

ORDINANCE 2019-06-20-0575

**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 the north 45-feet of Lot 27, Block 20, NCB 617 from "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week.

**SECTION 2.** 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 "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** 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 4.** 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 5.** This ordinance shall become effective June 30, 2019.

**PASSED AND APPROVED** this 20<sup>th</sup> day of June, 2019.

  
MAYOR  
for Ron Nirenberg

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-7 ( in consent vote: 46, Z-3, Z-4, Z-5, Z-6, Z-7, Z-8, Z-9, Z-10, Z-11, Z-13, P-1, Z-14, Z-15 )</b>
<b>Date:</b>	06/20/2019
<b>Time:</b>	02:45:08 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE Z-2019-10700117 HL (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on the north 45-feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry 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				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				

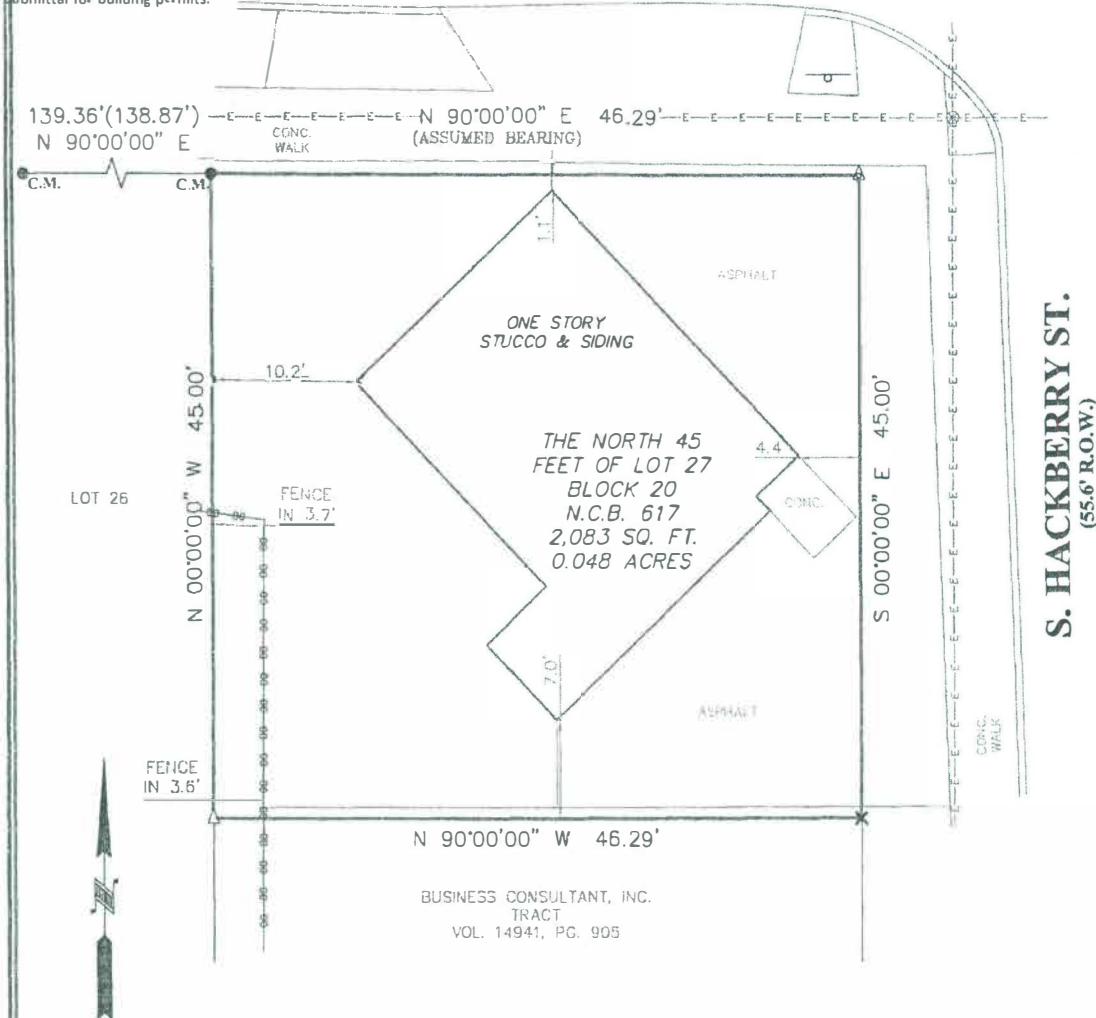
SG/lj  
06/20/2019  
Item No. Z-7

# Exhibit “A”

Michael A. Perez, the property owner, acknowledge that this site plan submitted for the purpose of rezoning his 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 Code at the time of plan submittal for building permits."

# DASHIELL ST. (50' R.O.W.)

Z2019-10700117 HL



SCALE: 1"=10'

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

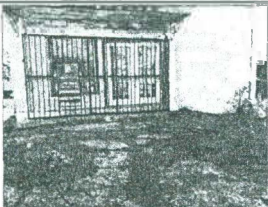
NOTE:  
THE BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

12/21/18  
12/21/18

Exhibit "A"

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 450230, Panel No. 0413 G, which is Dated 03/29/2019. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s). Because this is a boundary survey, the surveyor does not intend to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://msa.fema.gov/portal>.



Property Address: 419 S. HACKBERRY ST.

Property Description: THE NORTH 45 FEET OF LOT 27, BLOCK 20, NEW CITY BLOCK 617, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; THE PROPERTY HEREBY CONVEYED HAVING A FRONTAGE ON THE WEST LINE OF SOUTH HACKBERRY STREET OF 45 FEET, A DEPTH BETWEEN PARALLEL LINES ALONG SOUTH LINE OF DASHIELL STREET OF 46.29 FEET TO THE EAST LINE OF LOT 26, IN THE SAME NEW CITY BLOCK 617, SAID PROPERTY BEING KNOWN AS 419 SOUTH HACKBERRY STREET, AND BEING THE SAME PROPERTY CONVEYED BY SOUTHERN-HENKE ICE & STORAGE CO. TO C.W. LANDER BY DEED DATED March 11, 1946, OF RECORD IN VOLUME 2203, PAGE 504, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner: MICHAEL PEREZ AND ANGELA CHARRY PEREZ

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOHNE, TEXAS 78008  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- Δ = CALCULATED POINT
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - X = SET "X" ON CONC. CURB
  - Δ = SET MAG NAIL
  - = OVERHEAD ELECTRIC
  - = POWER POLE
  - = SIGN
  - = CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. 18-357746-AH JOB NO. 86723 TITLE COMPANY: CAPITAL TITLE

DATE: 12/17/2018