

AN ORDINANCE 2018-11-15-0926

**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 North 52.3 feet of Lot 5 and Lot 6, Block 7, NCB 649 and the South 87.3 feet of Lot 5 and Lot 6, Block 7, NCB 649 from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Multi-Family 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.

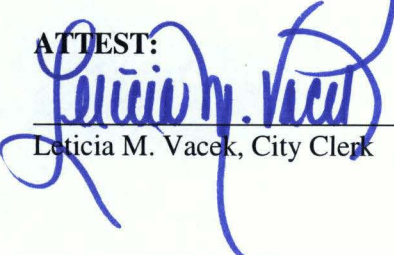
**SECTION 5.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective November 25, 2018.

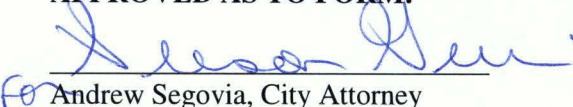
**PASSED AND APPROVED** this 15<sup>th</sup> day of November 2018.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

# CITY COUNCIL MEETING

CONSENT ZONING ITEMS: P-2, Z-2, P-3, Z-3, AND Z-4

DATE: November 15, 2018

TO APPROVE

NAME	ROLL CALL	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto C. Treviño DISTRICT 1		✓			✓		
William "Cruz" Shaw DISTRICT 2			✓		✓		
Rebecca J. Viagran DISTRICT 3							X
Rey Saldaña DISTRICT 4					✓		
Shirley Gonzales DISTRICT 5					✓		
Greg Brockhouse DISTRICT 6					✓		
Ana E. Sandoval DISTRICT 7					✓		
Manny Peláez DISTRICT 8					✓		
John Courage DISTRICT 9					✓		
Clayton H. Ferry DISTRICT 10					✓		
Ron Nirenberg MAYOR					✓		

COMMENTS:

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SG/lj  
11/15/2018  
Item No. Z-3

# **EXHIBIT “A”**

**METES AND BOUNDS****TRACT 1**

Being 0.164 acres of land, more or less, being the North 52.3 feet of Lots 5 and 6, Block 7, New City Block 649, in the City of San Antonio, Bexar County, Texas, and being that same property described in a General Warranty Deed recorded in Document No. 20180118317, Official Public Records, Bexar County, Texas, said 0.164 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of this 0.164 acres, same being the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block 7, New City Block 649, same also being on the East Right-of-Way line of Hoefgen Ave. and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.164 acres and said Lot 4, North 89 degrees 37 minutes 46 seconds East, a distance of 137.79 feet (called 137.82 feet) to a point for the northeast corner of this 0.164 acres, from which the center of a metal fence post bears South 85 degrees 30 minutes 59 seconds West, 0.59 feet, said point also being the northeast corner of said Lot 6 and the northwest corner of Lot 10, Block 7, New City Block 649;

**THENCE** along the line common to this 0.164 acres and said Lot 10, South 00 degrees 04 minutes 41 seconds East, a distance of 51.97 feet (called 52.3 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.164 acres, same also being the northeast corner of Tract 2 surveyed this same date;

**THENCE** along the line common to this 0.164 acres and said Tract 2, South 89 degrees 37 minutes 46 seconds West, a distance of 137.79 feet to a point for the southwest corner of this 0.164 acres, same being the northwest corner of said Tract 2 and on the West line of said Lot 5, same also being on the East Right-of-Way line of said Hoefgen Ave.;

**THENCE** along the East Right-of-Way line of said Hoefgen Ave., North 00 degrees 04 minutes 41 seconds West, a distance of 51.97 feet (called 52.3 feet) to the **POINT OF BEGINNING** and containing 0.164 acres of land, more or less.

**TRACT 2**

Being 0.276 acres of land, more or less, being the South 87.3 feet of Lots 5 and 6, Block 7, New City Block 649, in the City of San Antonio, Bexar County, Texas, and being that same property described in a General Warranty Deed recorded in Document No. 20180119430, Official Public Records, Bexar County, Texas, said 0.276 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the northwest corner of said Lot 5, same being the northwest corner of said Tract 1 and the southwest corner of Lot 4, Block 7, New City Block 649, same also being on the East Right-of-Way line of Hoefgen Ave. and the **POINT OF COMMENCEMENT**;

**THENCE** along the East Right-of-Way line of said Hoefgen Ave., South 00 degrees 04 minutes 41 seconds East, a distance of 51.97 feet (called 52.3 feet) to a point for the northwest corner of this 0.276 acres, same being the southwest corner of said Tract 1 and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.276 acres and said Tract 1, North 89 degrees 37 minutes 46 seconds East, a distance of 137.79 feet to a 1/2 inch iron rod found for the northeast corner of this 0.276 acres, same being the southeast corner of said Tract 1 and on the West line of Lot 10, Block 7, New City Block 649;

**THENCE** along the line common to this 0.276 acres and said Lot 10, South 00 degrees 04 minutes 41 seconds East, a distance of 87.14 feet (called 87.3 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.276 acres, same being the southwest corner of said Lot 10 and on the North Right-of-Way line of E. Indiana St.;

**THENCE** along the North Right-of-Way line of said E. Indiana St., South 89 degrees 37 min 46 seconds West, a distance of 137.79 feet (called 137.82 feet) to a 3/8 inch iron rod found for the southwest corner of this 0.276 acres, same being at the intersection of the North Right-of-Way line of said E. Indiana St. and the East Right-of-Way line of said Hoefgen Ave.;

**THENCE** along the East Right-of-Way line of said Hoefgen Ave., North 00 degrees 04 minutes 41 seconds West, a distance of 87.14 feet (called 87.3 feet) to the **POINT OF BEGINNING**, and containing 0.276 acres of land, more or less.

**I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.**

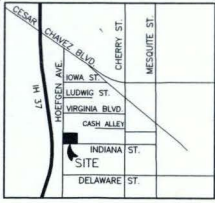


**Mark J. Ewald**  
**Registered Professional Land Surveyor**  
**Texas Registration No. 5095**  
**August 29, 2018**



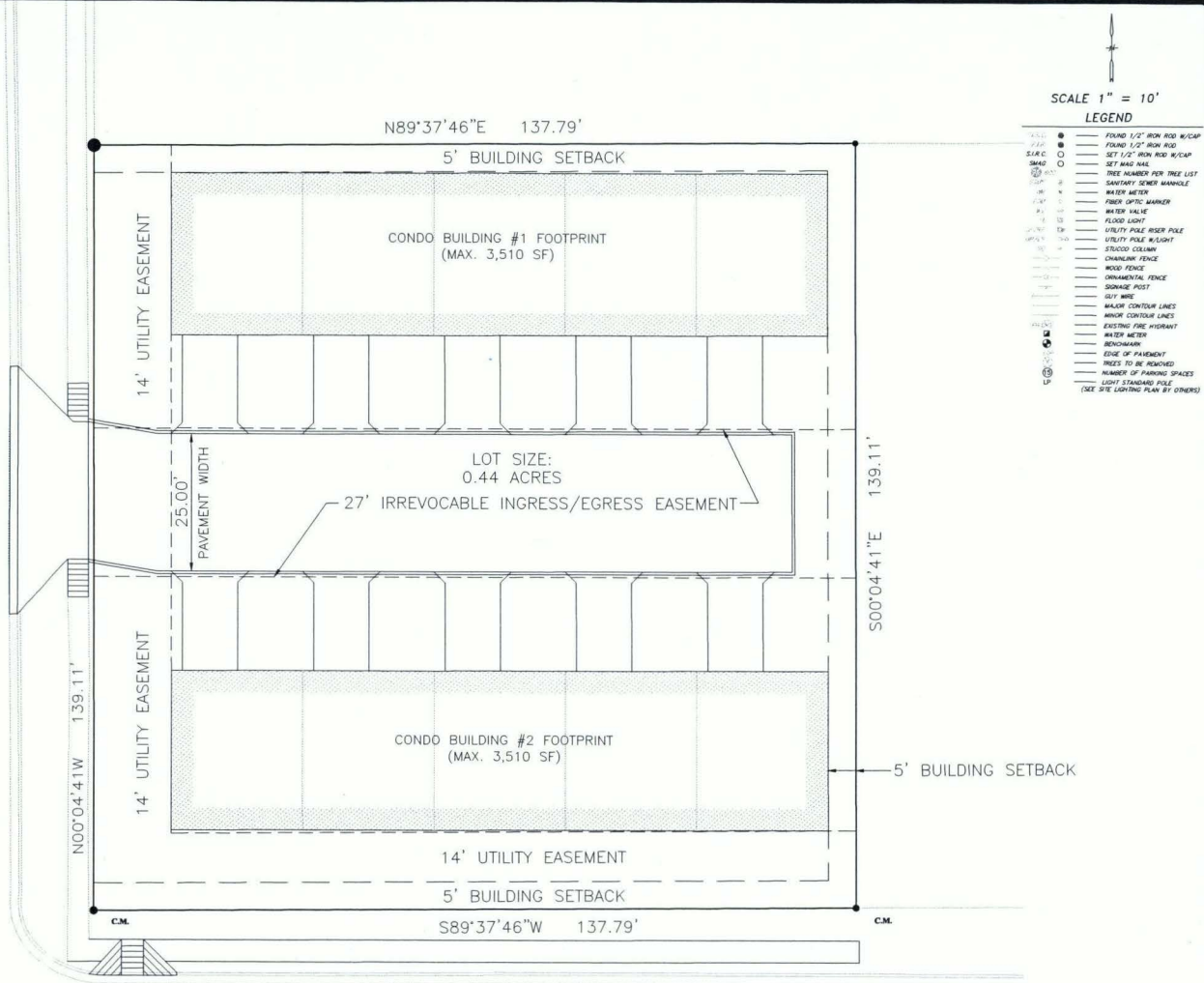
SG/lj  
11/15/2018  
Item No. Z-3

# **EXHIBIT “B”**



LOCATION MAP  
NTS

HOEFGEN AVE.  
(55.6' ROW)



SCALE 1" = 10'

LEGEND

- FOUND 1/2" IRON ROD W/CAP
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/CAP
- SET IRON ROD
- TREE NUMBER PER TREE LIST
- SANITARY COVER MANHOLE
- WATER METER
- FIBER OPTIC MARKER
- WATER VALVE
- FLOOD LIGHT
- UTILITY POLE RISER POLE
- UTILITY POLE W/HEIGHT
- STUCCO COLUMN
- CHAINLINK FENCE
- WOOD FENCE
- ORNAMENTAL FENCE
- SIGNAGE POST
- GLY WIRE
- MAJOR CONTOUR LINES
- MINOR CONTOUR LINES
- EXISTING FIRE HYDRANT
- WATER METER
- BENCHMARK
- EDGE OF PAVEMENT
- TREES TO BE REMOVED
- NUMBER OF PARKING SPACES
- LIGHT STANDARD POLE (SEE SITE LISTING PLAN BY OTHERS)

E. INDIANA ST.

(55.6' ROW)

Exhibit "B"

ZONING CASE #: Z2018327

**LEGAL DESCRIPTION:**

N52.3' OF LOT 5 &  
S87.3' OF LOT 5  
BLOCK 6  
NCB 649

**PROPOSED LAND USE:**

CONDOMINIUM  
2-5 UNIT BUILDINGS (10 UNITS  
TOTAL)

**LOT SIZE:** 0.44 ACRES

**DENSITY:** 23 UNITS PER ACRE

I, JONATHAN BUENO (SoTex VENTURES, LLC), 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.

REVISIONS:

TOWERVIEW CONDOMINIUMS  
926 AND 930 HOEFGEN ST.  
SAN ANTONIO, TEXAS 78210

PRELIMINARY SITE PLAN

**Bendición**  
ENGINEERING, L.L.C.  
19213 Deer Creek (210) 392-0858 Phone  
19213 Deer Creek (210) 392-0858 Fax  
BENEFICIAL REGISTRATION NO. F1002

ACC NO.: HOEFGEN

SCALE: 1"=10'

DRAWN BY: SF

DATE: 9/11/18

SHEET:

C1.0