

AN ORDINANCE 2017-06-15-0467

**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.**

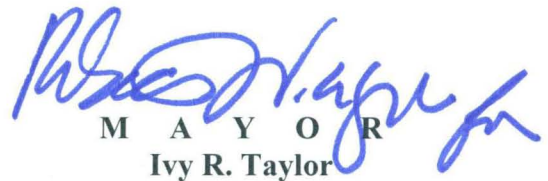
02563-001-0100    NCB 2563    BLK C    LOT 11 THRU 17 & E 75 FT OF 9 & 10

**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 25<sup>th</sup> day of June, 2017.


**PASSED AND APPROVED** this 15<sup>th</sup> day of June 2017.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	Z-1						
<b>Date:</b>	06/15/2017						
<b>Time:</b>	02:17:23 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	ZONING CASE # Z2017124 H (Council District 1): An Ordinance amending the Zoning District Boundary to create and assign the "H" Nathan Historic District on multiple properties in NCB 2556, 2557, 2558, 2559, 2563, 2564, 2972, and 2973, located at multiple addresses within the boundaries of the 1700 and 1800 Block of South Alamo Street to the south, the 1000 - 1300 Block of South Flores Street to the west, the 200 Block of West Guenther Street to the north, and the 1000 - 1300 Block of South Main Avenue to the east. Staff and Zoning Commission recommend Approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				