

ORDINANCE 2019-11-07-0931

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 0.127 acres out of NCB 530, from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential 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.

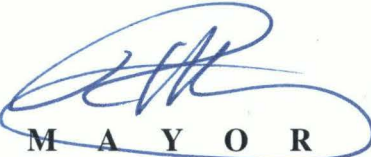
SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

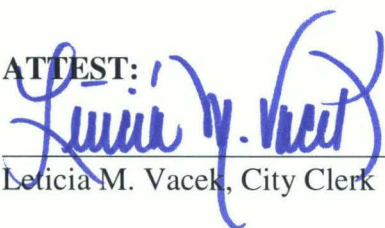
SG/lj
11/07/2019
Z-8

CASE NO. Z-2019-10700196


SECTION 6. This ordinance shall become effective November 17, 2019.


PASSED AND APPROVED this 7th day of November, 2019.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney


Agenda Item:	Z-8 (in consent vote: 31, 32, Z-1, Z-2, Z-5, P-2, Z-7, Z-8, Z-10, Z-11, Z-12, Z-13, P-5, Z-16, Z-20, Z-21, Z-23, Z-24, Z-25, Z-26)						
Date:	11/07/2019						
Time:	02:20:43 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE Z-2019-10700196 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.1270 acres out of NCB 530, located at 910 North Hackberry Street. Staff and Zoning Commission recommend Approval.						
Result:	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				
Rebecca Viagran	District 3	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				x
John Courage	District 9		x			x	
Clayton H. Perry	District 10		x				

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EXHIBIT “A”

EXHIBIT "A"

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METES AND BOUNDS

Being 0.127 acres of land, more or less, out of Lot A-4 and Lot A-5, Block 14, New City Block 530, in the City of San Antonio, Bexar County, Texas, and being that same property described in a Special Warranty Deed recorded in Volume 17045, Page 2009, Official Public Records, Bexar County, Texas, said 0.127 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1" Pipe found for the southwest corner of Francisco J. Garcia 0.1803 acres (Volume 9853, Page 2008), same being on the East Right-of-Way line of N. Hackberry and the **POINT OF COMMENCEMENT**;

THENCE along the East Right-of-Way line of said N. Hackberry, South 00 degrees 00 minutes 00 seconds East, a distance of 57.87 feet to a 1/2 inch iron rod set for the northwest corner of this 0.127 acres, same being at the intersection of the East Right-of-Way line of said N. Hackberry and the South Right-of-Way of an alley, same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said alley, North 90 degrees 00 minutes 00 seconds East, a distance of 84.84 feet (called 84.93 feet) to a point for the northeast corner of this 0.127 acres, from which the center of a wood fence post bears North 04 degrees 59 minutes 53 seconds East, 1.03 feet, said point also being the northwest corner of the Oak Glen Group 0.3603 acres (Volume 17144, Page 1839);

THENCE along the line common to this 0.127 acres and said Oak Glen Group 0.3603 acres the following courses and distances;

South 00 degrees 00 minutes 00 seconds East, a distance of 31.70 feet to a point for an angle corner, from which the center of a bears South 07 degrees 30 minutes 23 seconds East, a distance of 0.44 feet;

North 90 degrees 00 minutes 00 seconds West, a distance of 19.30 feet to a 1/2 inch iron rod found for an angle corner;

South 00 degrees 40 minutes 59 seconds West (bearing basis), a distance of 35.10 feet (called 35.60 feet) to a 1/2 inch iron rod found for an angle corner;

North 90 degrees 00 minutes 00 seconds West, a distance of 15.70 feet to a 1/2 inch iron rod set for an angle corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 11.02 feet to a point for an angle corner, from which the center of a wood fence post bears North 78 degrees 08 minutes 26 seconds East, 0.70 feet, said point also being the northeast corner of the 906 Hackberry Land Trust 0.0562 acres (Volume 14387, Page 1546);

THENCE along the line common to this 0.127 acres and the Hackberry Land Trust 0.0562 acres, North 90 degrees 00 minutes 00 seconds West, a distance of 49.42 feet (called 50.00 feet) to a point for the southwest corner of this 0.127 acres, from which the center of a metal fence post bears North 46 degrees 57 minutes 28 minutes East, 0.65 feet, said point also being the northwest corner of the Hackberry Land Trust 0.0562 acres and on the East Right-of-Way of said N. Hackberry;

THENCE along the East Right-of-Way line of said N. Hackberry, North 00 degrees 00 minutes 00 seconds East, a distance of 77.81 feet (called 79.82 feet) to the **POINT OF BEGINNING**, and containing 0.127 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.

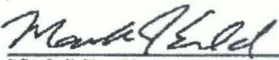

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 04, 2015



Exhibit "A"

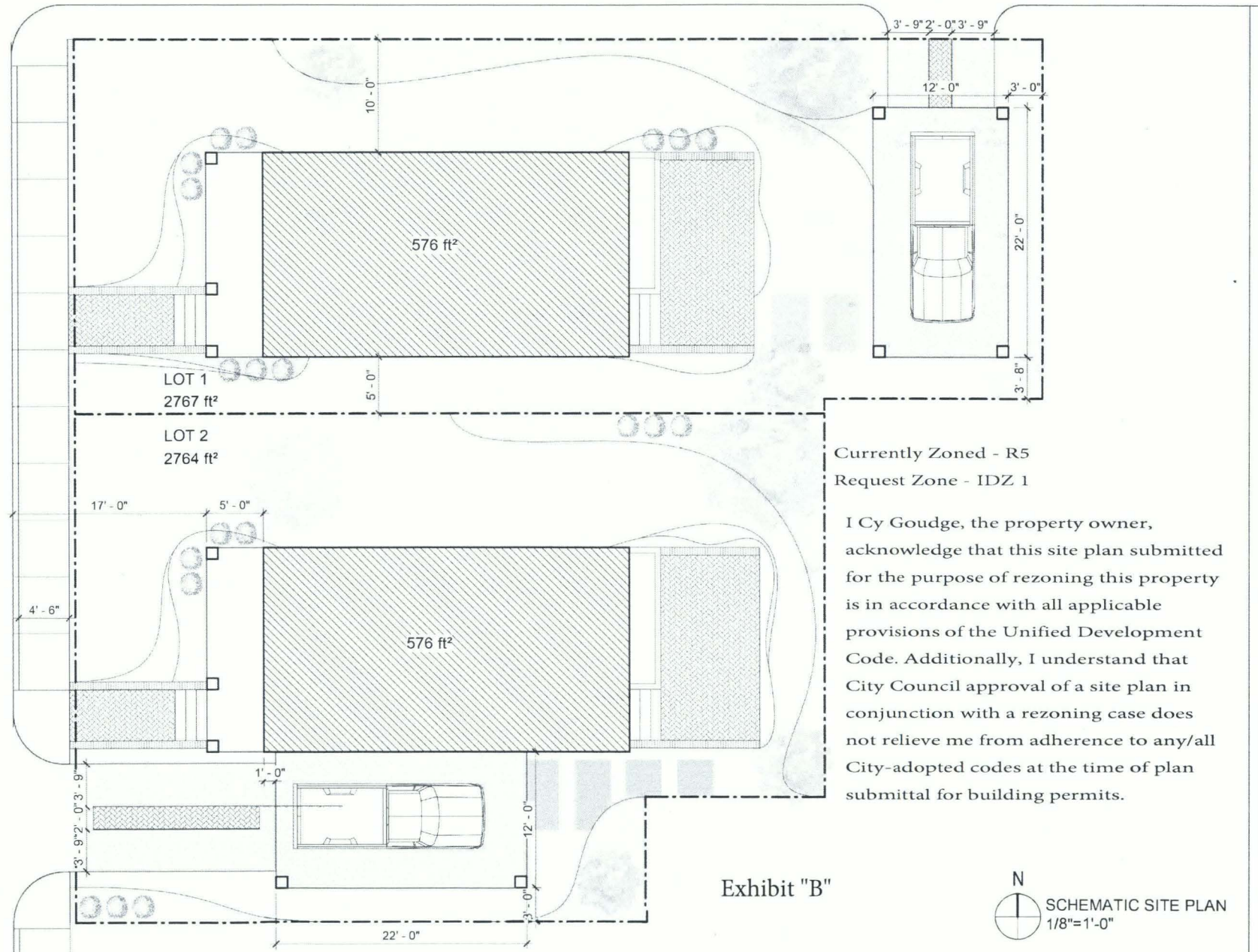
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EXHIBIT “B”

ALLEY

ZONING CASE Z-2019-10700196

N. HACKBERRY

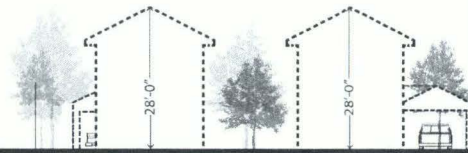




502 LAMAR ST



916 HACKBERRY



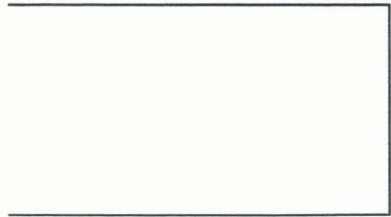
910 HACKBERRY



906 HACKBERRY

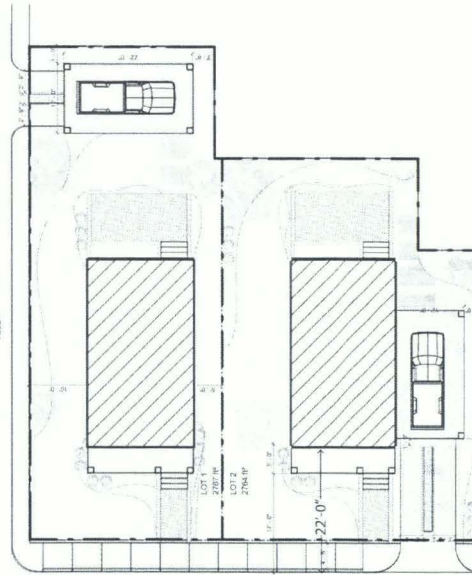


902 HACKBERRY

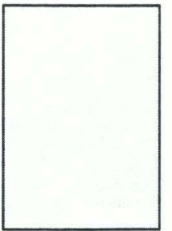


17'-0"

FAYNWAY
ALLEY

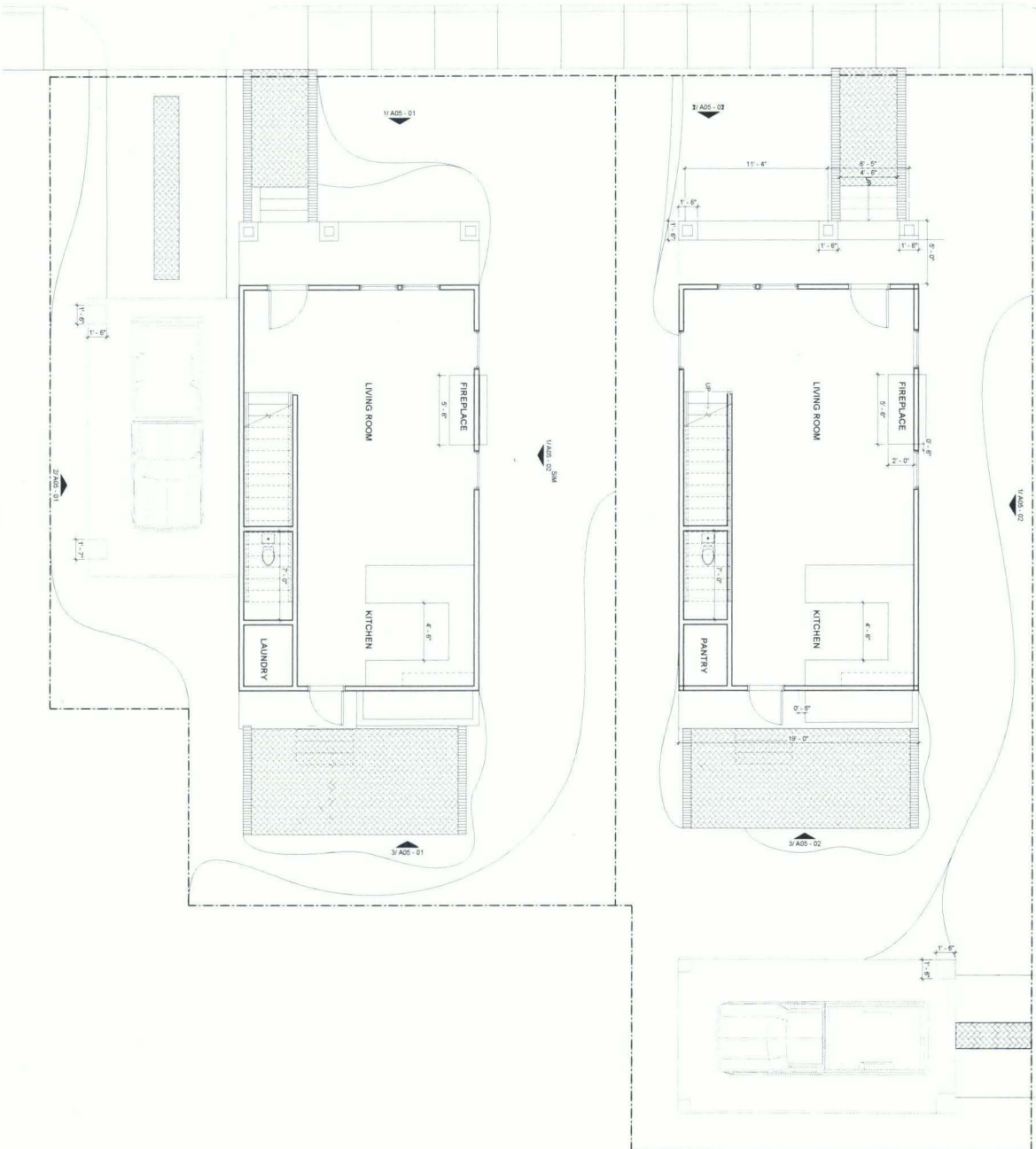


16'-6"



15'-6"

N. HACKBERRY ST

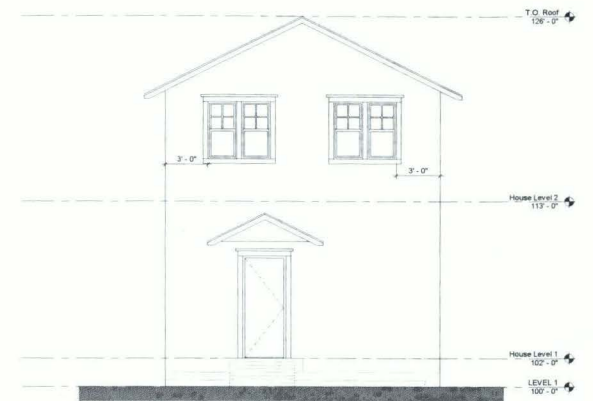


A02-01 - FLOOR PLAN - LEVEL ONE

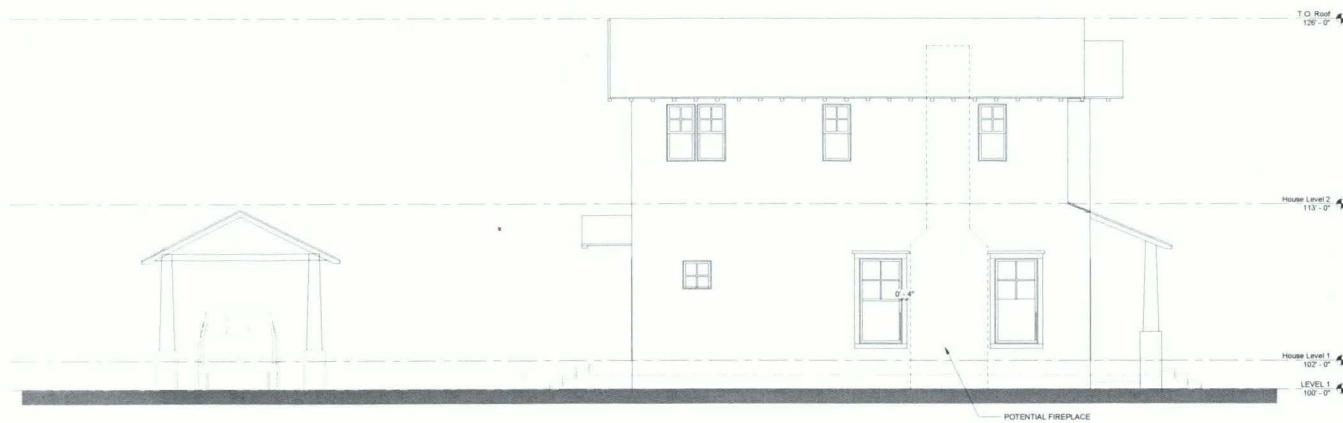
1/4" = 1'-0"

SD 50% - 15 AUGUST 2018





910 HACKBERRY - NORTH PROPERTY - EAST ELEVATION



910 HACKBERRY - NORTH PROPERTY - NORTH ELEVATION

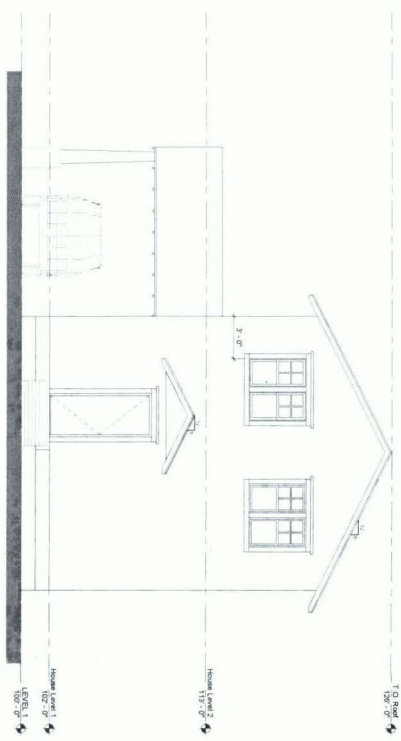


910 HACKBERRY - NORTH PROPERTY - WEST ELEVATION

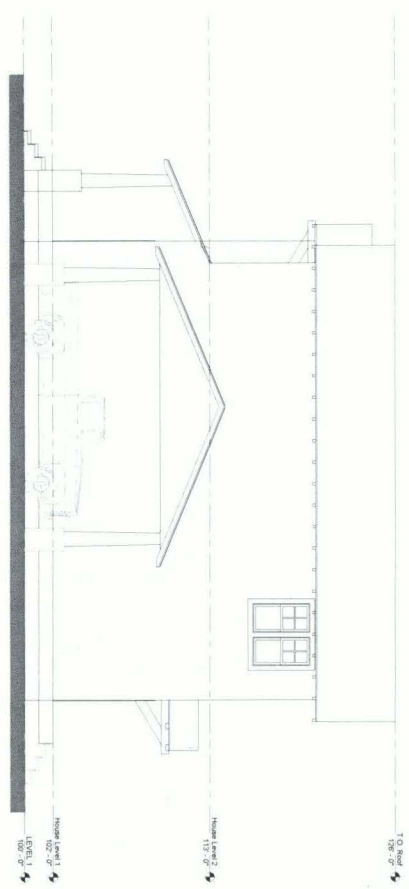
A05-02 - EXTERIOR ELEVATIONS

1/4" = 1'-0"
SD 50% - 15 AUGUST 2019

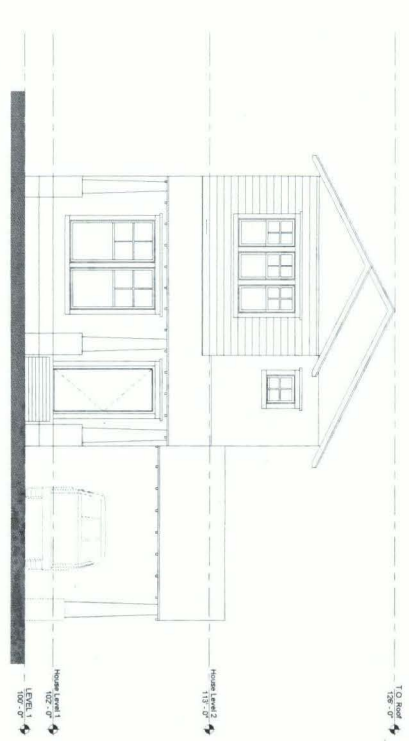




910 MACKBERRY - SOUTH PROPERTY - EAST ELEVATION



910 MACKBERRY - SOUTH PROPERTY - SOUTH ELEVATION



910 MACKBERRY - SOUTH PROPERTY - WEST ELEVATION

A05-01 - EXTERIOR ELEVATIONS

1/4" = 1'-0"

SD 506 - 15 AUGUST 2019

