

AN ORDINANCE 2009-01-15-0035

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 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 boundaries of the following:

I-2 to IDZ with Uses Permitted in C-2 and R-4 and the Auto and Light Truck Repair Land Use

NCB 2211, Block 4, Lot 14, the south irregular 125 feet of Lots 15 and 16, and the south irregular 65 feet of Lot 17

NCB 2182, Block 2, the south 84.9 feet of Lot 13

I-2 to IDZ with Uses Permitted in C-2 and R-4 and the Bar/Tavern Land Use

NCB 2212, Block 1, the South 81.45 feet of Lot 13

I-2 to IDZ with Uses Permitted in C-2 and R-4 and the Warehousing Land Use

NCB 2212, Block 1, Lot 17 and the West 49.65 feet of Lot 18

I-2 to IDZ with Uses Permitted in C-2 and R-4

NCB 2211, Block 4, Lot 1, save and except the north irregular 25 feet of partial lots 2, 3 and 4

NCB 2212, Block 1, the South 81.45 feet of Lot 14

I-2 to C-2 Commercial District

NCB 196

NCB 221, Block 44, Lots 4, 5, 6, 10, 11 and 12

I-1 to IDZ with Uses Permitted in C-2 and R-4 and the Auto and Light Truck Repair

NCB 2231, Block 4, Lots 11 and 12

I-1 to IDZ with Uses Permitted in C-2 and R-4 and an Eight-Unit Dwelling

NCB 2305, Block 1, the north 85 feet of Lots 11 and 12

I-1 to IDZ with Uses Permitted in C-2 and R-4 and a Three-Unit Dwelling

NCB 2212, Block 1, the North 67.9 feet of Lot 12

I-1 to IDZ with Uses Permitted in C-2 and R-4 and a Two-Unit Dwelling

NCB 2212, Block 1, the North 81 feet of Lot 11

NCB 2231, Block 4, the west 50 feet of Lot 21

NCB 2266, Block 8, the north 50 feet of Lots 95 and 96

I-1 to IDZ with Uses Permitted in C-2 and R-4

NCB 2182, Block 2, the north 79.3 feet of Lot 1, and the northwest triangular 1.4 feet of Lot 2

NCB 2231, Block 4, the east 120 feet of Lot 3

NCB 2231, Block 4, Lot 13, 22, 23, 24 and the east 5.55 feet of Lot 21

NCB 2266, Block 8, Lots 5 and 6 and the south 119.8 feet of Lots 95 and 96

NCB 2267, Block 5, Lots 1, 2, 11 and 12

NCB 2282, Block 4, Lots 5 and 6

NCB 2304, Block 2, Lots 1, 2, 3, 4, 6 and 13

NCB 2305, Block 1, Lots 1 through 6 and Lots 11 and 12, save and except the north 85 feet of Lots 11 and 12

I-1 to R-4 Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot

NCB 2282, Block 4, the north 84.2 feet of Lot 1

I-1 to R-4 Residential Single Family District with a Conditional Use for a Three-Dwelling Unit

NCB 2282, Block 4, Lot 3

I-1 to R-4 Residential Single Family District with a Conditional Use for a Two-Dwelling Unit

NCB 2231, Block 4, Lot 19

I-1 to R-4 Residential Single Family District

NCB 2182, Block 2, Lots 6 and 7

NCB 2231, Block 4, Lots 9 and 10

NCB 2231, Block 4, Lots 14 through 18 and Lot 20

NCB 2232, Block 3, Lots 1 through 6

NCB 2282, Block 4, Lots 2, 4 and the south 84.2 feet of Lot 1

MF-33 to IDZ with Uses Permitted in C-2 and R-4

NCB 2282, Block 4, Lots 12 and 13

R-4 to IDZ with Uses Permitted in C-2 and R-4 and the Warehousing Land Use

NCB 2212, Block 1, Lot 16

R-4 to IDZ with Uses Permitted in C-2 and R-4

NCB 2211, Block 4, Lot 13

NCB 2182, Block 2, the north 84.9 feet of Lot 13

NCB 2182, Block 2, Lot 1, save and except north 79.3 feet

NCB 2212, Block 1, Lots 10, 15, and the North 81.45 feet of Lots 13 and 14

NCB 2212, Block 1, the South 81.9 feet of Lot 11

NCB 2212, Block 1, Lot 12, save the North 67.9 feet

NCB 2231, Block 4, the east 120 feet of Lots 1 and 2

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.

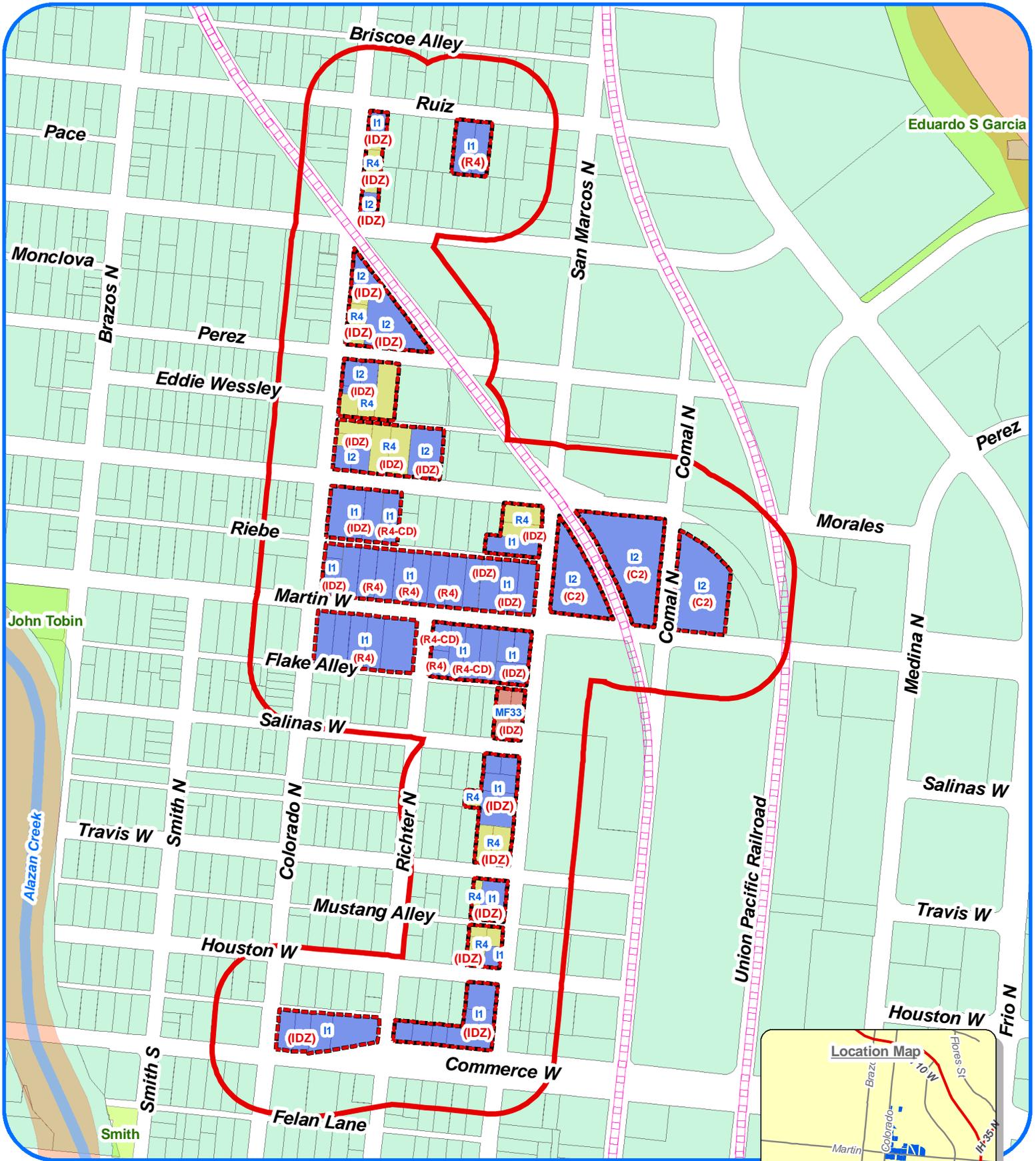
SECTION 5. This ordinance shall become effective January 25, 2009.

PASSED AND APPROVED this 15th day of January 2009.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
FO City Attorney



Eduardo S Garcia

John Tobin

Alazan Creek

Smith

Zoning Case Notification Plan

Case Z-2008-258 CD

Council District 5

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Various - See Attached List

Legend

- Subject Properties
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change R6
- 100-Year FEMA Floodplain



City of San Antonio
 Planning and Development Services Dept
 (11/20/2008)

