

ORDINANCE 2019-12-05-1011

**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 2.9 acres out of NCB 656, from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units.

**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  
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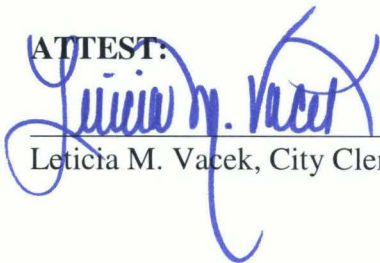
CASE NO. Z-2019-10700252

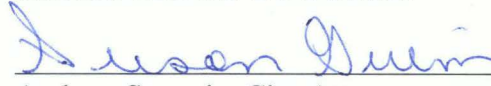
**SECTION 6.** This ordinance shall become effective December 15, 2019.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December, 2019.



**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**  
  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-11 ( in consent vote: Z-3, Z-4, Z-5, Z-8, P-2, Z-9, Z-10, P-3, Z-11, Z-13, P-4, Z-14, Z-15, Z-16, P-5, Z-17, Z-20, Z-21, P-7, Z-22, Z-24 )
<b>Date:</b>	12/05/2019
<b>Time:</b>	02:16:27 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700252 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units (all overlays remain the same) on 2.90 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA2019-11600071)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x				x
Rebecca Viagran	District 3		x			x	
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				
Clayton H. Perry	District 10		x				

SG/lj  
12/05/2019  
# Z-11

# **EXHIBIT “A”**

PA2019-11600071

Z2019-10700252



STATE OF TEXAS §  
COUNTY OF BEXAR §

TRACT 1, PARCEL 1

BEING A 0.47 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND ALL OF LOT 2, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at ½" iron rod found in the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2 for the northwest corner and **POINT OF BEGINNING** of this herein described tract,

**THENCE, N 89°41'04" E**, leaving the east right-of-way line of Hoefgen Avenue, with the common line of said Lots 1 and 2, a distance of **123.09 feet** to a ½" iron rod set for an angle point;

**THENCE, N 00°02'47" W**, leaving the north line of said Lot 2, over and across said Lot 1, a distance of **69.71 feet** to a ½" iron rod set in the south right-of-way line of East Indiana Street (55.6-foot-wide right-of-way) for an angle point;

**THENCE, N 89°41'04" E**, with the south right of way line of East Indiana Street, a distance of **86.05 feet** to a ½" iron rod set for the northeast corner of said Lot 1, same being the northeast corner of this herein described tract;

**THENCE, S 00°19'06" E**, leaving the south right-of-way line of East Indiana Street, with the east lines of said Lots 1 and 2, a distance of **139.49 feet** to a ½" iron rod set for the southeast corner of said Lot 2, same being the southeast corner of this herein described tract;

**THENCE, S 89°41'04" W**, with the south line of said Lot 2, a distance of **209.47 feet** to a ½" iron rod set in the east right-of-way line of Hoefgen Avenue for the southwest corner of said Lot 2, same being the southwest corner of this herein described tract;

**THENCE, N 00°19'13" W**, with the east right-of-way line of Hoefgen Avenue, same being the west line of said Lot 2, a distance of **69.78 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.47 of one acre (20,626 square feet) of land, more or less with in these metes and bounds.

Exhibit "A"

PA2019-11600071

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FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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Z2019-10700252



STATE OF TEXAS §  
COUNTY OF BEXAR §

TRACT 1, PARCEL 2

BEING A 0.94 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4 INCLUSIVE, EAST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at ½" iron rod found at the intersection of the south right-of-way line of East Indiana Street (55.6-foot-wide right-of-way) and the west right-of-way line of the Southern Pacific Railroad for the northeast corner of said Lot 4, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract,

**THENCE, S 00°27'21" E**, with the west right-of-way line of the Southern Pacific Railroad, same being the east line of said Lot 4, a distance of **195.33 feet** to a ½" iron rod set for the southeast corner of said Lot 4 and this herein described tract;

**THENCE, S 89°41'04" W**, leaving the west right-of-way line of the Southern Pacific Railroad, with the south lines of said Lots 1 through 4 inclusive, a distance of **209.61 feet** to a ½" iron rod set for the southwest corner of said Lot 1, same being the southwest corner of this herein described tract;

**THENCE, N 00°19'06" W**, with the west line of said Lot 1, a distance of **195.33 feet** to a ½" iron rod set in the south right-of-way line of East Indiana Street, for the northwest corner of said Lot 1, same being the northwest corner of this herein described tract;

**THENCE, N 89°41'04" E**, with the south right-of-way line of East Indiana Street, same being the north lines of said Lots 1 through 4 inclusive, a distance of **209.14 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.94 of one acre (40,897 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

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THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019







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STATE OF TEXAS §  
COUNTY OF BEXAR §

TRACT 1, PARCEL 3

BEING A 0.10 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME "TRACT 3" DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at ½" iron rod with "KFW" plastic cap found in the west right-of-way line of Southern Pacific Railroad for the northeast corner of Lot 8, East ½ of Block 11, N.C.B. 656, conveyed to 533 Delaware, LLC. by deed recorded in Document No. 20190068354 of the Official Public Record of Bexar County, Texas, same being the southeast corner and **POINT OF BEGINNING** of this herein described tract, from which a PK nail found for the southeast corner of said Lot 8 bears S 00°15'14" E, a distance of 195.02 feet;

**THENCE, S 89°41'04" W** (WEST, 100.0 feet per deed), leaving the west right-of-way line of the Southern Pacific Railroad, with the north line of said Lot 8 and Lot 7 of said East ½ of Block 11, a distance of **100.33 feet** to the northwest corner of said Lot 7, the northeast corner of Lot 6 of said East ½ of Block 11, same being the southernmost southwest corner of this herein described tract;

**THENCE, N 00°27'21" E** (NORTH, 14.5 feet per deed), a distance of **14.52 feet** to a set "x" in concrete for an interior angle point in the west line of this herein described tract;

**THENCE, S 89°41'04" W** (WEST, 109.5 feet per deed), a distance of **109.32 feet** to a ½" iron rod set for the common west corner of Lots 3 and 4, West ½ of Block 11 for the westernmost southwest corner of this herein described tract;

**THENCE, N 00°19'06" W** (NORTH 14.5 feet per deed), with the east line of said Lot 3, West ½ of Block 11, a distance of **14.52 feet** to a ½" iron rod set for the southwest corner of Lot 1, East ½ of Block 11, same being the northwest corner of this herein described tract;

**THENCE, N 89°41'04" E** (EAST, 209.5 feet per deed), leaving the east line of Lot 3, West ½ of Block 11, with the south lines of Lots 1-4 inclusive, East ½ of Block 11, a distance of **209.61 feet** to a ½" iron

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rod set in the west right-of-way line of Southern Pacific Railroad for the southeast corner of said Lot 4, East ½ of Block 11, same being the northeast corner of this herein described tract;

**THENCE, S 00°27'21" E** (SOUTH, 29.0 feet per deed), with the west right-of-way line of Southern Pacific Railroad, a distance of **29.05 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.10 of one acre (4,502 square feet) of land, more or less with in these mets and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019





STATE OF TEXAS §  
COUNTY OF BEXAR §

TRACT 1, PARCEL 4

BEING A 0.04 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME "TRACT 4" DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from ½" iron rod with "KFW" plastic cap found in the west right-of-way line of Southern Pacific Railroad for the northeast corner of Lot 8, East ½ of Block 11, conveyed to 533 Delaware, LLC. by deed recorded in Document No. 20190068354 of the Official Public Records of Bexar County, Texas, from which a PK nail found for the southeast corner of said Lot 8 bears S 00°15'14" E, a distance of 195.02 feet;

**THENCE, S 89°41'04" W** (WEST, 100.0 feet per deed), leaving the west right-of-way line of Southern Pacific Railroad, with the north line of Lot 8 and 7 of said East ½ of Block 11, a distance of **100.33 feet** to the northwest corner of said Lot 7, same being the southeast corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE, S 89°41'04" W** (WEST, 109.5 feet per deed), with the north lines of Lots 5 and 6 of said East ½ of Block 11, a distance of **109.35 feet** to a ½" iron rod set in the east line of Lot 4, West ½ of Block 11 for the southwest corner of this herein described tract

**THENCE, N 00°19'06" W** (NORTH, 14.5 feet per deed), with the east line of said Lot 4, West ½ of Block 11, a distance of **14.52 feet** to a ½" iron rod set for the common east corner of Lots 3 and 4, West ½ of Block 11, same being the northwest corner of this herein described tract;

**THENCE, N 89°41'04" E** (EAST, 109.5 feet per deed), leaving the east line of the West ½ of Block 11, over and across said abandoned alley, a distance of **109.32 feet** to a set "x" for the northeast corner of this herein described tract;

**THENCE, S 00°19'06" E** (SOUTH, 14.5 feet per deed) continuing over and across said abandoned alley, a distance of **14.52 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.04 of one acre (1,588 square feet) of land, more or less with in these metes and bounds.

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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019





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STATE OF TEXAS §  
COUNTY OF BEXAR §

TRACT 2

BEING A 0.34 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 3, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from a ½” iron rod found in the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) for the northwest corner of Lot 2, West ½ of Block 11;

**THENCE, S 00°19’13” E**, with the east right-of-way line of Hoefgen Avenue, same being the west line of said Lot 2, a distance of **69.78 feet** to a ½” iron rod set for the southwest corner of said Lot 2, same being the northwest corner of said Lot 3 and the northwest corner and **POINT OF BEGINNING** of this herein described tract,

**THENCE, N 89°41’04” E**, leaving the east right-of-way line of Hoefgen Avenue, with the south line of said Lot 2, a distance of **209.47 feet** to a ½” iron rod set for the southeast corner of said Lot 2, same being the northeast corner of said Lot 3 and this herein described tract;

**THENCE, S 00°19’06” E**, with the east line of said Lot 3, a distance of **70.36 feet** to a ½” iron rod set for the northeast corner of Lot 4, West ½ of Block 11, same being southeast corner of said Lot 3 and this herein described tract;

**THENCE, S 89°50’45” W**, with the north line of said Lot 4, a distance of **209.47 feet** to a ½” iron rod set in the east right-of-way line of Hoefgen Avenue for the northwest corner of said Lot 4, same being the southwest corner of said Lot 3 and this herein described tract;

**THENCE, N 00°19’13” W**, with the east right-of-way line of Hoefgen Avenue, a distance of **69.78 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.34 of one acre (14,678 square feet) of land, more or less with in these metes and bounds.

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THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019





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STATE OF TEXAS §  
COUNTY OF BEXAR §

TRACT 3

BEING A 0.53 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 4 AND THE WEST 60 FEET OF LOTS 5 AND 6, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found at the intersection of the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) and the north right-of-way line of East Delaware Street (55.6-foot-wide right-of-way) for the southwest corner of said Lot 6, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE, N 00°19'13" W**, with the east right-of-way line of Hoefgen Avenue, same being the west lines of said Lots 4 through 6 inclusive, a distance of **209.67 feet** to a ½" iron rod set for the southwest corner of Lot 3 of said West ½ of Block 11, same being the northwest corner of said Lot 4 and this herein described tract;

**THENCE, N 89°50'45 E**, leaving the east right-of-way line of Hoefgen Avenue, with the south line of said Lot 3, a distance of **209.47 feet** to a ½" iron rod set for the southeast corner of said Lot 3, same being the northeast corner of said Lot 4 and this herein described tract;

**THENCE, S 00°19'06" E**, with the east line of said Lot 4, a distance of **69.42 feet** to a ½" iron rod set for the northeast corner of said Lot 5, same being the southeast corner of said Lot 4 and the easternmost southeast corner of this herein described tract;

**THENCE, S 89°44'54" W**, with the north line of said Lot 5 and the south line of said Lot 4, a distance of **149.58 feet** to a ½" iron rod set for an angle point;

**THENCE, S 00°18'23" E**, leaving the south line of said Lot 4, over and across said Lots 5 and 6, a distance of **139.89 feet** to a ½" iron rod set in the north right-of-way line of East Delaware Street for the southernmost southeast corner of this herein described tract;

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**THENCE, S 89°44'54" W**, with the north right-of-way line of East Delaware Street, a distance of **59.85 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.53 of one acre (22,954 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Caesar A. Garcia  
RPLS No. 5904  
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STATE OF TEXAS §  
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TRACT 4

BEING A 0.48 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PREVIOUSLY DESCRIBED AS THE EAST 149.6 FEET OF LOTS 5 AND 6, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from a ½" iron rod found at the intersection of the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) and the north right-of-way line of East Delaware Street (55.6-foot-wide right-of-way) for the southwest corner of said Lot 6;

**THENCE, N 89°44'54" E**, with the north right-of-way line of East Delaware Street, a distance of **59.85 feet** to a ½" iron rod set for the southwest corner and the **POINT OF BEGINNING** of this herein described tract

**THENCE, N 00°18'23" W**, leaving the north right-of-way line of East Delaware Street, over and across said Lots 5 and 6, a distance of **139.89 feet** to a ½" iron rod set in the north line of said Lot 5, same being the south line of Lot 4 of the West ½ of Block 11, for the northwest corner of this herein described tract;

**THENCE, N 89°44'54" E**, with the north line of said Lot 5 and the south line of said Lot 4, a distance of **149.58 feet** to a ½" iron rod set for the southeast corner of said Lot 4, same being the northeast corner of said Lot 5 and this herein described tract;

**THENCE, S 00°19'06" E**, with the east lines of said Lots 5 and 6, a distance of **139.89 feet** to a ½" iron rod set in the north right-of-way line of East Delaware Street for the southeast corner of said Lot 6 and this herein described tract;

**THENCE, S 89°44'54" W**, with the north right-of-way line of East Delaware Street, a distance of **149.61 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.48 of one acre (20,927 square feet) of land, more or less with in these metes and bounds.

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THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019

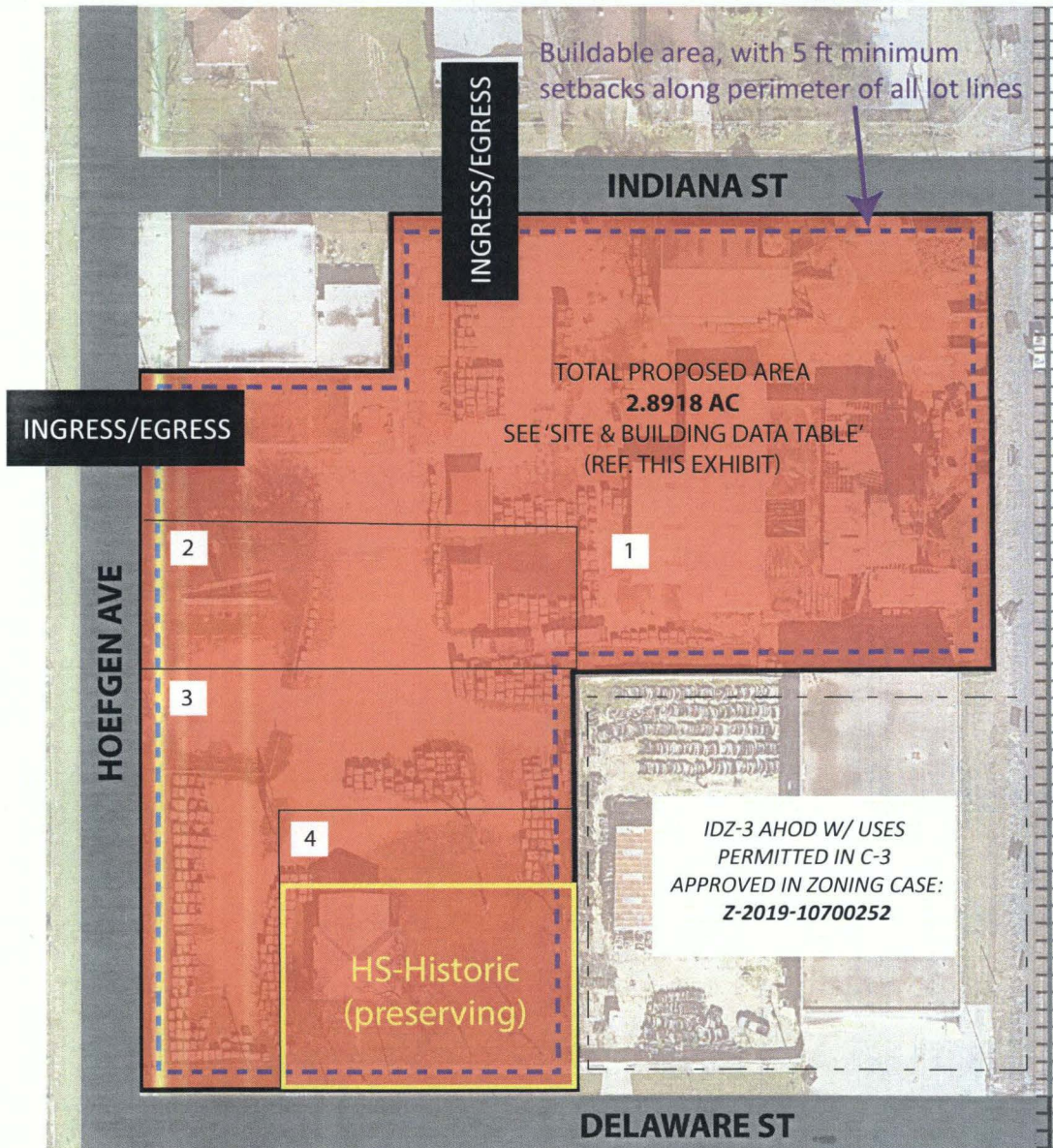


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12/05/2019  
# Z-11

# **EXHIBIT “B”**

**EXHIBIT "B"**  
**SITE PLAN**

Z-2019-10700252



**SITE & BUILDING DATA**

#	Address & Legal Description	Acres	Existing Zoning	Existing Use
1	1008 HOEFGEN AVE SAN ANTONIO, TX 78210 NCB 656 BLK E 11 LOT 1 THRU 4, 9 BLK W 11 LOT 2 & E 86.2 FT OF 1	1.5512	I-1	Manufacturing-Light Commercial Mixed Use
2	1010 HOEFGEN AVE SAN ANTONIO, TX 78210 NCB 656 BLK W 1/2 11 LOT 3	0.3375	I-1	VACANT LAND Commercial Mixed Use
3	1010 HOEFGEN AVE 1 SAN ANTONIO, TX 78210 NCB W 1/2 656 BLK 11 LOT 4 & W 60 FT OF 5 & 6	0.5233	I-1	VACANT LAND Commercial Mixed Use
4	509 DELAWARE ST SAN ANTONIO, TX 78210 NCB W 1/2 656 BLK 11 LOT E 149.6 FT OF 5 & 6	0.4798	I-1	MISC PROPERTY USE Commercial Mixed Use

PROPOSED AREA: 4 LOTS TOTALING 2.8918 ACRES.  
 EXISTING ZONING: I-1 AHOD  
 PROPOSED ZONING: "IDZ-3 AHOD" HIGH INTENSITY INFILL DEVELOPMENT AIRPORT HAZARD OVERLAY DISTRICT WITH USES PERMITTED IN C-2, AND DWELLING UNITS NOT TO EXCEED 570 UNITS AS AN EXTENDED STAY HOTEL AND MULTIFAMILY USES (APARTMENT AND/OR CONDOMINIUMS)

MAXIMUM HEIGHT: PROPOSED AREA NOT TO EXCEED 15 STORIES

INTENTION IS TO COMPLY WITH PROPOSED SA TOMORROW LAND USE PLAN FOR THE DOWNTOWN REGIONAL CENTER.

"We, Harvey & Peggy Penshorn and Alamo Concrete Tile, LLC, the property owners, 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."



4007 McCullough Ave,  
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San Antonio, TX 78212  
(210) 563-9936