

AN ORDINANCE 2019-03-21-0253

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 1.781 acres out of NCB 6583 from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service).

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 High Intensity Infill 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
03/21/2019
Z-5

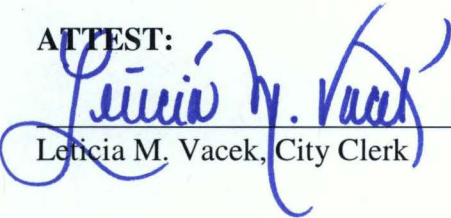
CASE NO. Z-2018-900083

SECTION 6. This ordinance shall become effective March 31, 2019.

PASSED AND APPROVED this 21st day of March 2019.



M A Y O R
6 Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For Andrew Segovia, City Attorney

Agenda Item:	Z-5 (in consent vote: Z-1, Z-2, Z-3, P-1, Z-4, P-2, Z-5, Z-6, Z-7, Z-8, Z-9, Z-13, Z-16)						
Date:	03/21/2019						
Time:	03:27:46 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z-2018-900083 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service) on 1.781 acres out of NCB 6583, located at 1510 Hoefgen Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900026)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			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					

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EXHIBIT “A”

STATE OF TEXAS

COUNTY OF BEXAR

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FIELDNOTE DESCRIPTION of 1.781 acres of land being Lots 7, 8, 9 and the remaining portion of Lot 10, Block 2, NCB 6583, Z.D. BONNER PROPERTY, a subdivision of record in Vol. 642 Pg 128, Deed Records of Bexar County, Texas (DR) and also being all that certain tract of land described as the remaining portion of Lot A-14, NCB A-30 being out of and a part of Subdivision No. 1 Samuel Kennedy Survey No. 23, Division 86, Section 1 per Vol. 1511 Pg. 149, DR and described in a deed to Mark Dalmolin and Chuck McGinnis per Vol 9872 Pg. 1789, Official Public Records of Bexar County, Texas (OPR). Said 1.781 acres of land was surveyed by **BCE, Ltd.** on Feb. 14, 2019 and is more particularly described by metes and bounds as follows:

COMMENCING at an iron rebar (N13693852.48, E2134345.48) found at the intersection of the north line of Edinburg Street (46.1 feet wide right of way) with the east line of Hoefgen Ave. (50 feet wide right of way) and being the southwest corner of an undesignated tract of land in said Z.D. Bonner Subdivision;

THENCE with the east line of said Hoefgen Ave., North 00°34'05" West for a distance of 130.00 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the southwest corner of said Lot 7 and being the southwest corner of and **POINT OF BEGINNING** of this 1.781 acre tract of land;

THENCE continuing with the east line of said Hoefgen Ave., same being the west lines of said lots 7 through 10 and this 1.781 acre tract of land and being along or near a fence, North 00°34'05" West for a distance of 165.00 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the intersection of the south line of W. Boyer Ave. with the east line of said Hoefgen Ave. and being the northwest corner of the remaining portion of said Lot 10, same being the southwest corner of a 40 foot wide strip of land described in a deed of record in Vol 7447, Pg. 795, DR, same also being the northwest corner of this 1.781 acre tract of land and from which an iron rod with surveyor's plastic cap bears South 78°14'13" West a distance of 50.78 feet;

THENCE with the south line of said 40 foot wide strip of land (Vol. 7447, Pg. 795) and being the south line of said W. Boyer Ave., also being the north line of this 1.781 acre tract of land and being along or near a fence crossing said Lot 10, North 88°25'55" East at a distance of 375.20 feet passing the southeast corner of said 40 foot wide strip of land (Vol. 7447, Pg. 795) same being the northeast corner of the remaining portion of said Lot 10, same being the northwest corner of said Dalmolin and McGinnis tract of land and continuing with the south line of a 40 foot wide strip of land described in a deed of record in Vol. 6065 Pg 282, DR, same being the north line of said Dalmolin and McGinnis tract of land for a total distance of 470.20 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the northeast corner of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land;

THENCE with the east line of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land and being along or near a fence, South 00°34'15" East for a distance of 165.96 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the southeast corner of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land;

THENCE with the south line of said Dalmolin and McGinnis tract of land and the south line of said Lots 10 and 7, being along or near a fence, South 89°25' 36" West at 95.00 feet passing the southwest

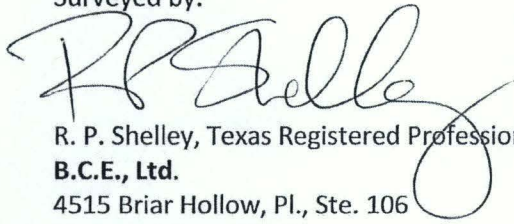
1.781 Acres
14 February 2019
Pg. 2 of 2

corner of said Dalmolin and McGinnis tract of land, same being the southeast corner of said Lot 10, continuing for a total distance of 470.20 feet to the **POINT OF BEGINNING**.

NOTE- Coordinates, Bearings and Distances called out herein are grid and are based on The Texas Coordinate System, South Central Zone, NAD 83.

NOTE – There is a map of survey this day drafted to accompany this metes and bounds description

Surveyed by:



R. P. Shelley, Texas Registered Professional Land Surveyor No. 4540
B.C.E., Ltd.
4515 Briar Hollow, Pl., Ste. 106
Houston, Texas 77027



SG/lj
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EXHIBIT “B”

Z-2018-900083

W. BOYER AVE.

HOEFGEN AVE.

INGRESS /
EGRESS

INGRESS /
EGRESS

INGRESS /
EGRESS

MULTI-FAMILY USE
(IDZ-3 USES PERMITTED IN MF-65 AND C-2
AND AUTO SALES (FULL SERVICE))

LOTS 7, 8, 9, & S IRR 26.42 FT
OF 10 BLK. 3 NCB 6583

LOT W 95 FT OF N
205 FT OF 23A NCB
30

"WE HOEFGEN PARTNERS LLP, CHARLES McGUINNIS AND MARC DALMOLIN, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSED OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, WE UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION OF REZONING CASE DOES NOT RELIEVE US FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

VILLAGE AT BOYER

BRIONES
CONSULTING & ENGINEERING LTD.

4515 BRIAR HOLLOW PL. STE. 106 (713) 539 6408
HOUSTON, TX 77027 (713) 583 5306 fax
TBLS FIRM No. 10194252
TBPE FIRM REG. NO. F-5028



Exhibit "B"