

AN ORDINANCE 2006-12-14-1441

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.

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WHEREAS, a public hearing was held 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 following:

From "I-2" Heavy Industrial District to "R-6" Residential Single-Family District on:

Lots 1, 2, 3, 4, 5, 7, 9, 10, 11, 12 and 13, BLOCK 2, NCB 1012; with Lots 4, 5, and 10 having a Conditional Use for a Duplex.

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23 and 24, BLOCK 1, NCB 1011; with Lot 16 having a Conditional Use for a Triplex and Lots 5 through 10 and Lots 19 through 22 having a Conditional Use for a Convent.

Lots 6 through 13, BLOCK 4, NCB 2577, with Lots 6 and 12 having a Conditional Use for a Duplex.

Lots 1 through 9, BLOCK 3, NCB 2576, with Lot 6 having a Conditional Use for a Triplex.

Lots 1 through 7, BLOCK 3, NCB 2572, with Lot 3 having a Conditional Use for a Duplex.

All of BLOCK 2, NCB 3557.

All of BLOCK 2, NCB 2571.

All of BLOCK 1, NCB 3558, save and except Lot 4; with the West 50 feet of Lot 18 having a Conditional Use for a Duplex.

All of NCB 2570, save and except the East 113 feet of Lot 1; with Lot 4 having a Conditional Use for a Duplex.

All of NCB 2585, save and except Lots 1 through 9 and Lots 48 through 51.

Lots 4 through 11, BLOCK 1, NCB 2856

All of NCB 2858, with Lot 1 having a Conditional Use for a Duplex

All of NCB 2825, save and except the West 21.7 Feet of Lot 9 and all of Lots 10, 11 and 17.

Lots 7 through 11, BLOCK 2, NCB 2857.

Lots 1 through 3 and Lots 6 through 11, BLOCK 4, NCB 2859; with Lot 1 having a Conditional Use for a Duplex.

Lots 3 through 15, BLOCK 2, NCB 2826.

Lots 3 through 11, BLOCK 1, NCB 2573.

All of NCB 2574, with the West 52 feet of Lot 1 having a Conditional Use for a Duplex.

All of BLOCK 2, NCB 2579, save and except the West 90 feet of Lot 1, the North 30.7 feet of the West 88.3 feet of Lot 2 and all of Lot 11.

All of BLOCK 4, NCB 2575, save and except Lot 1.

All of NCB 2580, save and except Lots 1 and 2; with the South 62 feet of Lot 4, the South 60.35 feet of Lot 5 and the West 27.75 feet of Lot 6 having a Conditional Use for a Triplex and Lots 7 and 8 having a Conditional Use for a Duplex.

Lot 3, BLOCK 4, NCB 2583.

All of BLOCK 3, NCB 2582, save and except Lots 1 through 5.

Lots 1, 2, 7, 8 and the West 80 feet of Lot 3, NCB 2860.

Lots 2, A-6, A-9 and A-10, NCB A-16.

From "I-2" Heavy Industrial District to "R-5" Residential Single-Family District on:

Lots 5 and A-5, NCB 0015.

Lots C, A-3, A-4, A-5 and A-11, NCB 0016.

From “I-2” Heavy Industrial District to “R-4” Residential Single-Family District on:

All of NCB 6475, NCB 6476, NCB 6477, NCB 6865, NCB 6866, NCB 6764, NCB 6862, NCB 2865 and NCB 2866.

Lots 1, A-10, A-11, 15 A, the West 25 feet of the East 60 feet of the North 34 feet of Lot A, the East 35 feet of Lots A, B, C, J, K, L, M, N, and O, NCB 920

Lots B, E, A-6, the South 75 feet of A-8, CIR 2, CIR 3, 2, 5, 6, 7, 8, 11, 12 and 13, NCB 2569.

All of NCB 3798, save and except Lots 1 and 17; with Lot 2 having a Conditional Use for a Duplex.

All of NCB 2863, save and except Lots 1 and 4.

All of NCB 2867, save and except Lots 17 and 18.

All of NCB 2597, save and except Lots 1, 2, 18 and 19.

All of NCB 6861, save and except Lots 5 and 6.

All of NCB 3560, save and except Lots 1 through 9 and Lot 42; with Lot 24 having a Conditional Use for a Triplex and Lot 46 having a Conditional Use for a Duplex.

All of NCB 7568, save and except Lot 13.

All of NCB 3572, with Lot 2 having a Conditional Use for a Duplex.

All of NCB 2581, with Lots 1 through 4 having a Conditional Use for a Duplex.

Lot 2 NCB 2584.

From “I-2” Heavy Industrial District to “MF-25” IDZ Multi-Family Infill Development Zone District on:

Lots 2 through 4, NCB 0015.

The West 21.7 feet of Lot 9 and Lots 10 and 11, NCB 2825.

From “I-2” Heavy Industrial District to “RM-5” Residential Mixed District on:

Lots 6, NCB 0015.

From "I-2" Heavy Industrial District to "RM-4" Mixed Residential District on:

Lots 3 through 5 and Lot A-7, NCB A-16.

From "I-2" Heavy Industrial District to IDZ Infill Development Zone with Uses Permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District on:

The North 98 feet of Lot A-8 and all of Lots C, A-4, A-7, CIR 4 and CIR 5 @ 242 Cevallos Street, 1, 3, 4, 9 and 10, NCB 2569.

From "I-2" Heavy Industrial District to "C-2 P" Commercial Pedestrian District on:

Lots A-9 through A-12, NCB 2569.

From "I-2" Heavy Industrial District to "NC" IDZ Neighborhood Commercial Infill Development Zone District on:

Lot 1, BLOCK 4, NCB 2575.

From "I-2" Heavy Industrial District to IDZ Infill Development Zone with Uses Permitted in "MF-25" Multi-Family District and "C-1" Light Commercial District on:

Lots 14 through 18 and Lots A-19 and A-20, NCB 2569.

From "I-1" Industrial District to "R-6" Residential Single-Family District on:

The North 4 feet of Lot 7 and all of Lots 3 through 6, NCB 2593.

Lot 1, BLOCK 4, NCB 2934.

From "I-1" Industrial District to "R-5" Residential Single-Family District on:

All of NCB 7569, all of NCB 0018 save and except the East Irregular 82.7 Feet of the West Irregular 188.35 Feet of Lot A6.

Lot 54, NCB 6804.

Lot 26, 27 and 38, NCB 3127.

Lot 2, BLOCK 3, NCB 2933.

All of NCB 2592, save and except Lots 1 through 3.

All of NCB 2932, save and except Lots 1 through 3.

All of NCB 2933, save and except Lots 1 through 3.

The West 50 feet of Lot 1, NCB 2932.

All of NCB 2874, save and except Lots 1 through 5.

The West 60.2 feet of Lot 1 and the North 24.5 feet of the West 63.2 feet of lot 2; all of Lots 3 and 4 and the West 30 feet of Lot 5, NCB 2874.

From "I-1" Industrial District to "R-4" Residential Single-Family District on:

Lot 18, NCB 6742.

Lots 2 through 4, NCB 6804.

From "MF-33" Multi-Family District to "R-6" Residential Single-Family District on:

All of NCB 7570, NCB 2587, NCB 6193, NCB 6898, NCB 6683, NCB 2589, NCB 3530, NCB 3529, NCB 0009, NCB 6863, NCB 6864, NCB 7565, NCB 7566, NCB 7567 and NCB 6765.

Lots 1 through 6, NCB 6319.

Lots 14 through 17, NCB 2828.

All of NCB 2873, save and except the East 82.5 feet of Lot 3 and Lots 26 through 28; with Lot 9 having a Conditional Use for a Triplex.

All of NCB 2875, save and except Lots 1 and 2.

All of NCB 2931, with Lots 12 and 13 having a Conditional Use for a Duplex and Lot 20 having a Conditional Use for a Triplex.

All of NCB 2587, save and except Lots 1 through 4; with Lot 26 having a Conditional Use for an Appliance Store.

All of NCB 6288, save and except 1 through 3; with Lot 4 having a Conditional Use for a Four-unit dwelling, Lots 18 and 21 having a Conditional Use for a Duplex.

All of NCB 2586, with the North half of Lot 32 having a Conditional Use for a Duplex.

The North 125 feet of Lots 5 through 14, NCB 2587; with Lots 8 and 29 having a Conditional Use for a Duplex.

All of NCB 2588, save and except Lots 1 through 5 and the north Portion of Lots 6 through 10; with the South Irregular 65 Feet of Lots 31 and 32, NCB 2588 and all of Lot 32, NCB 6161 having a Conditional Use for a Duplex.

All of NCB 2590, save and except Lots 59 through 62; with Lot 63 having a Conditional Use for a Duplex; the East 25 feet of Lot 78 and the West 25 feet of Lot 79 having a Conditional Use for a Triplex; Lot 80 and the East 25 feet of Lot 79 having a Conditional Use for a Duplex; Lot 82 having a Conditional Use for a Duplex; and the North 100 feet of Lot 85 having a Conditional Use for a Duplex.

All of NCB 3525; with lots 10 and 11 having a Conditional Use for a Duplex.

All of BLOCK 4, NCB 3531, save and except Lots 19 through 21.

All of BLOCK 1, NCB 6170, save and except Lot 22; with Lots 8, 9 and 11 having a Conditional Use for a Duplex.

All of NCB 3559, save and except Lots A and B; with Lots 1 and 2 having a Conditional Use for a Duplex and Lot 16 having a Conditional Use for a Triplex.

All of NCB 2935, save and except Lots 1 and 2; with Lots 3 and 20 having a Conditional Use for a Duplex.

All of NCB 2934, save and except Lot 2; with Lots 9, 22 and 23 having a Conditional Use for a Duplex.

All of NCB 6171, with Lots 8 and 18 having a Conditional Use for a Duplex.

Lot 1, NCB 6860.

All of NCB 2593, save and except Lots 1 through 7; with lot 10 having a Conditional Use for a Triplex.

From "MF-33" Multi-Family District to "R-5" Residential Single-Family District on:

Lots 35 through 53, NCB 6804.

All of NCB 3127, save and except Lots 26, 27 and 38.

From "MF-33" Multi-Family District to "R-4" Residential Single-Family District on:

All of NCB 6475, NCB 6476, NCB 6865, NCB 6866, NCB 6764, NCB 6862, NCB 2865 and NCB 2866.

All of NCB 6742, save and except Lots 18, 47 and 49.

Lots 5 through 24, NCB 6804.

All of NCB 2863, save and except Lots 1 and 4.

All of NCB 2867, save and except Lots 17 and 18.

All of NCB 2597, save and except Lots 1, 2, 18 and 19.

All of NCB 6861, save and except Lots 5 and 6.

All of NCB 3560, save and except Lots 1 through 9 and Lot 42; with Lot 24 having a Conditional Use for a Triplex and Lot 46 having a Conditional Use for a Duplex.

All of NCB 7568, save and except Lot 13.

All of NCB 3572, with Lot 2 having a Conditional Use for a Duplex.

“C-3 NA” General Commercial Non-Alcoholic Sales District to “C-1” IDZ Light Commercial Infill Development Zone District on:

Lot 11, BLOCK 2, NCB 2575.

“C-2” Commercial District to “NC” IDZ Neighborhood Commercial Infill Development Zone District on:

Lot 13, NCB 7569.

“C-2” Commercial District to “R-6” Single-Family District on:

Lot 42, BLOCK B, NCB 3560.

Lot E, NCB 2590.

Lots 1 and 2, NCB 3528.

“C-2” Commercial District to “R-4” Single-Family District on:

Lots 5 and 6, NCB 6861.

SECTION 2. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.

- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

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.

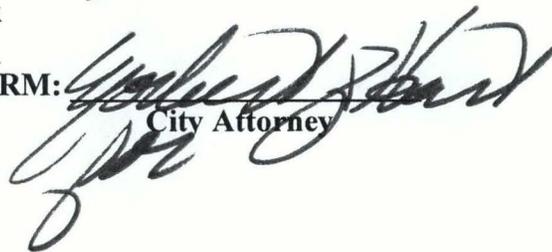
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This Ordinance shall become effective on December 24, 2006.

PASSED AND APPROVED this 14th day of December, 2006.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-1.

Date: 12/14/06

Time: 03:46:25 PM

Vote Type: Multiple selection

Description: ZONING CASE # Z2006007 CD (District 1 and 5): An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District, "I-1" General Industrial District, "C-3" NA General Commercial Non-Alcoholic Sales District, "C-2" NA Commercial Non-Alcoholic Sales District, "C-2" Commercial District and "MF-33" Multi-Family District to: "R-4" Residential Single-Family District, "R-4" CD Residential Single-Family District with a Conditional Use for a Duplex, "R-5" Residential Single-Family District, "R-5" CD Residential Single-Family District with a Conditional Use for a Duplex, "R-6" Residential Single-Family District, "R-6" CD Residential Single-Family District with a Conditional Use for a Duplex, "R-6" CD Residential Single-Family District with a Conditional Use for a Triplex, "R-6" CD Residential Single-Family District with a Conditional Use for a Four-plex, "R-6" CD Residential Single-Family District with a Conditional Use for a Five-plex, "R-6" CD Residential Single-Family District with a Conditional Use for an Appliance Store, "R-6" CD Residential Single-Family District with a Conditional Use for a Convent, "RM-4" Residential Mixed District, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, MF-25 IDZ Multi-Family Infill Development Zone District, "NC" IDZ Neighborhood Commercial Infill Development Zone District, "C-1" IDZ Light Commercial Infill Development Zone District, IDZ Infill Development Zone with Uses Permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District, IDZ Infill Development Zone with Uses Permitted in "MF-25" Multi-Family District and "C-1" Light Commercial District, on multiple properties bound by South Alamo Street to the north, I.H. 10 East to the south, Probandt Street to the east, and I.H. 35 South to the west, as requested by City of San Antonio, Applicant, for Multiple Owners. Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Affidavit of Publisher

STATE OF TEXAS
COUNTY OF BEXAR
S.A. - CITY CLERK

PUBLIC NOTICE
AN ORDINANCE
2006-12-14-1441
AMENDING CHAPTER 35
OF THE CITY CODE THAT
CONSTITUTES THE
COMPREHENSIVE ZON-
ING ORDINANCE OF THE
CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICA-
TION AND REZONING OF
CERTAIN PROPERTY DES-
CRIBED HEREIN AS:
Multiple properties bound by
South Alamo Street to the
north, I.H. 10 East to the south,
Probandt Street to the east, and
I.H. 35 South to the west "THE
PENALTY FOR VIOLATION IS
A FINE NOT TO EXCEED
\$1,000.00".
2/13

Before me, the undersigned authority, on this day personally appeared Helen I. by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 2006-12-14-1441 here to attached has been published in every issue of said newspaper on the following days, to wit:

02/13/2007.

Helen I. Gutz

Sworn to and subscribed before me this 13th day of of February, 2007.

Martha L. Machuca

