POINT OF BEGINNING** and containing 0.6302 of an acre or 27,450 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 13-081  
Prepared by: KFW Surveying  
Date: July 19, 2013  
File: S:\Draw 2013\13-081 Flasher Equipment\DOCS\FN TR1\_0.6302.doc

Exhibit "A"



Z2017170



**FIELD NOTES  
FOR  
TRACT 2  
A 0.9379 ACRE TRACT**

A 0.9379 of an acre tract of land, being all of a 0.941 acre tract of record in Volume 15862 Page 2355 of the Official Public Records of Bexar County, Texas, comprised of Lot 30, Block 1, New City Block (NCB) 3028 of the Gruen & Mueller Equipment Co. Subdivision, a plat of record in Volume 9502 Page 184 of the Deed and Plat Records of Bexar County, Texas, and Lots 11, 12, E, and F, Block 1 NCB 3028 of the Resubdivision of Lots 13-18, Block 1, a plat of record in Volume 368 Page 76 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set pk nail with washer stamped "KFW Surveying", at the intersection of the south right-of-way line of Josephine Street, a 65 foot right-of-way, and the east right-of-way line Polk Street, a 40 foot right of way, for the northwest corner of the 0.941 acre tract, Lot 12 Block 1 and the tract described herein;

**THENCE:** S 66°06'45" E along and with the south right-of-way line of Josephine Street and the north line of the 0.941 acre tract, a distance of 200.02 feet to a found 1/2" iron rod, for the northwest corner of Lot 8, Block 1, NCB 3028 of the Resubdivision of Lots 13-18, Block 1 and the northeast corner of the 0.941 acre tract, Lot 30, Block 1 and the tract described herein;

**THENCE:** S 24°02'35" W along and with the west line of Lot 8, Block 1, NCB 3028 and an east line of Lot 30, Block 1 and the 0.941 acre tract, a distance of 142.45 feet to a found "x" in concrete, for the southwest corner of Lot 8, Block 1, NCB 3028, the northwest corner of Lot B, Block 1, NCB 3028, the northeast corner of the remaining portion Lot C, Block 1, NCB 3028 and a easterly corner of the 0.941 acre tract and the tract described herein;

**THENCE:** N 65°17'08" W along and with the north line of the remaining portion of Lot C, Block 1, NCB 3028 and a south line of the 0.941 acre tract, a distance of 3.09 feet to a found 1/2" iron rod, for the northwest corner of the remaining portion of Lot C, Block 1, NCB 3028 and an interior corner of the 0.941 acre tract and the tract described herein;

**THENCE:** S 23°53'15" W along and with the west line of the remaining portion of Lot C, Block 1, NCB 3028 and an east line of the 0.941 acre tract, a distance of 62.78 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the north line of a 15 foot wide alley for the southwest corner of Lot C, Block 1, NCB 3028 and the southeast corner of the 0.941 acre tract and the tract described herein;

**THENCE:** N 66°06'45" W along and with the north line of the 15 foot wide alley and the south line of the 0.941 acre tract, Lot 30, Block 1, Lot E and Lot F, a distance of 197.10 feet to a set pk nail with washer stamped "KFW Surveying" in the east line of Polk Street, for the southwest corner of the 0.941 acre tract, Lot F and the tract described herein;

**THENCE:** N 24°02'35" E along and with the east right-of-way line Polk Street and the west line of the 0.941 acre tract, a distance of 205.19 feet to the **POINT OF BEGINNING** and containing 0.9379 of an acre or 40,853 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 13-081  
Prepared by: KFW Surveying  
Date: July 19, 2013  
File: S:\Draw 2013\13-081 Flasher Equipment\DOCS\FN TR2\_0.9379.doc

Exhibit "A"



7/26/2013

Z2017170



**FIELD NOTES  
FOR  
TRACT 3  
A 0.2265 ACRE TRACT**

A 0.2265 of an acre tract of land, being all of a 0.219 acre tract of record in Volume 15862 Page 2355 of the Official Public Records of Bexar County, Texas, comprised of all Lots J, K and L, Block 1 NCB 3028 of the Resubdivision of Lots 13-18, Block 1, a plat of record in Volume 368 Page 76 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set pk nail with washer stamped "KFW Surveying", in the east right-of-way line of Polk Street, a 40 foot right of way, for the southwest corner of the 0.219 acre tract, Lot "L" and the tract described herein;

**THENCE:** N 24°02'35" E along and with the east right-of-way line of Polk Street and the west line of the 0.219 acre tract and Lot "L", a distance of 60.00 feet to a set pk nail in the south line of a 15 foot wide alley, for the northwest corner of the 0.219 acre tract, Lot "L" and the tract described herein;

**THENCE:** S 66°06'45" E along and with the south line of the 15 foot wide alley and the north line of the 0.219 acre tract, Lot "L", Lot "K" and Lot "J", a distance of 149.50 feet to a set "x" in concrete, for the northwest corner of Lot "I", Block 1, NCB 3028 of the Resubdivision of Lots 13-18, Block 1 and for the northeast corner of the 0.219 acre tract, Lot "J" and the tract described herein;

**THENCE:** S 23°53'15" W along and with the west line of Lot I, Block 1, NCB 3028 and the east line of the 0.219 acre tract, a distance of 66.07 feet to a set "x" in concrete in the north right-of-way line of Grayson Street, a 40' right-of-way, for the southwest corner of Lot I, Block 1, NCB 3028 and for the southeast corner of the 0.219 acre tract and the tract described herein;

**THENCE:** N 66°06'45" W along and with the north right-of-way line of Grayson Street, and the south line of the 0.219 acre tract, Lot "L", Lot "K" and Lot "J", a distance of 143.59 feet to a set pk nail with washer stamped "KFW Surveying", for a southwest corner of the 0.219 acre tract, Lot "L" and the tract described herein;

**THENCE:** N 21°06'45" W along and with the north right-of-way line of Grayson Street cutback to the east right-of-way line of Polk Street and the southwest line of the 0.219 acre tract, Lot "L", a distance of 8.59 feet to the **POINT OF BEGINNING** and containing 0.2265 of an acre or 9,865 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 13-081  
Prepared by: KFW Surveying  
Date: July 19, 2013  
File: S:\Draw 2013\13-081 Flasher Equipment\DOCS\FN TR3\_0.2265.doc

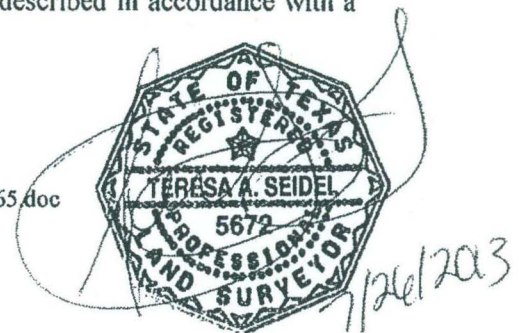


Exhibit "A"

Z2017170



**FIELD NOTES  
FOR  
TRACT 9  
A 0.2755 ACRE TRACT**

A 0.2755 of an acre tract of land, being all of Lots 9-12, Block 5, New City Block 6793 of the Myrtlelawn Subdivision, a plat of record in Volume 642 Page 323 of the Deed and Plat Records of Bexar County, Texas, and being tract IV of record in Volume 15862 Page 2346 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", in the south right-of-way line of Locust Street, a 50 foot right of way, for the northwest corner of Lot 13, Block 5, New City Block 6793 of the Myrtlelawn Subdivision and northeast corner of Lot 12, New City Block 3029 and the tract described herein;

**THENCE:** S 23°56'05" W along and with the west line of Lot 13, Block 5 and the east line of Lot 12, Block 5, a distance of 120.06 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southwest corner of Lot 13, Block 5, the northwest corner of Lot 56, Block 5, the northeast corner of Lot 57, Block 5 and the southeast corner of Lot 12, Block 5 and the tract described herein;

**THENCE:** N 66°03'55" W along and with the north line of Lots 57-60, Block 5, New City Block 6793 of the Myrtlelawn Subdivision, and the south line of Lots 12-9, Block 5, a distance of 100.00 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", in the east line of Lot 69, Block 5, New City Block 6793 of the Tobin Hill Subdivision, a plat of record in Volume 4700 Page 90 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of Lot 9, Block 5 and the tract described herein;

**THENCE:** N 23°56'05" E along and with the east line of Lot 69, Block 5 and the west line of Lot 9, Block 5, a distance of 119.98 feet to a found tack with lead in the south right-of-way line of Locust Street and for the northeast corner of Lot 69, Block 5 and the northwest corner of Lot 9, Block 5 and the tract described herein;

**THENCE:** S 66°06'45" E along and with the south right-of-way line of Locust Street and the north line of Lots 9-12, Block 5, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.2755 of an acre or 12,002 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 13-081  
Prepared by: KFW Surveying  
Date: July 19, 2013  
File: S:\Draw 2013\13-081 Flasher Equipment\DOCS\FN TR9\_0.2755.doc

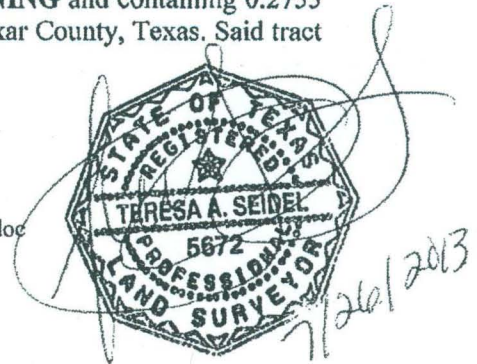


Exhibit "A"

Z2017170



**FIELD NOTES  
FOR  
TRACT 10  
A 1.2307 ACRE TRACT**

A 1.2307 of an acre tract of land, being all of Lot 69, Block 5, New City Block 6793 of the Tobin Hill Subdivision, a plat of record in Volume 4700 Page 90 of the Deed and Plat Records of Bexar County, Texas, and Tract III of record in Volume 15862 Page 2346 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set pk nail with washer stamped "KFW Surveying", at the intersection of the south right-of-way line of Locust Street, a 50 foot right of way and the east right-of-way line of St. Mary's Street, a 55.6 foot right-of-way for the northwest corner of Lot 69, Block 5 and the tract described herein;

**THENCE:** S 66°06'45" E along and with the south right-of-way line of Locust Street and the north line of Lot 69, Block 5, a distance of 303.90 feet to a found tack with lead, for the northwest corner of Lot 9, Block 5, New City Block 6793 of the Myrtlelawn Subdivision, a plat of record in Volume 642 Page 323 of the Deed and Plat Records of Bexar County, Texas and for the northeast corner of Lot 69, Block 5 and the tract described herein;

**THENCE:** S 23°56'05" W along and with the west line of Lots 9 and 60, Block 5, New City Block 6793 of the Myrtlelawn Subdivision plat and the east line of Lot 69, Block 5, a distance of 239.98 feet to a found 1/2" iron rod in the north right-of-way line of Myrtle Street, a 50 foot right-of-way, for the southwest corner of Lot 60, Block 5 and the southeast corner of Lot 69, Block 5 and the tract described herein;

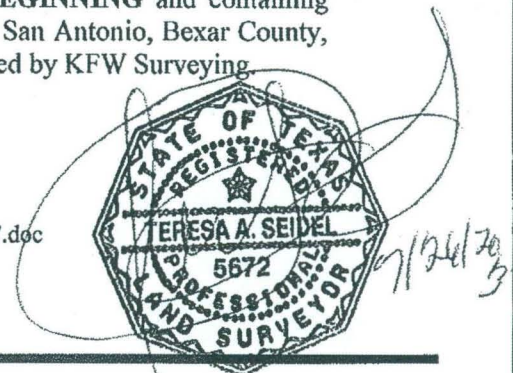
**THENCE:** N 66°03'55" W along and with the north right-of-way line of Myrtle Street and the south line of Lot 69, Block 5, a distance of 157.29 feet to a found "x" in concrete, for the southwest corner of Lot 69, Block 5 and the tract described herein and for a point of curvature to the right at the intersection of Myrtle Street with St Mary's Street;

**THENCE:** along and with the curve return of Myrtle Street and St. Mary's Street and a west line of Lot 69, Block 5 the following calls and distances:

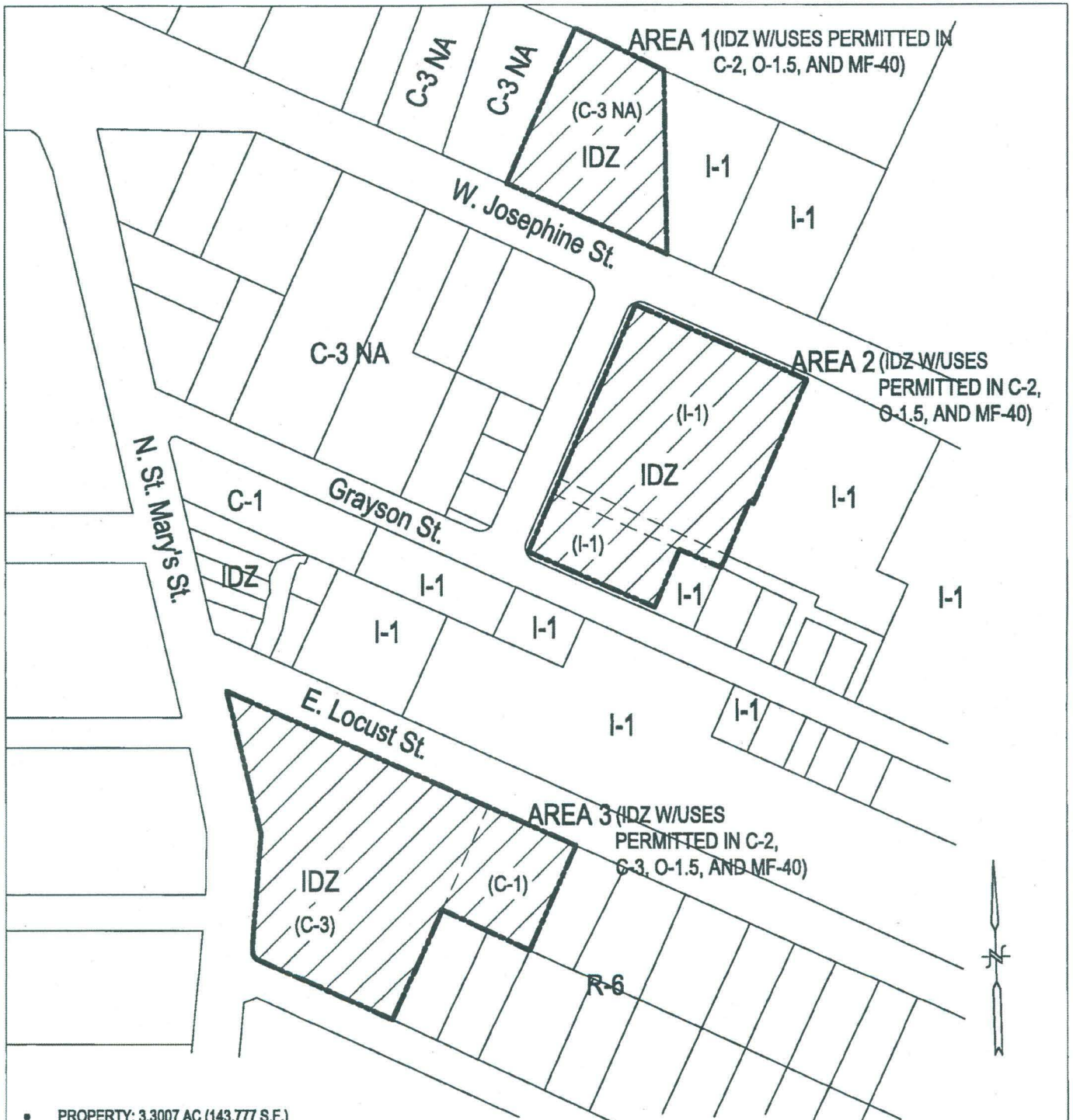
1. with a curve to the right, having an arc of 18.42 feet, a radius of 15.00 feet, a delta of 70°20'30", and a chord bears N30°45'22" W, 17.28 feet to a found "x" in concrete,
2. N 04°48'09" E, a distance of 108.31 feet to a found "x" in concrete, for an interior corner of Lot 69 and the tract described herein;
3. N 13°21'08" W, a distance of 160.15 feet to the **POINT OF BEGINNING** and containing 1.2307 of an acre or 53.607 square feet more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 13-081  
Prepared by: KFW Surveying  
Date: July 12, 2013  
File: S:\Draw 2013\13-081 Flasher Equipment\DOCS\FN TR10\_1.2307.doc

Exhibit "A"







- PROPERTY: 3.3007 AC (143,777 S.F.)
- AREA 1= 0.6302 AC (27,450 S.F.)
- AREA 2= 1.1643 AC (50,718 S.F.; 0.9379 AC + 0.2265 AC)
- AREA 3= 1.5062 AC (65,609 S.F.; 0.2755 AC + 1.2307 AC)
- LEGAL DESCRIPTION: 0.63 AC OUT OF NCB 6859; 1.1643 AC OUT OF NCB 3028; 1.5062 AC OUT OF NCB 6793 (SEE ATTACHED FIELD NOTES)
- CURRENT ZONING: C-1, C-3, C-3 NA, I-1
- REQUESTED ZONING: IDZ, WITH USES PERMITTED IN C-2, C-3, MF-40, & O-1.5 (LOCATIONS AS INDICATED)
- IMPERVIOUS COVER: 143,777 S.F. (100%)

I, HG PROPERTY MANAGEMENT L.P., the property owner, 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, 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"

**SITE PLAN FOR 252 W. JOSEPHINE ST.**

SCALE: 1" = 150'

