

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 SAN ANTONIO CITY CODE CHAPTER 35, UNIFIED DEVELOPMENT CODE, TO ADOPT SECTION 35-335(c)(J) ESTABLISHING MONTE VISTA TERRACE NEIGHBORHOOD CONSERVATION DISTRICT 10 (NCD-10), ADOPTING THE ASSOCIATED PLAN DOCUMENT, AND AMENDING SECTION 35-304, OFFICIAL ZONING MAP, BY APPLYING THE ZONING OVERLAY DISTRICT TO PROPERTIES GENERALLY BOUNDED BY SAN PEDRO AVENUE AND RAILROAD TRACKS TO THE WEST, WEST HILDEBRAND AVENUE TO THE SOUTH, MCCULLOUGH AVENUE TO THE EAST, AND WEST OLMOS DRIVE TO THE NORTH, LOCATED IN THE MONTE VISTA TERRACE NEIGHBORHOOD.

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WHEREAS, the Neighborhood Conservation District Overlay District is provided for in Chapter 35 335 of the Unified Development Code; and

WHEREAS, a Neighborhood Conservation District Zoning Overlay may be instituted to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts; and

WHEREAS, on January 8, 2019, the City Council resolved to initiate the request by the Monte Vista Terrace Neighborhood Association to develop a Neighborhood Conservation District Zoning District and Overlay to be located in the Monte Vista Terrace, hereafter described as Neighborhood Conservation District 10 (NCD-10); and

WHEREAS, the Neighborhood Conservation District 10 (NCD-10) was identified and initiated pursuant to a neighborhood petition process, involving affirmative responses to proceed, from more than 51% of affected property owners; and

WHEREAS, Neighborhood Conservation District 10 (NCD-10) satisfies the designation criteria of Chapter 35-335 (b) because:

- (1) it contains a minimum of one block face (all the lots on one side of a block);
 - (2) at least 75% of the land area in the proposed district was improved at least 25 years ago, and is presently improved;
 - (3) it possesses distinctive features that create a cohesive identifiable setting, character or association;
- And

WHEREAS, a Neighborhood Conservation District Plan was developed, and all property owners within the proposed district were afforded the opportunity to participate in drafting the Neighborhood Conservation District Plan; and

WHEREAS, the Zoning Commission on April 6, 2021 held a public hearing allowing parties in interest and citizens an opportunity to be heard and recommended that Monte Vista Neighborhood Conservation District 10 (NCD-10) be approved by the City Council; and

WHEREAS, the City Council aims to preserve, enhance, and perpetuate the value of this distinctive neighborhood;

NOW THEREFORE,

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

SECTION 1. Chapter 35, 335(c)(J), Zoning Authority is amended to include Monte Vista Terrace Neighborhood Conservation District (NCD-10) which is hereby approved. The Monte Vista Terrace Neighborhood Conservation District (NCD-10) Plan is attached hereto and incorporated herein for all purposes as Exhibit “A”.

SECTION 2. 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 for properties within approximately 55 acres generally bound by San Pedro Avenue and Railroad Tracks to the west, West Hildebrand Avenue to the south, McCullough Avenue to the east, and West Olmos Drive to the north, and further identified by adding the “NCD-10” zoning overlay district to the base zoning district of the following properties:

Property ID#	Legal Description
379040	NCB 6550 BLK 8 LOT 1&2
379041	NCB 6550 BLK 8 LOT 3&4
379042	NCB 6550 BLK 8 LOT 5,6, 7
379043	NCB 6550 BLK 8 LOT 8,9,10 & 11
379044	NCB 6550 BLK 8 LOT 12& 13
379045	NCB 6550 BLK 8 LOT 14& 15
379050	NCB 6551 BLK 9 LOT 1&2
379046	NCB 6550 BLK 8 LOT 16 & 17
379048	NCB 6550 BLK 8 LOT 18 & 19
379051	NCB 6551 BLK 9 LOT 3 THRU 6
379052	NCB 6551 BLK 9 LOT 7&8
379049	NCB 6550 BLK 8 LOT 20 & 21
379053	NCB 6551 BLK 9 LOT 9 & 10
379054	NCB 6551 BLK 9 LOT 11 & 12 & 13
379055	NCB 6551 BLK 9 LOT 14& 15 AND 16
379056	NCB 6551 BLK 9 LOT 17& 18
379057	NCB 6551 BLK 9 LOT 19& 20
379058	NCB 6551 BLK 9 LOT 21 THRU 24
379059	NCB 6551 BLK 9 LOT 25 THRU 28
379060	NCB 6551 BLK 9 LOT 29& 30
379061	NCB 6551 BLK 9 LOT 31 THRU 33

379062 NCB 6551 BLK 9 LOT 34& 35
379063 NCB 6551 BLK 9 LOT 36& 37
379064 NCB 6551 BLK 9 LOT 38 & 39
379140 NCB 6554 BLK 6 LOT 35& 36
379139 NCB 6554 BLK 6 LOT 33& 34
379138 NCB 6554 BLK 6 LOT 31& 32
379137 NCB 6554 BLK 6 LOT 29& 30
379136 NCB 6554 BLK 6 LOT 27, AND 28
379135 NCB 6554 BLK 6 LOT 25& 26
379134 NCB 6554 BLK 6 LOT 23& 24
379122 NCB 6553 BLK 5 LOT 40 THRU 42
379121 NCB 6553 BLK 5 LOT 38, 39 & W 12.5 FT OF 37
379120 NCB 6553 BLK 5 LOT 35- 36 & E 12.5 FT OF 37
379119 NCB 6553 BLK 5 LOT 33& 34
379118 NCB 6553 BLK 5 LOT 31& 32
379117 NCB 6553 BLK 5 LOT 29& 30
379103 NCB 6552 BLK 4 LOT 89& 90
379116 NCB 6553 BLK 5 LOT 27 & 28
379102 NCB 6552 BLK 4 LOT 87& 88
379115 NCB 6553 BLK 5 LOT 25& 26
379101 NCB 6552 BLK 4 LOT 84 THRU 86
379114 NCB 6553 BLK 5 LOT 22 23 &24
379100 NCB 6552 BLK 4 LOT 82& 83
379099 NCB 6552 BLK 4 LOT 80& 81
379098 NCB 6552 BLK 4 LOT 78& 79
379097 NCB 6552 BLK 4 LOT 76 77
379096 NCB 6552 BLK 4 LOT 73, 74 & 75
379095 NCB 6552 BLK 4 LOT 70 THRU 72
379094 NCB 6552 BLK 4 LOT 68- 69
379093 NCB 6552 BLK 4 LOT 66, 67
379092 NCB 6552 BLK 4 LOT 63 THRU 65
379091 NCB 6552 BLK 4 LOT 59 THRU 62
379090 NCB 6552 BLK 4 LOT 57- 58
379089 NCB 6552 BLK 4 LOT 55, 56 & W 12.5 FT OF 54
379088 NCB 6552 BLK 4 LOT 52- 53 & E 12.5 FT OF 54
379124 NCB 6554 BLK 6 LOT 3&4
379125 NCB 6554 BLK 6 LOT 5&6
379126 NCB 6554 BLK 6 LOT 7&8
379127 NCB 6554 BLK 6 LOT 9&10
379128 NCB 6554 BLK 6 LOT 11& 12
379129 NCB 6554 BLK 6 LOT 13& 14
379130 NCB 6554 BLK 6 LOT 15& 16
379131 NCB 6554 BLK 6 LOT 17& 18
379132 NCB 6554 BLK 6 LOT 19& 20

379133 NCB 6554 BLK 6 LOT 21& 22
379107 NCB 6553 BLK 5 LOT 7&8
379108 NCB 6553 BLK 5 LOT 9 & 10
379106 NCB 6553 BLK 5 LOT 5&6
379104 NCB 6553 BLK 5 LOT 1&2
379105 NCB 6553 BLK 5 LOT 3&4
379111 NCB 6553 BLK 5 LOT 15& 16
379109 NCB 6553 BLK 5 LOT 11& 12
379110 NCB 6553 BLK 5 LOT 13& 14
379112 NCB 6553 BLK 5 LOT 17, 18 & W 10.5 FT OF 19
379113 NCB 6553 BLK 5 LOT 20- 21 & E 14.5 FT OF 19
379068 NCB 6552 BLK 4 LOT 1 THRU 4
379069 NCB 6552 BLK 4 LOT 5&6
379070 NCB 6552 BLK 4 LOT 7&8
379071 NCB 6552 BLK 4 LOT 9-10
379072 NCB 6552 BLK 4 LOT 11& 12
379073 NCB 6552 BLK 4 LOT 13- 14
379074 NCB 6552 BLK 4 LOT 15 THRU 17
379075 NCB 6552 BLK 4 LOT 18 & 19
379076 NCB 6552 BLK 4 LOT 20 & 21
379077 NCB 6552 BLK 4 LOT 22& 23
379078 NCB 6552 BLK 4 LOT 24 & 25
379079 NCB 6552 BLK 4 LOT 26,27,&28
379080 NCB 6552 BLK 4 LOT 29- AND 30
379081 NCB 6552 BLK 4 LOT 31& 32
379082 NCB 6552 BLK 4 LOT 33 THRU 35
379083 NCB 6552 BLK 4 LOT 36, 37 & 38
379084 NCB 6552 BLK 4 LOT 39- 40 W 15 FEET OF 41
379144 NCB 6555 BLK 1 LOT S 67.5 FT OF 3 THRU 6
379146 NCB 6555 BLK 1 LOT 7, 8 & N 78.5 FT OF 3, 4, 5, & 6
379147 NCB 6555 BLK 1 LOT 9&10
379148 NCB 6555 BLK 1 LOT 11& 12
379149 NCB 6555 BLK 1 LOT 13 & 14
379175 NCB 6557 BLK 3 LOT 46 NORTHRIDGE SUBD
379153 NCB 6555 BLK 1 LOT 21 & 22
379176 NCB 6557 BLK 3 LOT 47 NORTHRIDGE SUBD
379177 NCB 6557 BLK 3 LOT 48 NORTHRIDGE SUBD
379163 NCB 6557 BLK 3 LOT 10 THRU 12
379164 NCB 6557 BLK 3 LOT 13& 14
379167 NCB 6557 BLK 3 LOT 24& 25
1085150 NCB 6557 BLK 3 LOT 26 & 27
379170 NCB 6557 BLK 3 LOT 28& 29
379165 NCB 6557 BLK 3 LOT 15 THRU 18
379166 NCB 6557 BLK 3 LOT 19- 20 21 22 AND 23

379171 NCB 6557 BLK 3 LOT 30& 31
379172 NCB 6557 BLK 3 LOT 32& 33
379173 NCB 6557 BLK 3 LOT 34 & 35
379174 NCB 6557 BLK 3 LOT 36, 37 & W 9 FT OF 38
379154 NCB 6556 BLK 2 LOT 1, 2 W 10 FT OF 3
379155 NCB 6556 BLK 2 LOT 4, 5 & E 15 FT OF 3
379156 NCB 6556 BLK 2 LOT 6&7
379157 NCB 6556 BLK 2 LOT 8&9
379158 NCB 6556 BLK 2 LOT 10 THRU 13
379159 NCB 6556 BLK 2 LOT 14& 15
379160 NCB 6556 BLK 2 LOT 16 & 17
379161 NCB 6556 BLK 2 LOT 18 & 19
379162 NCB 6556 BLK 2 LOT 20 & 21
417729 NCB 8566 BLK LOT ALL OF BLK
390400 NCB 7301 ALL OF BLK NCB 7302 BLK 2 LOT 12 & 13
390421 NCB 7303 BLK 3 LOT W IRR 44.5 OF 10
390422 NCB 7303 BLK 3 LOT E IRR 5.5 FT OF 10 & W 44.3 FT OF 11
390423 NCB 7303 BLK 3 LOT E IRR 5.7 FT OF 11 & W IRR 44.5 OF 12
390424 NCB 7303 BLK 3 LOT 13 AND E IRR. 5.7 OF 12
390425 NCB 7303 BLK 3 LOT 14
390426 NCB 7303 BLK 3 LOT 15
390427 NCB 7303 BLK 3 LOT 16
390428 NCB 7303 BLK 3 LOT 17
390441 NCB 7304 BLK 4 LOT 26
390429 NCB 7303 BLK LOT 18
390440 NCB 7304 BLK 4 LOT 25
390439 NCB 7304 BLK 4 LOT 24
390438 NCB 7304 BLK 4 LOT 23 & W 25 FT OF 22
417714 NCB 8564 BLK LOT 46
417715 NCB 8564 BLK LOT 47
417716 NCB 8564 BLK LOT 48
417717 NCB 8564 BLK LOT 49
417718 NCB 8564 BLK LOT 50
417719 NCB 8564 BLK LOT 51
417720 NCB 8564 BLK LOT 52
417721 NCB 8564 BLK LOT 53
417722 NCB 8564 BLK LOT 54
417723 NCB 8564 BLK LOT 55
417724 NCB 8564 BLK LOT 56
417726 NCB 8564 BLK LOT 60
417727 NCB 8564 BLK LOT 61
417725 NCB 8564 BLK LOT E 62.5 FT OF 59
379035 NCB 6549 BLK 7 LOT 14& 15
379036 NCB 6549 BLK 7 LOT 16& 17

379037 NCB 6549 BLK 7 LOT 18& 19 AND 20
379038 NCB 6549 BLK 7 LOT 21& 22
1275854 NCB 6555 BLOCK 1 LOT 23
379150 NCB 6555 BLK 1 LOT 15& 16
379152 NCB 6555 BLK 1 LOT 19& 20
390415 NCB 7303 BLK 3 LOT 1,2 & 3
417674 NCB 8563 BLK 2 LOT 14
417672 NCB 8563 BLK 2 LOT 12
417670 NCB 8563 BLK 2 LOT 10
417668 NCB 8563 BLK 2 LOT 8
417666 NCB 8563 BLK 2 LOT 6
417664 NCB 8563 BLK 2 LOT 3 & 4
417676 NCB 8563 BLK 2 LOT 16 & W 40 FT OF 17
390436 NCB 7304 BLK 4 LOT 7&8
417675 NCB 8563 BLK 2 LOT 15
390434 NCB 7304 BLK 4 LOT 5
417673 NCB 8563 BLK 2 LOT 13
390432 NCB 7304 BLK 4 LOT 3
390431 NCB 7304 BLK 4 LOT 2
417671 NCB 8563 BLK 2 LOT 11
390430 NCB 7304 BLK 4 LOT 1
417669 NCB 8563 BLK 2 LOT 9
390420 NCB 7303 BLK 3 LOT 9
417667 NCB 8563 BLK 2 LOT 7
417665 NCB 8563 BLK 2 LOT 5
417663 NCB 8563 BLK 2 LOT 2
417662 NCB 8563 BLK 2 LOT 1
390435 NCB 7304 BLK 4 LOT 6
390433 NCB 7304 BLK 4 LOT 4
390419 NCB 7303 BLK 3 LOT 8
390418 NCB 7303 BLK 3 LOT 6&7
390417 NCB 7303 BLK 3 LOT 5
390416 NCB 7303 BLK 3 LOT 4
417730 NCB 8567 BLK LOT 1

SECTION 3. All other provisions of Chapter 35, as amended shall remain in full force and effect, including the penalties for violations as provided in 35-335 (g) and 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 May 16, 2021.

PASSED AND APPROVED this 6th day of May 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Tina J. Flores, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT A