

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

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 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 so that it shall include the following described change of zoning classification of the following property:

CASE NO. Z2017124 H

The change of zoning classification from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 H AHOD” Residential Mixed Nathan Historic Airport Hazard Overlay District.

- 02556-001-0080 NCB 2556 BLK A LOT 8
- 02556-001-0090 NCB 2556 BLK A LOT 9
- 02556-001-0110 NCB 2556 BLK A LOT 12 & E IRR 30 FT OF 11
- 02556-001-0130 NCB 2556 BLK A LOT 13 W 27.8 FT OF 14
- 02556-001-0150 NCB 2556 BLK A LOT 15 & E 12.2 FT OF 14
- 02556-001-0160 NCB 2556 BLK A LOT 16
- 02557-001-0030 NCB 2557 BLK D LOT 3
- 02557-001-0040 NCB 2557 BLK D LOT 4
- 02557-001-0050 NCB 2557 BLK D LOT 5
- 02557-001-0060 NCB 2557 BLK D LOT 6
- 02557-001-0070 NCB 2557 BLK D LOT W 75 FT OF 7 & 8
- 02557-001-0110 NCB 2557 BLK D LOT 11
- 02557-001-0120 NCB 2557 BLK D LOT 12 13

02558-001-0010 NCB 2558 BLK E LOT 1-2- 3
02558-001-0040 NCB 2558 BLK E LOT 4 & W 20 FT OF 5
02558-001-0060 NCB 2558 BLK E LOT 6 & E 20 FT OF 5
02558-001-0090 NCB 2558 BLK E LOT 9& W 3.7 FT OF 10
02558-001-0104 NCB 2558 BLK E LOT E 36.3 FT OF 10 & W 2.3 OF 11
02558-001-0110 NCB 2558 BLK E LOT E 37.7 FT OF 11
02558-001-0120 NCB 2558 BLK E LOT 12
02558-001-0130 NCB 2558 BLK E LOT 13
02558-001-0150 NCB 2558 BLK E LOT W 75 FT OF 15 & 16
02559-001-0100 NCB 2559 BLK B LOT 10 & E 20 FT OF 9
02559-001-0110 NCB 2559 BLK B LOT W 33 FT OF 11
02559-001-0120 NCB 2559 BLK B LOT 12 E 7 FT OF 11
02559-001-0130 NCB 2559 BLK B LOT 13 W 10 FT OF 14
02559-001-0150 NCB 2559 BLK B LOT E 10 FT OF 15 & W 30 FT OF 16
02559-001-0170 NCB 2559 BLK B LOT 17 E 10 FT OF 16
02563-001-0070 NCB 2563 BLK C LOT 7&8
02564-001-0060 NCB 2564 BLK F LOT E IRR 30.23 FT OF 6
02972-004-0070 NCB 2972 BLK 4 LOT W 45 FT OF A5
02972-004-0100 NCB 2972 BLK 4 LOT N 50 FT OF A6
02973-005-0020 NCB 2973 BLK 5 LOT 2
02973-005-0112 NCB 2973 BLK 5 LOT W 50 FT OF 11 AND 12 & P-100
02973-005-0120 NCB 2973 BLK 5 LOT E 100 FT OF 11 AND 12

From “RM-4 HS AHOD” Residential Mixed Historically Significant Airport Hazard Overlay District to “RM-4 H HS AHOD” Residential Mixed Nathan Historic Historically Significant Airport Hazard Overlay District.

02556-001-0100 NCB 2556 BLK A LOT 10 & W IRR 10 FT OF 11
02556-001-0170 NCB 2556 BLK A LOT 17
02557-001-0010 NCB 2557 BLK D LOT 1 & 2
02557-001-0090 NCB 2557 BLK D LOT 9 & 10
02557-001-0140 NCB 2557 BLK D LOT 14 AND W 20 FT OF 15 & 16
02558-001-0070 NCB 2558 BLK E LOT W 75 FT OF 7 & 8
02558-001-0140 NCB 2558 BLK E LOT 14
02559-001-0080 NCB 2559 BLK B LOT 8 & W 20 FT OF 9
02563-001-0040 NCB 2563 BLK C LOT 4 & W 20 FT OF 5
02563-001-0060 NCB 2563 BLK C LOT 6 & E 20 FT OF 5
02564-001-0010 NCB 2564 BLK F LOT 1 THRU 4
02972-004-0080 NCB 2972 BLK 4 LOT E 55 FT OF A5
02972-004-0090 NCB 2972 BLK 4 LOT S 70 FT OF A6
02973-005-0014 NCB 2973 BLK 5 LOT 1
02973-005-0030 NCB 2973 BLK 5 LOT 3
02973-005-0040 NCB 2973 BLK 5 LOT 4

02973-005-0050 NCB 2973 BLK 5 LOT 5
02973-005-0060 NCB 2973 BLK 5 LOT 6 & P-101
02973-005-0130 NCB 2973 BLK 5 LOT 13

From “RM-4 HL AHOD” Residential Mixed Historic Landmark Airport Hazard Overlay District to “RM-4 H HL AHOD” Residential Mixed Nathan Historic Landmark Airport Hazard Overlay District.

02557-001-0150 NCB 2557 BLK D LOT W 55 FT OF E 60 FT OF 15 & 16
02559-001-0140 NCB 2559 BLK B LOT E 30 FT OF 14 & W 30 FT OF 15
02564-001-0050 NCB 2564 BLK F LOT 5 & W IRRG 9.77 FT OF 6

From “MF-33 HS AHOD” Multi-Family Historically Significant Airport Hazard Overlay District to “MF-33 H HS AHOD” Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District.

02973-005-0140 NCB 2973 BLK 5 LOT 14
02973-005-0150 NCB 2973 BLK 5 LOT 15

From “MF-33 S HS AHOD” Multi-Family Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center to “MF-33 S H HS AHOD” Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center.

02564-001-0070 NCB 2564 BLK F LOT W 75 FT OF 7 & 8

From “C-1 IDZ RIO-7D AHOD” Light Commercial Infill Development Zone Overlay River Improvement Overlay-7D Airport Hazard Overlay District to “C-1 IDZ H RIO-7D AHOD” Light Commercial Infill Development Zone Overlay Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District.

02559-100-0000 NCB 2559 BLK B LOT 18

From “C-2 HS AHOD” Commercial Historically Significant Airport Hazard Overlay District to “C-2 H HS AHOD” Commercial Nathan Historic Historically Significant Airport Hazard Overlay District.

02564-001-0090 NCB 2564 BLK F LOT 9 THRU 19, 20 EXC SE TRI 5 FT & W IRR
15.8 FT OF 21

From “C-3NA RIO-7D AHOD” General Commercial Nonalcoholic Sales River Improvement

Overlay-7D Airport Hazard Overlay District to “C-3NA H RIO-7D AHOD” General Commercial Nonalcoholic Sales Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District.

02556-001-0030 NCB 2556 BLK A LOTS 3 TO 7
02559-100-0000 NCB 2559 BLK B LOT 18
02563-001-0090 NCB 2563 BLK C LOT W 75 FT OF 9 & 10

From “IDZ RIO-7D AHOD” Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District to “IDZ H RIO-7D AHOD” Infill Development Zone Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-33” Multi-Family District.

02972-004-0110 NCB 2972 BLK 4 LOT 11

From “IDZ HS RIO-7D AHOD Infill Development Zone Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “MF-25” Low Density Multi-Family District to “IDZ H HS RIO-7D AHOD Infill Development Zone Nathan Historic Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “MF-25” Low Density Multi-Family District.

02556-100-0000 NCB 2556 BLK A LOT 1 & 2

From “IDZ RIO-7D AHOD” Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification to “IDZ H RIO-7D AHOD” Infill Development Zone Nathan Historic River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification.

02563-001-0010 NCB 2563 BLK C LOT 1, 2 & 3

From “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification to “IDZ H AHOD” Infill Development Zone Nathan Historic Airport Hazard Overlay District with uses permitted in “C-2NR” Commercial Noise Restricted District and a Bar with no outside sound amplification.

02563-001-0100 NCB 2563 BLK C LOT 11 THRU 17 & E 75 FT OF 9 & 10

SECTION 2. 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 3. 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 4. This ordinance shall become effective the 25th, 2017.

PASSED AND APPROVED this 15th day of June 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney