

AN ORDINANCE 2009-02-05-0097

**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 boundary of the following:

"I-1 EP-1" General Industrial Event Parking Overlay District and "C-3 EP-1" General Commercial Event Parking Overlay District to "AE-3 S EP-1" Arts and Entertainment, Event Parking Overlay District with a Specific Use Authorization for Truck Repair and Maintenance on NCB 10578, Lot P-10;

"I-1 EP-1" General Industrial Event Parking Overlay District to "AE-3 S EP-1" Arts and Entertainment, Event Parking Overlay District with a Specific Use Authorization for Truck Repair and Maintenance on NCB 10578, Block 2, Lot 19;

"I-2 EP-1" Heavy Industrial Event Parking Overlay District to "AE-3 S EP-1" Arts and Entertainment, Event Parking Overlay District with a Specific Use Authorization for Warehousing on NCB 10233, Lot 5;

"HS H IDZ" Historic Significant, Infill Development Zone Dignowity Hill Historic District to "HS H AE-3" Historic Significant, Arts and Entertainment Dignowity Hill Historic District on NCB 593, Block A, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18; and

"HS IDZ" Historic Significant, Infill Development Zone District to "HS AE-3" Historic Significant, Arts and Entertainment District on NCB 595, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18.

**SECTION 2.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes of the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific 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.

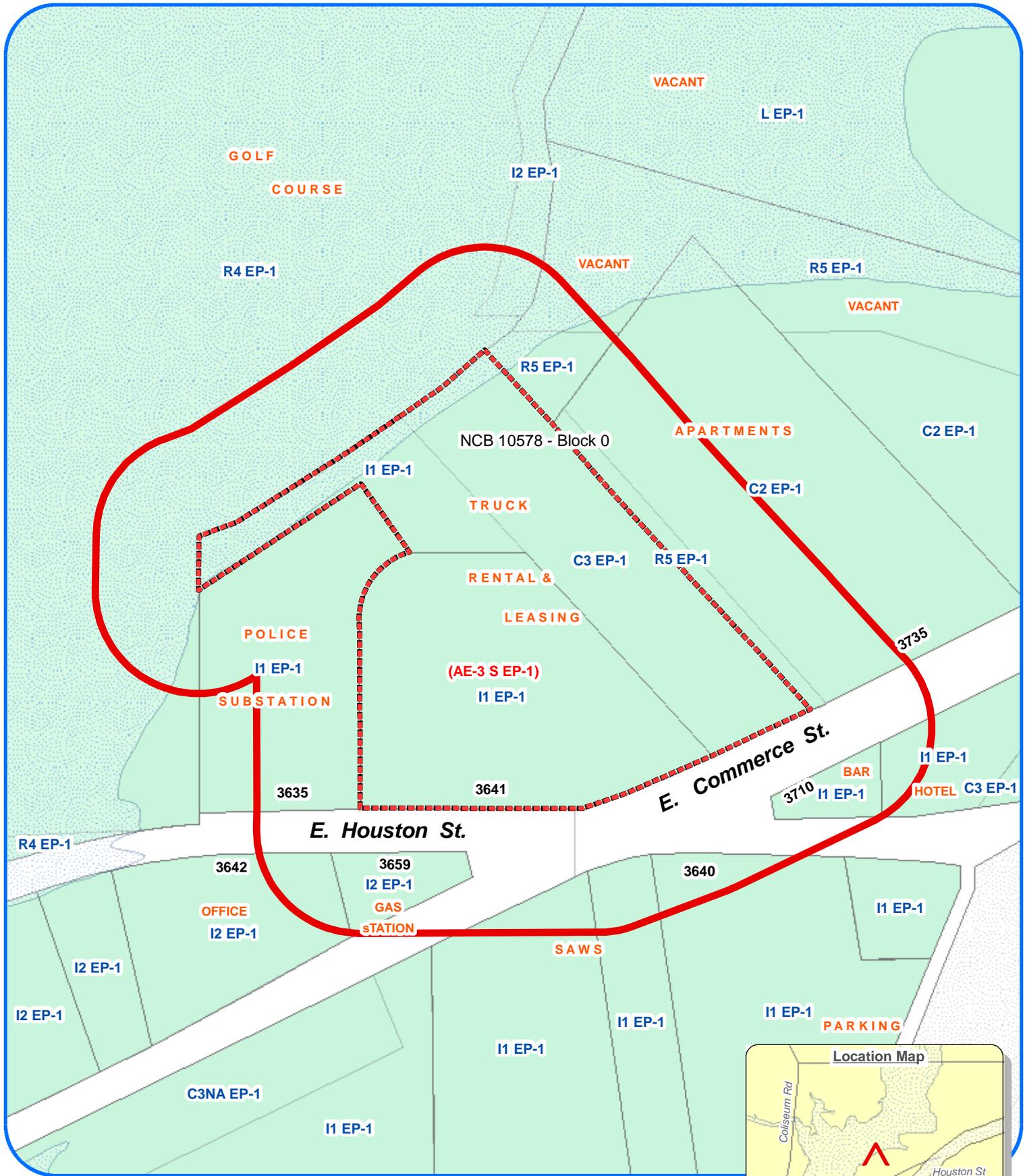
**SECTION 5.** This ordinance shall become effective February 15, 2009.

**PASSED AND APPROVED** this 5th day of February, 2009.

  
M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney  
FA



**Zoning Case Notification Plan**

**Case Z2009-028A**

Council District 2

Scale: 1" approx. = 250'

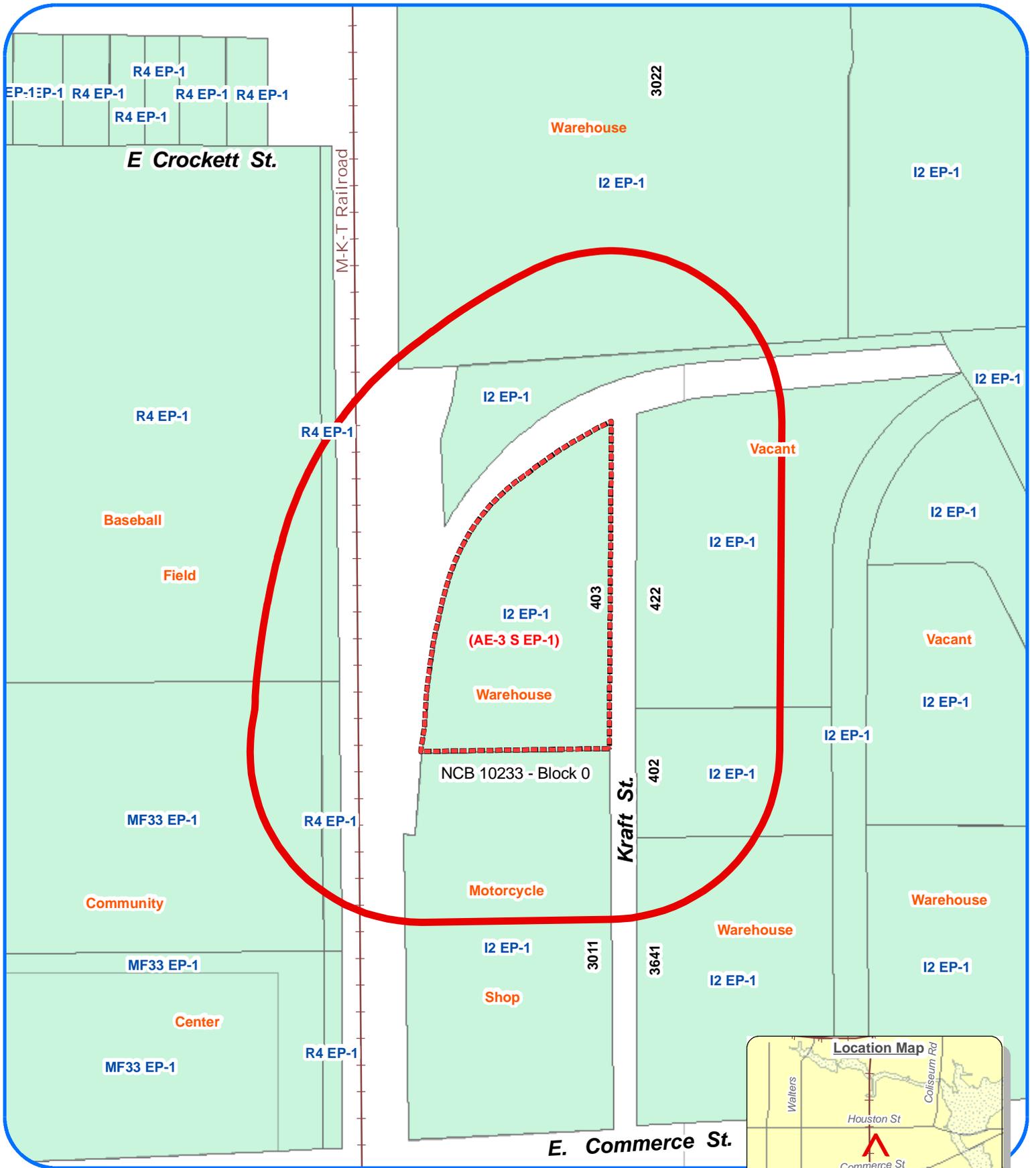
Subject Property Legal Description(s): NCB 10578

**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning I1 EP-1
- Requested Zoning Change (AE-3 S EP-1)
- 100-Year FEMA Floodplain



City of San Antonio  
 Planning - Development Services Dept.  
 12/13/2008  
 D. E. Castillo



## Zoning Case Notification Plan

# Case Z2009-028B

Council District 2

Scale: 1" approx. = 150'

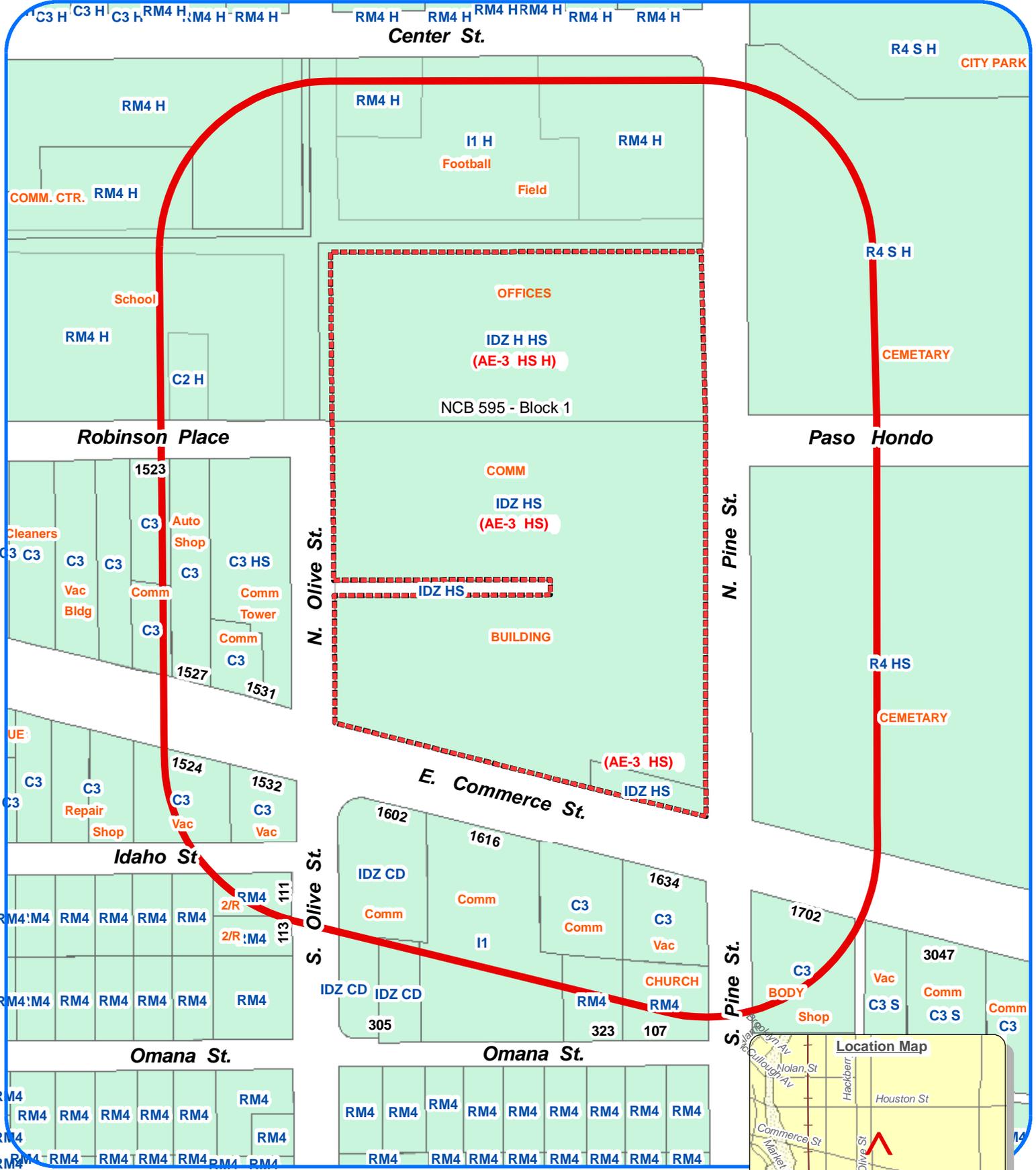
Subject Property Legal Description(s): NCB 10233 Blk 00 Lot 5

### Legend

- Subject Property
- 200' Notification Buffer
- Current Zoning I2 EP-1
- Requested Zoning Change (AE-3 S EP-1)
- 100-Year FEMA Floodplain



City of San Antonio  
 Planning - Development Services Dept.  
 12/13/2008  
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# Zoning Case Notification Plan

## Case Z2009-028C

Council District 2  
 Scale: 1" approx. = 150'  
 Subject Property Legal Description(s): NCB 595 Blk 1 Lots 1 Thur 18, Blk A Lots 1 Thur 18

- Legend**
- Subject Property
  - 200' Notification Buffer
  - Current Zoning IDZ H HS, IDZ HS
  - Requested Zoning Change (AE-3 HS, AE-3 H HS)
  - 100-Year FEMA Floodplain



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