

40

AN ORDINANCE 96609

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2002185

The rezoning and reclassification of property from "MF-33" Multi-Family District to "IDZ" Infill Development Zone with uses defined in Exhibit "A" on the property listed as follows:

36.502 acres

A map and field notes describing the above mentioned tract are contained in Exhibit "B" and Exhibit "C" and attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 24th DAY OF October 20 02

MAYOR: [Signature] PRO TEM EDWARD D. GARZA

ATTEST: [Signature] ASSISTANT City Clerk

APPROVED AS TO FORM: [Signature] CITY ATTORNEY

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE – GENERAL MANAGER
CITY PUBLIC SERVICE – MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE – ASSESSOR
FINANCE – CONTROLLER
FINANCE – GRANTS
FINANCE – PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT –NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 4D

DATE: OCT 24 2002

MOTION: Perf Hann

ORDINANCE NUMBER: 96609

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: 22002185

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
JOHN H. SANDERS District 2		✓	
ANTONETTE "TONI" MOORHOUSE District 3		absent	
ENRIQUE "KIKE" MARTIN District 4		✓	
DAVID A. GARCIA District 5		✓	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		absent	
BONNIE CONNER District 8		✓	
CARROLL W. SCHUBERT District 9		✓	
DAVID CARPENTER District 10		✓	
EDWARD D. GARZA Mayor		absent	

STAFF: APPROVAL

ZC: APPROVAL

02-39

Victoria Courts Proposed Zoning

All lots bounded by Durango Blvd., IH 37, Leigh Street, and Labor Street are all currently zoned MF-33.

Ferguson Map Numbers 616, 617.

We propose the creation an Infill Development Zone in place of the current zoning. This area is in the process of being platted and no lot/block numbers have yet been assigned. Uses to be permitted in the individual tracts are listed below. Refer to Exhibit A.

Tract A- 10.8 acres

The following uses are permitted. All but these are prohibited:

- Alcohol- Alcohol- Beverage Retail Sales
- Amusement- Video Games- Coin or Token operated
- Animal- Pet Grooming- Small Animals only
- Auto- Auto Rental- Pickup and Drop off Only
- Dwelling- Dwelling- Attached Apartments as Permitted in "D" (Downtown) District With Maximum Height of Four Stories.
- Housing- Housing- Group day Care Limited To 12 Individuals
- Office- Office- no restrictions on square footage
- Retail- Antique Store- Retail
- Retail- Apparel & Accessory Store- retail
- Retail- Art Gallery
- Retail- Bakery- Retail
- Retail- Bookstore
- Retail- Camera, Photographic Equip. & Supplies- Retail
- Retail- Candy, Nut, and Confectionary-Retail
- Retail- Catering Shop
- Retail- Convenience Ice House- Retail Convenience Store
- Retail- Dairy Products- Retail
- Retail- Drugstore- Apothecary
- Retail- Dry Goods- Retail
- Retail- Florist- Retail
- Retail- Food Store
- Retail- Fruit and Produce- retail
- Retail- Gift Shop- Retail
- Retail- Grocery Store- Retail
- Retail- Hardware Sales-(Limited to maximum 3000 Square Foot total)
- Retail- Hobby Store- Retail (limited to maximum 3000 Square Foot Total)
- Retail- Jewelry Store- Retail
- Retail- Leather Goods or Luggage Store- Retail
- Retail- Music Store

Retail- Newsstand
Retail- Secondhand Merchandise- Retail No Outside Storage or Display of Inventory Permitted
Retail- Shoe- Retail
Retail- Silk Screening- Retail
Retail- Sporting Goods- Retail
Retail- Stamps and Coin Sales- Retail
Retail- Tobacco Store- Retail
Retail- Toy Store- Retail
School- School- Nursery, Public and Private
Service- Altering/ Repairing of Apparel
Service- Bank- Savings and Loan
Service- Barber or Beauty Shop
Service- Bicycle- Repair
Service- Community Gymnasium
Service- Copy or Blueprinting- Example "Quick Print"
Service- Day- Care Center- Child And/Or Adult Care
Service- Delicatessen
Service- Dry Cleaning- Pickup Station Only
Service- Food- Restaurant or Cafeteria
Service- Laundry and Dry Cleaning Self Service
Service- Library
Service- Locksmith
Service- Massage- Therapeutic
Service- Movie Rentals
Service- Post Office
Service- Reading Room
Service- Studio- Fine or Performing Arts
Service- Studio- Interior Decorating
Service- Studio- Photographic
Service- Tailor Shop

Tract B- 2.2 acres

The following uses are permitted. All but these are prohibited.

Alcohol- Alcohol- Beverage Retail Sales
Amusement- Video Games- Coin or Token operated
Animal- Pet Grooming- Small Animals only
Auto- Auto Rental- Pickup and Drop off Only
Dwelling- Dwelling- Attached Apartments With Maximum Density Of 20 Dwelling Units Per Gross Acre (Allowed Ratio of 2 Square foot of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use) With Maximum Height of Three Stories
Housing- Housing- Group day Care Limited To 12 Individuals
Office- Office- no restrictions on square footage
Retail- Antique Store- Retail

Retail- Apparel & Accessory Store- retail
Retail- Art Gallery
Retail- Bakery- Retail
Retail- Bookstore
Retail- Camera, Photographic Equip. & Supplies- Retail
Retail- Candy, Nut, and Confectionary-Retail
Retail- Catering Shop
Retail- Convenience Ice House- Retail Convenience Store
Retail- Dairy Products- Retail
Retail- Drugstore- Apothecary
Retail- Dry Goods- Retail
Retail- Florist- Retail
Retail- Food Store
Retail- Fruit and Produce- retail
Retail- Gift Shop- Retail
Retail- Grocery Store- Retail
Retail- Hardware Sales-(Limited to maximum 3000 Square Foot total)
Retail- Hobby Store- Retail (limited to maximum 3000 Square Foot Total)
Retail- Jewelry Store- Retail
Retail- Leather Goods or Luggage Store- Retail
Retail- Music Store
Retail- Newsstand
Retail- Secondhand Merchandise- Retail No Outside Storage or Display of
Inventory Permitted
Retail- Shoe- Retail
Retail- Silk Screening- Retail
Retail- Sporting Goods- Retail
Retail- Stamps and Coin Sales- Retail
Retail- Tobacco Store- Retail
Retail- Toy Store- Retail
School- School- Nursery, Public and Private
Service- Altering/ Repairing of Apparel
Service- Bank- Savings and Loan
Service- Barber or Beauty Shop
Service- Bicycle- Repair
Service- Community Gymnasium
Service- Copy or Blueprinting- Example "Quick Print"
Service- Day- Care Center- Child And/Or Adult Care
Service- Delicatessen
Service- Dry Cleaning- Pickup Station Only
Service- Food- Restaurant or Cafeteria
Service- Laundry and Dry Cleaning Self Service
Service- Library
Service- Locksmith
Service- Massage- Therapeutic
Service- Movie Rentals

Service- Post Office
Service- Reading Room
Service- Studio- Fine or Performing Arts
Service- Studio- Interior Decorating
Service- Studio- Photographic
Service- Tailor Shop

Tract C- 4.1 acres

Uses allowed in "MF-25" Zoning are permitted.

Tract D- 2.4 acres

Uses allowed in "MF-25" Zoning are permitted.

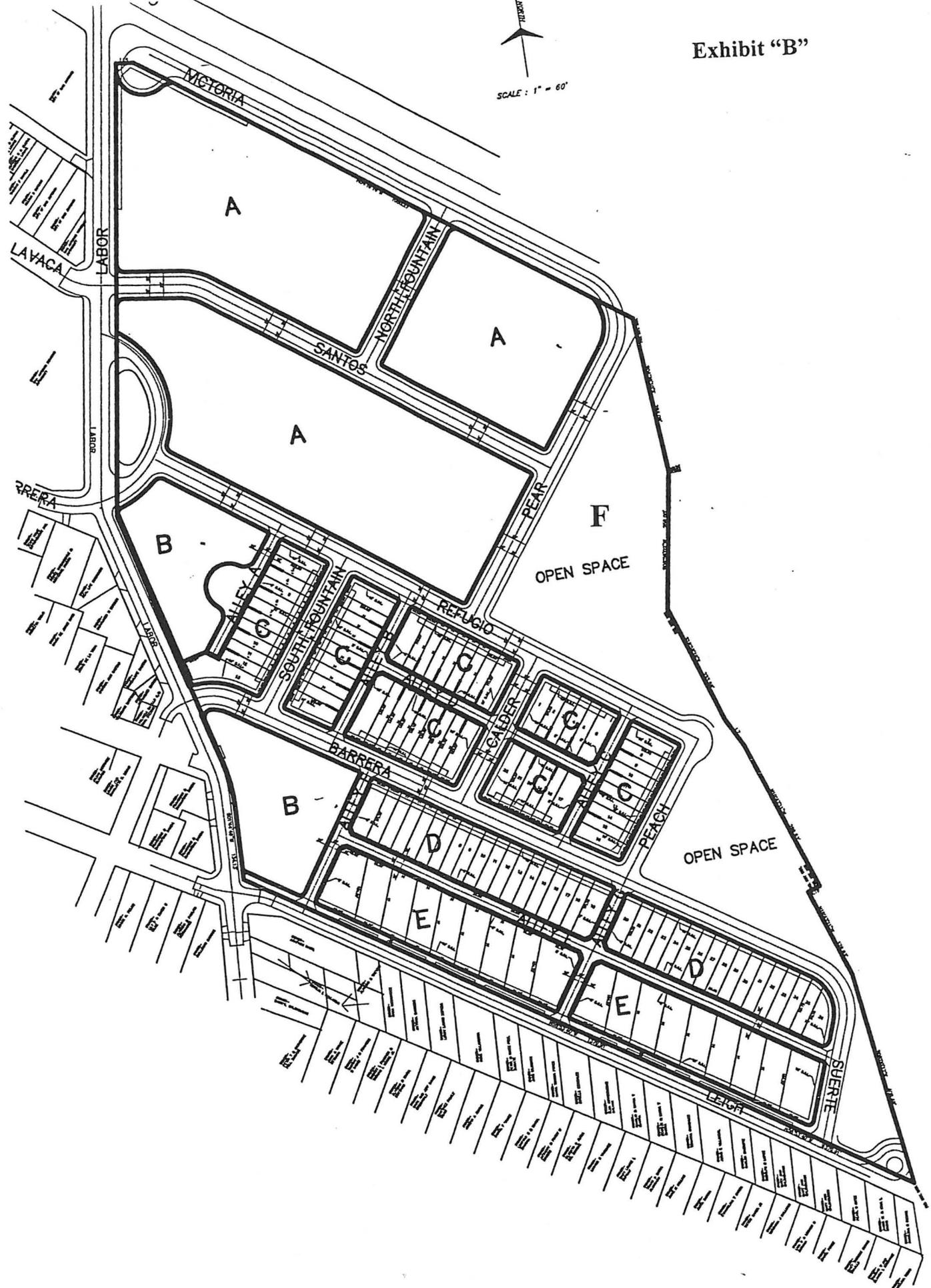
Tract E- 2.7 acres

Uses allowed in "RM-6" Zoning are permitted.

Tract F – Approximately 14.302 acres

Uses allowed in "R-P" Zoning are permitted.

Exhibit "B"



Victoria Courts Tract
36.502 Acres

36.502 acres of land being all of N.C.B. 709 through 711, 883 through 885, 887, 1024, partially out of N.C.B. 886, 3591 and 6135 and, partially out of formally City of San Antonio streets, shown in Exhibit 1, quitclaimed by the City of San Antonio, by Ordinance Number 93574 from March 8, 2001, all of the above out of the recently demolished housing project formerly known as Victoria Courts in San Antonio, Bexar County, Texas, said 36.502 acres of land being more particularly described as follows:

Beginning at a highway monument found at most southerly corner of the tract herein described, said corner being at the intersection of the West right-of-way line of Suerte Street and the North right-of-way line of Leigh Street;

Thence, N 56° 53' 40" W, 1,379.91 feet with said north right-of-way line of Leigh Street and the West line of the herein described tract, to an "X" set in concrete at the intersection with the east right-of-way line of Labor Street for a corner of this tract;

Thence, along the east right-of-way line of Labor Street as follows:

N 01° 44' 48" E, 134.14 feet to an "X" set in concrete for a point of curvature;

91.00 feet along a curve to the left, having a radius of 317.20 feet and a central angle of 16° 26' 14", to a ½" rebar with yellow cap labeled "PCI-PLS 3929" (herein after referred as ½" rebar W/YC) set at a point of tangency;

N 14° 41' 25" W, 500.47 feet, to a ½" rebar W/YC set at a corner hereof;

N 08° 16' 27" E, 847.34 feet, to a ½" rebar W/YC set at the westerly end of a cut-off at the intersection of the east right-of-way line of Labor Street and the south right-of-way line of Durango Blvd. Also known as Victoria Street, for the most northerly corner hereof;

Thence, S 81° 43' 33" E, 31.84 feet along said cut-off, to a ½" rebar W/YC set at the south right-of-way line of Durango Blvd. and the north line of the herein described tract, for the end of said cut-off;

Thence, S 54° 16' 14" E, 1050.27 feet along said south right-of-way line of Victoria Street and the north line of the herein described tract, to a highway

monument found at the intersection of the said south right-of-way line of Durango Blvd. and the west right-of-way line of IH-37, for a corner hereof;

Thence, with the said west right-of-way line of IH-37 and the east line of the herein described tract, as follows:

S 04° 36' 10" E, 294.08 feet to a highway monument found;
S 08° 56' 02" W, 258.00 feet to a highway monument found;
S 18° 58' 19" E, 233.98 feet to a highway monument found;
S 27° 48' 51" E, 62.45 feet to a highway monument found;
S 19° 47' 11" E, 296.52 feet to a highway monument found;

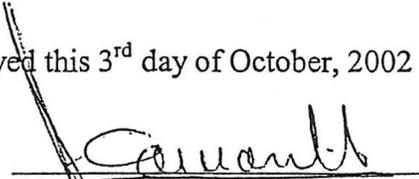
Thence, S 70° 36' 44" W, 24.36 feet over and across the Tx DOT right-of-way called Suerte Street, to a highway monument found in the west right-of-way line of said Street and the east line of the herein described tract;

Thence, with this said west right-of-way line of Suerte Street and the said east line of the herein described tract as follows;

S 19° 47' 11" E, 176.93 feet to a ½" rebar W/YC set for a corner hereof;
S 08° 00' 17" E, 408.48 feet to the **Point of Beginning** and containing 36.502 acres of land more or less.

Surveyed this 3rd day of October, 2002




Adalberto Camarillo
Registered Professional
Land Survey No. 3929

SURVEYORS NOTE:

THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT / ABSTRACT, AND THE UNDER-SIGNED SURVEYOR HAS CONDUCTED LIMITED RESEARCH OF RECORD INFORMATION PERTAINING TO THIS PARCEL. THE RESEARCH IS LIMITED TO CURRENT OWNERSHIP INFORMATION AND IS FOCUSED ON THE BOUNDARY LINES OF THE SUBJECT TRACT. THIS LEGAL DESCRIPTION SHALL NOT BE USED FOR THE TRANSFER OF LAND.

CASE NO: Z2002185

Zoning Commission Meeting Date: October 01, 2002

Council District: 1

Ferguson Map: 616 F6 & 616 F7

Appeal: No

Applicant:

San Antonio Housing Authority-Diana
Kinlaw

Owner

San Antonio Housing Authority

Zoning Request: From "MF-33" Multi-Family District to "IDZ" Infill Development Zone with uses defined in Exhibit "C".

36.502 acres

Property Location:

Subject property is bound by Durango Street to the north, Interstate Highway 37 to the east, Leigh Street to the south and Labor Street to the west.

Applicants Proposal: To develop the subject property according to the goals and objectives outlined in the Lavaca Neighborhood Plan, Downtown Neighborhood Plan, and the Victoria Courts Development Plan.

Staff Recommendation:

Approval.

The vast majority of the subject property, formerly the Victoria Courts public housing complex, is currently underutilized and undeveloped. An "IDZ" Infill Development Zone District encourages design flexibility in the redevelopment of vacant land or underutilized structures to accommodate the surrounding neighborhood. The Lavaca Neighborhood Plan and the Downtown Neighborhood Plan recommend the redevelopment of the former Victoria Courts area into a low-to-high density, mixed income neighborhood. The plan calls for a mix of housing densities increasing toward the northernmost section of the development with some new commercial development in the northern end of Labor Street (Durango Boulevard to Camargo Street). The San Antonio Housing Authority in conjunction with Alamo Architects worked with the City Planning Department, Lavaca Neighborhood Association, Southtown Neighborhood Association, and various neighborhood groups to complete the Victoria Courts Development Plan. This zone change request is the initial step in completing the Plan's ultimate goal for the redevelopment of the subject property.

Zoning Commission Recommendation

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Victoria Courts Proposed Zoning

All lots bounded by Durango Blvd., IH 37, Leigh Street, and Labor Street are all currently zoned MF-33.

Ferguson Map Numbers 616, 617.

We propose the creation an Infill Development Zone in place of the current zoning. This area is in the process of being platted and no lot/block numbers have yet been assigned. Uses to be permitted in the individual tracts are listed below. Refer to Exhibit A.

Tract A- 10.8 acres

The following uses are permitted. All but these are prohibited:

- Alcohol- Alcohol- Beverage Retail Sales
- Amusement- Video Games- Coin or Token operated
- Animal- Pet Grooming- Small Animals only
- Auto- Auto Rental- Pickup and Drop off Only
- Dwelling- Dwelling- Attached Apartments as Permitted in "D" (Downtown) District With Maximum Height of Four Stories.
- Housing- Housing- Group day Care Limited To 12 Individuals
- Office- Office- no restrictions on square footage
- Retail- Antique Store- Retail
- Retail- Apparel & Accessory Store- retail
- Retail- Art Gallery
- Retail- Bakery- Retail
- Retail- Bookstore
- Retail- Camera, Photographic Equip. & Supplies- Retail
- Retail- Candy, Nut, and Confectionary-Retail
- Retail- Catering Shop
- Retail- Convenience Ice House- Retail Convenience Store
- Retail- Dairy Products- Retail
- Retail- Drugstore- Apothecary
- Retail- Dry Goods- Retail
- Retail- Florist- Retail
- Retail- Food Store
- Retail- Fruit and Produce- retail
- Retail- Gift Shop- Retail
- Retail- Grocery Store- Retail
- Retail- Hardware Sales-(Limited to maximum 3000 Square Foot total)
- Retail- Hobby Store- Retail (limited to maximum 3000 Square Foot Total)
- Retail- Jewelry Store- Retail
- Retail- Leather Goods or Luggage Store- Retail
- Retail- Music Store

Retail- Newsstand
Retail- Secondhand Merchandise- Retail No Outside Storage or Display of Inventory Permitted
Retail- Shoe- Retail
Retail- Silk Screening- Retail
Retail- Sporting Goods- Retail
Retail- Stamps and Coin Sales- Retail
Retail- Tobacco Store- Retail
Retail- Toy Store- Retail
School- School- Nursery, Public and Private
Service- Altering/ Repairing of Apparel
Service- Bank- Savings and Loan
Service- Barber or Beauty Shop
Service- Bicycle- Repair
Service- Community Gymnasium
Service- Copy or Blueprinting- Example "Quick Print"
Service- Day- Care Center- Child And/Or Adult Care
Service- Delicatessen
Service- Dry Cleaning- Pickup Station Only
Service- Food- Restaurant or Cafeteria
Service- Laundry and Dry Cleaning Self Service
Service- Library
Service- Locksmith
Service- Massage- Therapeutic
Service- Movie Rentals
Service- Post Office
Service- Reading Room
Service- Studio- Fine or Performing Arts
Service- Studio- Interior Decorating
Service- Studio- Photographic
Service- Tailor Shop

Tract B- 2.2 acres

The following uses are permitted. All but these are prohibited.

Alcohol- Alcohol- Beverage Retail Sales
Amusement- Video Games- Coin or Token operated
Animal- Pet Grooming- Small Animals only
Auto- Auto Rental- Pickup and Drop off Only
Dwelling- Dwelling- Attached Apartments With Maximum Density Of 20 Dwelling Units Per Gross Acre (Allowed Ratio of 2 Square foot of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use) With Maximum Height of Three Stories
Housing- Housing- Group day Care Limited To 12 Individuals
Office- Office- no restrictions on square footage
Retail- Antique Store- Retail

Retail- Apparel & Accessory Store- retail
Retail- Art Gallery
Retail- Bakery- Retail
Retail- Bookstore
Retail- Camera, Photographic Equip. & Supplies- Retail
Retail- Candy, Nut, and Confectionary-Retail
Retail- Catering Shop
Retail- Convenience Ice House- Retail Convenience Store
Retail- Dairy Products- Retail
Retail- Drugstore- Apothecary
Retail- Dry Goods- Retail
Retail- Florist- Retail
Retail- Food Store
Retail- Fruit and Produce- retail
Retail- Gift Shop- Retail
Retail- Grocery Store- Retail
Retail- Hardware Sales-(Limited to maximum 3000 Square Foot total)
Retail- Hobby Store- Retail (limited to maximum 3000 Square Foot Total)
Retail- Jewelry Store- Retail
Retail- Leather Goods or Luggage Store- Retail
Retail- Music Store
Retail- Newsstand
Retail- Secondhand Merchandise- Retail No Outside Storage or Display of
Inventory Permitted
Retail- Shoe- Retail
Retail- Silk Screening- Retail
Retail- Sporting Goods- Retail
Retail- Stamps and Coin Sales- Retail
Retail- Tobacco Store- Retail
Retail- Toy Store- Retail
School- School- Nursery, Public and Private
Service- Altering/ Repairing of Apparel
Service- Bank- Savings and Loan
Service- Barber or Beauty Shop
Service- Bicycle- Repair
Service- Community Gymnasium
Service- Copy or Blueprinting- Example "Quick Print"
Service- Day- Care Center- Child And/Or Adult Care
Service- Delicatessen
Service- Dry Cleaning- Pickup Station Only
Service- Food- Restaurant or Cafeteria
Service- Laundry and Dry Cleaning Self Service
Service- Library
Service- Locksmith
Service- Massage- Therapeutic
Service- Movie Rentals

Service- Post Office
Service- Reading Room
Service- Studio- Fine or Performing Arts
Service- Studio- Interior Decorating
Service- Studio- Photographic
Service- Tailor Shop

Tract C- 4.1 acres

Uses allowed in "MF-25" Zoning are permitted.

Tract D- 2.4 acres

Uses allowed in "MF-25" Zoning are permitted.

Tract E- 2.7 acres

Uses allowed in "RM-6" Zoning are permitted.

Z2002185

ZONING CASE NO. Z2002185 October 1, 2002

Applicant: San Antonio Housing Authority

Zoning Request: "MF-33" Multi Family District to "IDZ" Infill Development Zone District.

Jim Bailey, 831 W. Mistletoe, representing the applicant, stated the Master Plan for Victoria Courts redevelopment is currently undergoing the approval process with the Planning Department. He stated the rezoning to infill development provides the design flexibility necessary to create a walk able urban friendly mixed income community.

Staff stated there were 89 notices mailed out to the surrounding property owners, 2 returned in opposition and 17 returned in favor and the Lavaca Neighborhood Association is in favor

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motions was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 36.502 acres all of NCB 709 through 711, 883 through 885, 887, 1024 partially out of NCB 886, 3591 and 6135 at Durango Street to the north, Interstate Highway 37 to the east, Leigh Street to the south and Labor Street to the west.
2. There were 89 notices mailed, 2 returned in opposition and 17 returned in favor.
3. Staff recommends approval.

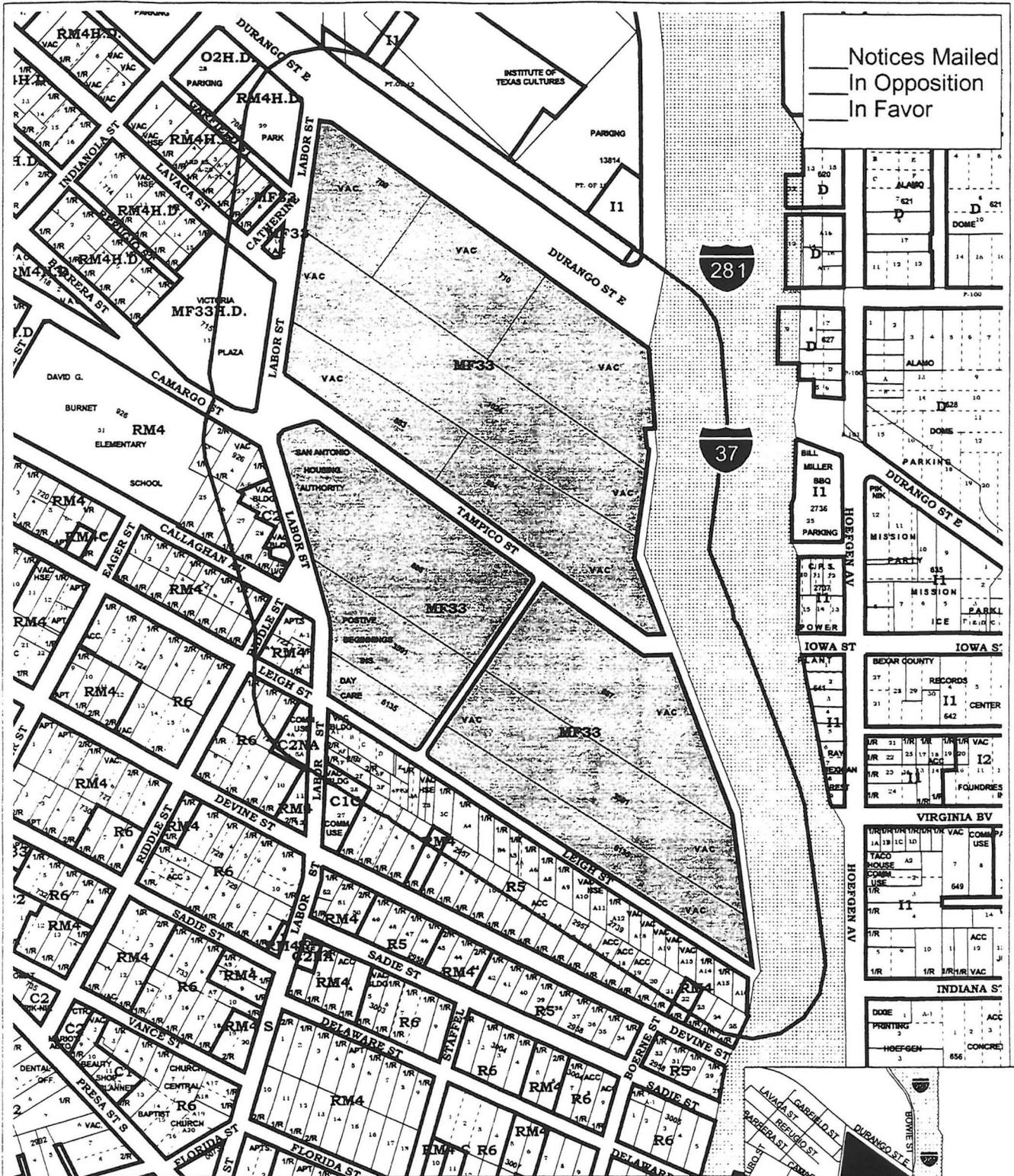
AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

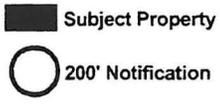
RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2002-185

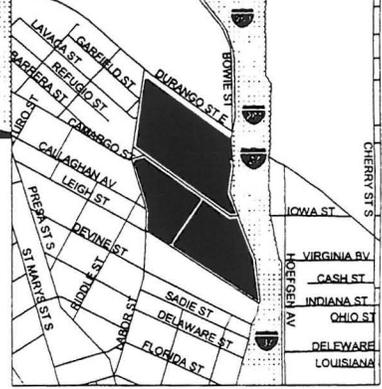
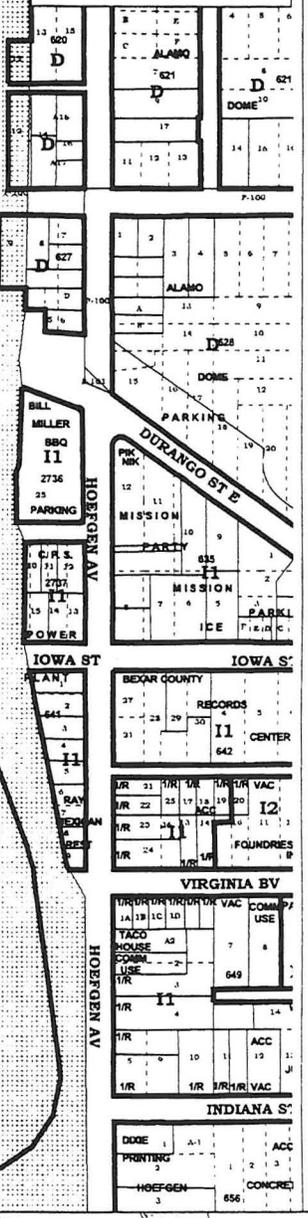
City Council District NO. 1
 Requested Zoning Change
 From: "MF-33" To: "IDZ"
 Date: October 24, 2002
 SCALE: 1" = 400"



T-17
 F-7
 p. 617



Notices Mailed
 In Opposition
 In Favor



Affidavit of Publisher

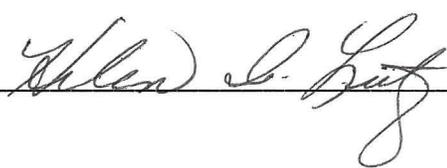
PUBLIC NOTICE
AN ORDINANCE 96609
AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 36.502 acres, From "MF-33" Multi-Family District to "IDZ" Infill Development Zone with uses defined in Exhibit "A". "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
31

STATE OF TEXAS,

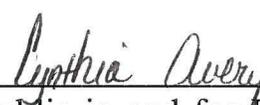
COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the City of San Antonio-City Clerk-Ordinance 96609 hereto attached has been published in every issue of said newspaper on the following days, to-wit: October 31, 2002.



Sworn to and subscribed before me this 31st day of October, 2002.



Notary Public in and for Bexar County, Texas

