

ORDINANCE 2019-08-22-0673

**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 0.9379 acres out of NCB 656 from "I-1 AHOD" General Industrial Airport Hazardous Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Airport Hazardous Overlay District with Uses Permitted in "C-3" General 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  
08/22/2019  
# Z-8

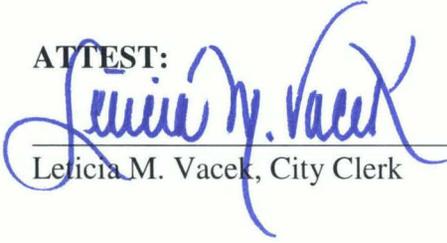
CASE NO. Z-2019-10700123

**SECTION 6.** This ordinance shall become effective September 1, 2019.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of August, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
ra Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-8 ( in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23 )
<b>Date:</b>	08/22/2019
<b>Time:</b>	03:57:11 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700123 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District on 0.9379 acres out of NCB 656, located at 533 Delaware Street. Staff and Zoning Commission recommend Approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Jada Andrews-Sullivan	District 2	x					
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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				

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# Z-8

# EXHIBIT "A"

**DESCRIPTION FOR  
A 0.9379 OF AN ACRE TRACT**

A **0.9379 of an acre** tract of land situated in the San Antonio Town Tract, Abstract 20, City of San Antonio, Bexar County, Texas, and being all of that tract described as Lots 5, 6, 7, and 8 in the east half of Block 11, N.C.B. 656 as conveyed to Rafael Parada and spouse Leyla Vasquez and Drexcier A. Parada and recorded in Volume 16690, Page 1274 in the Official Public Records of Bexar County, Texas (O.P.R.), said 0.9379 of an acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the intersection of the easterly R.O.W. of Hoefgen Avenue with the northerly R.O.W. of Delaware Street (55.6' R.O.W.), from which point an X found in concrete at the intersection of the easterly R.O.W. of Hoefgen Avenue with the southerly R.O.W. of Indiana Street bears N 00°15'31" W, a distance of 418.99 feet;

THENCE: N 89°44'29" E, along and with the northerly R.O.W. line of Delaware Street, a distance of 209.50 feet to a calculated corner (could not set monument due to fence corner obstruction) for the southeast corner of that tract described as the east 149.6' of Lots 5 and 6, west half of Block 11, N.C.B. 656 as conveyed to Harvey Peshorn and Peggy Peshorn and recorded in Volume 5492, Page 682 in the O.P.R. for the southwest corner and **POINT OF BEGINNING** of said Parada tract and the tract described herein;

THENCE: N 00°15'31" W, along and with the westerly line of said Parada Tract and the easterly line of said Peshorn tract and also that tract described as Lot 4, west 60' of Lots 5 and 6, west half Block 11, N.C.B. 656 as conveyed to Bernice List Avery and recorded in Volume 3016, Page 471 in the O.P.R., a distance of **195.00 feet** to a calculated corner (could not set monument due to no access) for the southwest corner of that tract described as Lots 1 through 4 and 9 east half Block 11, N.C.B. 656 as conveyed to Alamo Concrete Tile, Inc. and recorded in Volume 2987, Page 50 in the O.P.R. for the northwest corner of said Parada tract and the tract described herein;

THENCE: N 89°44'29" E, along and with the southerly line of said Alamo Concrete Tile tract and the northerly line of said Parada tract, a distance of **209.50 feet** to a ½ inch iron rod with plastic cap stamped SET KFW in the westerly R.O.W. of South Walnut Street (not open, occupied by Southern Pacific Railroad, 55.6' R.O.W.) for the southeast corner of said Alamo Concrete Tile tract and the northeast corner of said Parada tract and the tract described herein,

THENCE: S 00°15'31" E, along and with the westerly R.O.W. of South Walnut Street, a distance of **195.00 feet** to a PK nail and washer stamped KFW SURVEYING for the intersection of the northerly R.O.W. of Delaware Street with the westerly R.O.W. of South Walnut Street for the southeast corner of said Parada tract and the tract herein described;

THENCE: S 89°44'29" W, along and with the northerly R.O.W. line of Delaware Street, a distance of **209.50 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, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

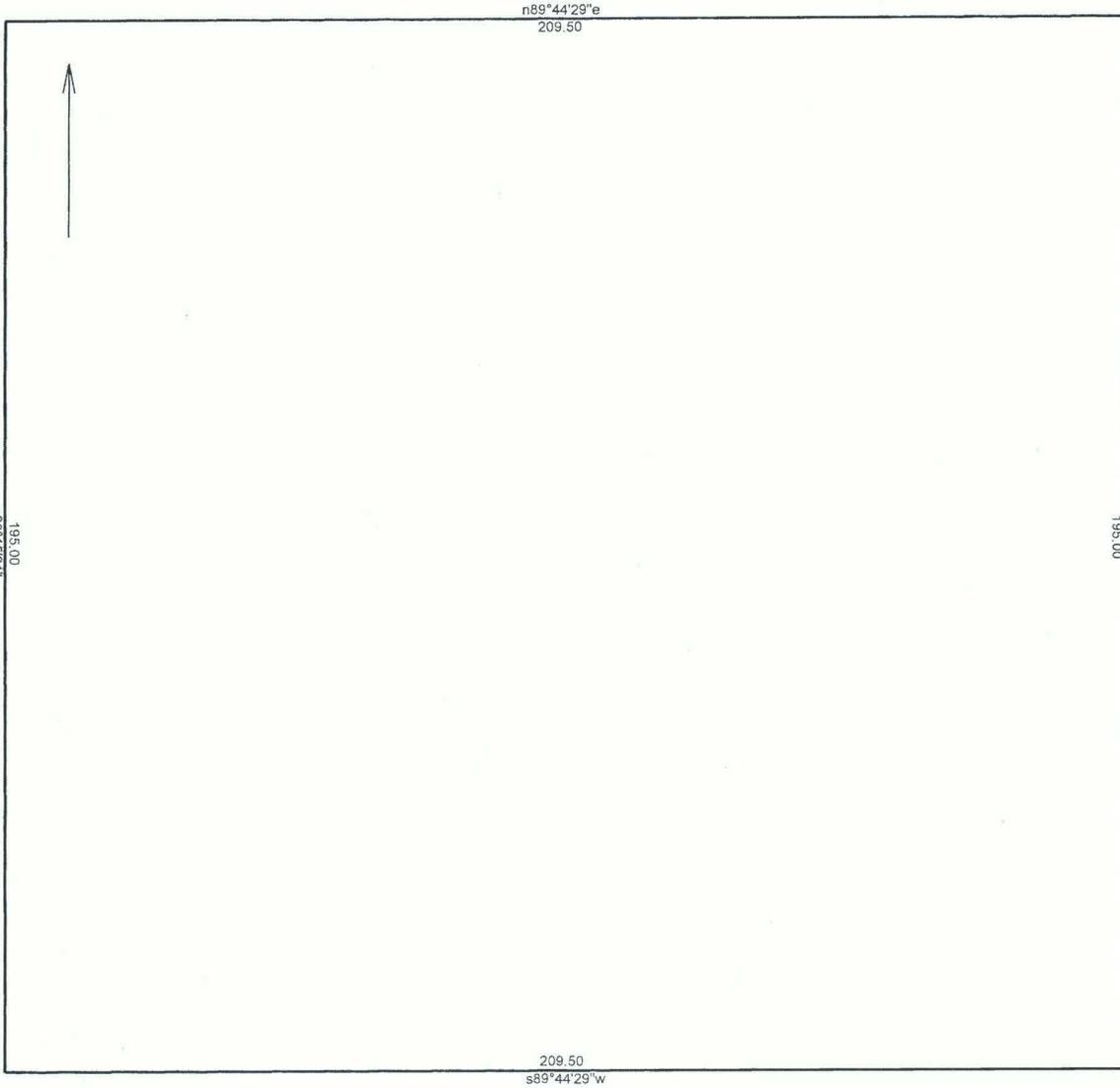
18 JULY 2019




Job No.: 19-042  
 Prepared by: KFW Surveying  
 Date: July 19, 2019  
 File: S:\Draw 2019\19-042 523-533 Delaware Street\DOCS\19-042 DESC TCP 071819.doc

Exhibit "A"

Z2019-10700123



7/18/2019

Scale: 1 inch= 27 feet

File:

Tract 1: 0.9378 Acres (40853 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=809 ft.

01 n00.1531w 195.00  
02 n89.4429e 209.50  
03 s00.1531e 195.00  
04 s89.4429w 209.50

SG/lj  
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# Z-8

# **EXHIBIT “B”**

# Z-2019-10700123

## SITE PLAN

533 DELAWARE ST. SAN ANTONIO, TX  
78210

LOT: 1  
ACREAGE: .938 Acres (40,853 SF)  
HEIGHT: 42'

LEVEL 1: 14,263 GSF  
LEVEL 2: 14,263 GSF  
ROOF: 14,263 GSF

TOTAL: 42,789 GSF

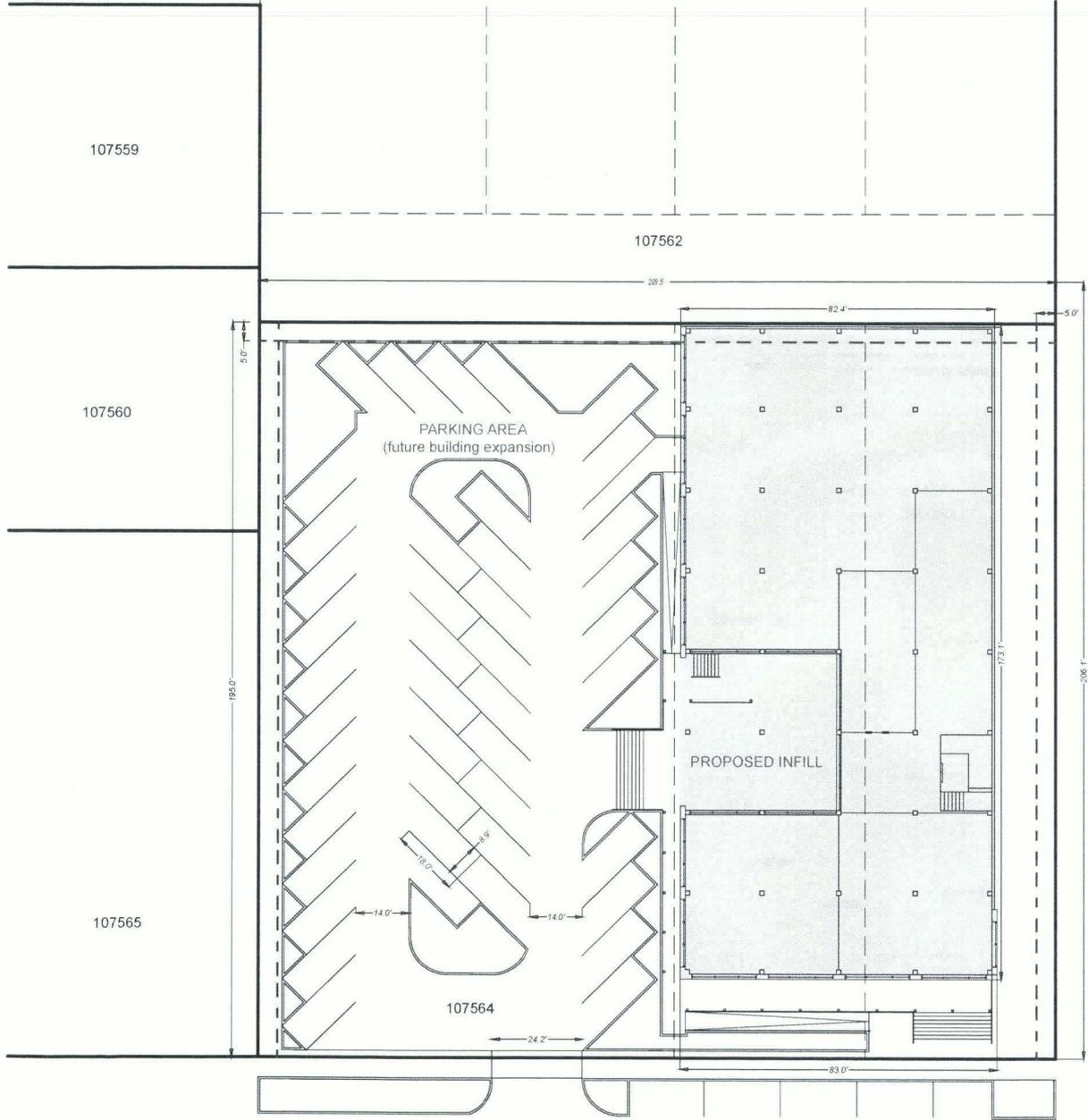
PARKING: 48 Spaces  
IMPERVIOUS COVER: 19,565 SF

LEGAL DESCRIPTION: NCB 656 BLK E 1/2 11 LOTS  
5, 6, 7 & 8

CURRENT ZONING: I-1

PROPOSED ZONING: IDZ-3 with uses permitted in  
the C-3 District

I, Ross Ormond, 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, 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.



SOUTHERN PACIFIC RAILROAD

Exhibit "B"



SCALE 1" = 20' - 0"

