

AN ORDINANCE 2014-06-05-0401

**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 by changing the following zoning district boundaries:

**From “R-5” Residential Single-Family District to “RE” Residential Estate District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10760-000-0010	Lots 1 and 2, NCB 10760
10760-000-0030	The West 69.35 feet of Lot 3, NCB 10760
10760-000-0031	The East 69.35 feet of Lot 3, NCB 10760
10760-000-0040	Lot 4, NCB 10760
10760-000-0050	Lot 5, NCB 10760
10760-000-0060	Lot 6, NCB 10760
10760-000-0071	Lot 7, NCB 10760
10760-000-0080	Lot 8, NCB 10760
10760-000-0090	Lot 9, NCB 10760
10760-000-0100	Lot 10, NCB 10760
10760-000-0130	Lot 13, NCB 10760
10760-000-0140	Lot 14, NCB 10760
10760-000-0380	Lot 38, NCB 10760
10760-000-0390	Lot 39, NCB 10760
10760-000-0441	The South 244 feet of Lot 44, NCB 10760
10760-000-0450	Lot 45 and the North 70.15 feet of Lot 44, NCB 10760
10770-000-0011	Tract 1, NCB 10770
10770-000-0012	Tract 1A, NCB 10770
10770-000-0020	Tract 7U, NCB 10770

10770-002-0010	Lots 1 and 2, Block 2, NCB 10770
10832-000-0021	Portion of Tract 2, Arbitrary Parcel 115, NCB 10832
10832-000-1000	The North 73 feet of the South 204.14 feet of Tract 2 or Parcel 100, NCB 10832
10832-000-1010	The South 131.14 feet of Tract 2 or Parcel 101, NCB 10832
10832-000-1070	Parcel 107, NCB 10832
10832-000-1080	Parcel 108, NCB 10832
10770-000-0070	Tract 7X and 7Y, NCB 10770 save and except the South Irregular 29.16 feet of Tract 7X and the South Irregular 141.54 feet of Tract 7Y
10770-000-0072	The South Irregular 29.16 feet of Tract 7X and the South Irregular 141.54 feet of Tract 7Y, NCB 10770

**From “R-5” Residential Single-Family District to “R-20” Residential Single-Family District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10760-000-0170	Lot 17, NCB 10760
10760-000-0180	Lot 18, NCB 10760
10760-000-0190	Lot 19, NCB 10760
10760-000-0210	The East 125 feet of Lot 21, NCB 10760
10760-000-0220	Lot 22, NCB 10760
10760-000-0230	Lot 23, NCB 10760
10760-000-0241	Lot 24, NCB 10760
10760-000-0250	Lot 25, NCB 10760
10760-000-0260	Lot 26, NCB 10760
10760-000-0270	Lot 27, NCB 10760
10760-000-0290	Lot 29, NCB 10760
10760-000-0310	Lot 31, NCB 10760
10760-000-0320	Lot 32, NCB 10760
10760-000-0340	Lot 34 and the South 94.15 feet of Lot 35, NCB 10760
10760-000-0350	The North 220 feet of Lot 35, NCB 10760
10760-000-0460	Lots 46 and 47, NCB 10760
10761-000-0014	The East 180 feet of Lots 1, 2, and 3, NCB 10761
10761-000-0020	The West 186.7 feet of Lot 1 and the North 46.18 feet of the West 186.7 feet of Lot 2, NCB 10761
10761-000-0031	The South 72.64 feet of the West 186.7 feet of Lot 2, NCB 10761
10761-000-0033	The West 186.7 feet of Lot 3, NCB 10761
10761-000-0041	The West 68 feet of Lot 4, NCB 10761
10761-000-0043	The East 119.25 feet of Lot 4, NCB 10761
10761-000-0050	Lot 5, NCB 10761
10761-000-0060	Lot 6, NCB 10761
10761-000-0100	Lot 10, NCB 10761
10761-000-0110	Lot 11, NCB 10761
10761-000-0120	Lot 12, NCB 10761
10761-000-0130	The Southeast Irregular 64.21 feet of Lot 13, NCB 10761
10761-000-0144	Lot 14, NCB 10761
10761-000-0171	The West 183.35 of Lot 17, NCB 10761

**From “R-5” Residential Single-Family District to “R-20” Residential Single-Family District  
(continued):**

10761-000-0180	The North 150 feet of the West 136.7 feet of Lot 18, NCB 10761
10761-000-0200	Lots 20 and 21, NCB 10761
10761-000-0220	Lot 22, NCB 10761
10761-000-0230	Lots 23 and 24, NCB 10761
10761-000-0260	The West 55 feet of Lot 26, NCB 10761
10761-000-0270	Lot 27, the East 67.2 feet of Lot 26, and the West Irregular 30 feet of Lot 28, NCB 10761; and the West 290.4 feet of the North 200 feet of Lot B, NCB 10762
10761-000-0292	Lots 29, 38, 39, and the South 220.45 feet of the East 20.74 feet of Lot 28, NCB 10761
10761-000-0330	Lot 33, NCB 10761
10761-000-0340	Lot 34, NCB 10761
10761-000-0350	Lot 35, NCB 10761
10761-000-0360	Lot 36, NCB 10761
10761-000-0370	Lot 37, NCB 10761
10761-000-0440	Lot 44, NCB 10761
10761-000-0470	Lot 47, NCB 10761
10761-000-0480	Lot 48 and the East 114.62 feet of Lot 46, NCB 10761
10761-000-0490	Lot 49, NCB 10761
10761-000-0501	Lots 50 and 51, NCB 10761
10761-000-0520	Lot 52, NCB 10761
10762-000-0040	Lots 4 and 5, NCB 10762
10762-000-0070	Lot 7, NCB 10762
10762-000-0080	Lot 8, NCB 10762
10762-000-0090	Lot 9, NCB 10762
10762-000-0100	Lot 10, NCB 10762
10762-000-0101	Lot 11, NCB 10762
10762-000-0102	Lot 12, NCB 10762
10762-000-0120	The West 454.42 feet of the South 199.1 feet of Lot B, NCB 10762
10762-000-0130	Lot C, NCB 10762
10762-000-0140	Lot D, NCB 10762
10762-000-0151	Lot 15 and the Northwest 33.85 feet Lot 16, NCB: 10762
10762-000-0160	Lot F, NCB 10762
10762-000-0163	The Northeast Irregular 181.94 feet of Lot 16 and the West 23.2 feet of the East 231.46 feet of Lot P, NCB 10762
10762-000-0170	Lot G, NCB 10762
10762-000-0171	Lot 17, NCB 10762
10762-000-0180	Lot H, NCB 10762
10762-000-0190	Lot J, NCB 10762
10762-000-0200	The West 217.8 feet of the North 150 feet of Lot K, NCB 10762
10762-000-0201	The West 217.8 feet of the South 250 feet of the North 400 feet of Lot K, NCB 10762

**From “R-5” Residential Single-Family District to “R-20” Residential Single-Family District  
(continued):**

10762-000-0210 The East Irregular 110 feet of the West 276.35 feet of the South 394.16 feet of Lot K, NCB 10762

10762-000-0230 The West 55.26 feet of the East 57.35 feet of the South 394.16 feet of Lot K, NCB 10762

10762-000-0240 The East 2.09 feet of the South 394.16 feet of Lot K and the West 55 feet of Lot L, NCB 10762

10762-000-0241 The East 45 feet of Lot L and the West 10.28 feet of Lot M, NCB 10762

10762-000-0251 The East 29.16 feet of Lot M and the East 80.84 feet of the West 605 feet of Lot N, NCB 10762

10762-000-0254 The West 220 feet of the East 440 feet of Lot N, NCB 10762

10762-000-0255 The East 220 feet of Lot N, NCB 10762

10762-000-0270 Lot O, NCB 10762

10764-002-0010 The North 156.6 feet of Lot 1, Block 2, NCB 10764

10764-002-0030 Lot 3, Block 2, NCB 10764

10764-002-0050 Lot 5, Block 2, NCB 10764

10764-002-0110 Lot 11, Block 2, NCB 10764

10765-003-0010 Lot 1, Block 3, NCB 10765

10765-003-0020 Lot 2, Block 3, NCB 10765

10765-003-0030 Lot 3, Block 3, NCB 10765

10765-003-0040 Lot 4, Block 3, NCB 10765

10765-003-0050 Lot 5, Block 3, NCB 10765

10765-003-0060 Lot 6, Block 3, NCB 10765

10765-003-0070 Lots 7, 8, and 9, Block 3, NCB 10765

10765-003-0100 Lot 10, Block 3, NCB 10765

10765-003-0110 Lot 11, Block 3, NCB 10765

10765-003-0120 Lot 12, Block 3, NCB 10765

10766-004-0010 Lot 1, Block 4, NCB 10766

10766-004-0020 Lot 2, Block 4, NCB 10766

10766-004-0030 Lot 3, Block 4, NCB 10766

10766-004-0040 Lot 4, Block 4, NCB 10766

10766-004-0050 Lot 5, Block 4, NCB 10766

10766-004-0060 Lot 6, Block 4, NCB 10766

10767-005-0010 Lot 1, Block 5, NCB 10767

10767-005-0020 Lot 2, Block 5, NCB 10767

10767-005-0030 Lot 3 and the West 35 feet of Lot 4, Block 5, NCB 10767

10767-005-0040 The East 75 feet of Lot 4, Block 5, NCB 10767

10767-005-0050 Lot 5, Block 5, NCB 10767

10767-005-0060 Lot 6, Block 5, NCB 10767

10767-005-0070 Lot 7, Block 5, NCB 10767

10767-005-0080 Lot 8, Block 5, NCB 10767

10767-005-0090 The West 90 feet of Lot 9, Block 5, NCB 10767

10767-005-0101 Lot 10, the East 20 feet of Lot 9, and the West 55 feet of Lot 11, Block 5, NCB 10767

10767-005-0120 Lot 12 and the East 55 feet of Lot 11, Block 5, NCB 10767

**From “R-5” Residential Single-Family District to “R-20” Residential Single-Family District  
(continued):**

10768-001-0010	Lot 1, Block 1, NCB 10768
10768-001-0020	Lot 2, Block 1, NCB 10768
10768-001-0030	Lots 3 and 4, Block 1, NCB 10768
10771-003-0030	Lot 3, Block 3, NCB 10771
10771-003-0040	Lot 4, Block 3, NCB 10771
10771-003-0050	Lot 5, Block 3, NCB 10771
10771-003-0060	Lot 6, Block 3, NCB 10771
10771-003-0070	Lot 7, Block 3, NCB 10771
10771-003-0080	Lot 8, Block 3, NCB 10771
10771-003-0090	Lot 9, Block 3, NCB 10771
10771-003-0100	Lot 10, Block 3, NCB 10771
10772-004-0010	Lot 1, Block 4, NCB 10772
10772-004-0020	Lot 2, Block 4, NCB 10772
10772-004-0031	The South 300 feet of Lot 3 and the West 5 feet of Lot 4, Block 4, NCB 10772
10772-004-0032	The North 50 feet of Lot 3, Block 4, NCB 10772
10772-004-0040	The East 95 feet of Lot 4, Block 4, NCB 10772
10772-004-0050	Lot 5, Block 4, NCB 10772
10772-004-0060	The West 50 feet of Lot 6, Block 4, NCB 10772
10772-004-0061	The East 50 feet of Lot 6 and the West 15 feet of Lot 7, Block 4, NCB 10772
10772-004-0070	The East 85 feet of Lot 7, Block 4, NCB 10772
10772-004-0080	Lots 8 and 9, Block 4, NCB 10772
10772-004-0100	Lots 10 and 11, Block 4, NCB 10772
10772-004-0120	Lot 12, Block 4, NCB 10772
10772-004-0131	Lot 13, Block 4, NCB 10772
10772-004-0150	Lot 15, Block 4, NCB 10772
10772-004-0160	Lot 16, Block 4, NCB 10772
10772-004-0170	Lot 17, Block 4, NCB 10772
10772-004-0180	Lot 18, Block 4, NCB 10772
10772-004-0190	Lot 19, Block 4, NCB 10772
10772-004-0210	Lot 21, Block 4, NCB 10772
10772-004-0220	Lot 22, Block 4, NCB 10772
10779-000-1040	The South 134.73 feet of Lot H, NCB 10779
10779-000-1051	The South Irregular 19 feet of the West 314.57 feet of Lot N and the North 64.97 feet of Lot H, NCB 10779
10828-001-0020	Lot 2 and the East 30 feet of Lot 3, Block 1, NCB 10828
10828-001-0031	Lot 4 and the West 30 feet of Lot 3, Block 1, NCB 10828
10828-001-0050	Lot 5 and the East 30 feet of Lot 6, Block 1, NCB 10828
10828-001-0070	Lot 7 and the West 30 feet of Lot 6, Block 1, NCB 10828
10828-001-0080	Lots 8, 9, and 10, Block 1, NCB 10828
10828-001-0110	Lot 11, Block 1, NCB 10828
10829-002-0020	Lot 2 and the East 30 feet of Lot 3, Block 2, NCB 10829
10829-002-0041	Lot 4 and the West 30 feet of Lot 3, Block 2, NCB 10829

10829-002-0050	Lots 5 and 6, Block 2, NCB 10829
10829-002-0071	Lots 7 and 8, Block 2, NCB 10829
10761-000-0452	Lot 45 and the West 252.15 feet of Lot 46, NCB 10761
10772-004-0141	Lot 14, Block 4, NCB 10772

**From “R-5” Residential Single-Family District to “R-6” Residential Single-Family District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10778-000-0200	Lots 20 and 21, NCB 10778
10778-000-0220	Lot 22, NCB 10778
10779-000-0020	Lot 2, NCB 10779
10779-000-0030	Lot 3, NCB 10779
10779-000-1070	The North Irregular 116 feet of the West 281 feet of Lot J, NCB 10779
10779-000-1080	Lot K, NCB 10779
10779-000-1090	Lot L, NCB 10779
10779-000-1100	Lot M, NCB 10779
12159-003-0031	Lot 3, Block 3, NCB 12159
12159-003-0040	Lot 4, Block 3, NCB 12159
12159-003-0050	Lot 5, Block 3, NCB 12159
12159-003-0060	Lot 6, Block 3, NCB 12159

**From “R-5” Residential Single-Family District to “NP-8” Neighborhood Preservation District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10773-000-0010	The West Irregular 329.35 feet of Lot 1, NCB 10773
10773-000-0020	Lot 2, NCB 10773
10773-000-0030	Lot 3, NCB 10773
10773-000-0060	Lot 6, NCB 10773 and Tract A, NCB 10773
10773-000-0070	Lot 7, NCB 10773
10773-000-0080	Lot 8, NCB 10773
10773-000-0090	Lots 9 and 10, NCB 10773
10773-000-0110	Lot 11, NCB 10773; and The West 30 feet of Lots 12 and 13, NCB 10773
10773-000-0111	Lot 14, NCB 10773
10773-000-0112	Lot 15, NCB 10773
10773-000-0120	The East 100 feet of Lots 12 and 13, NCB 10773
10773-000-0160	Lot 16, NCB 10773
10773-000-0162	Lot 17, NCB 10773
10774-002-0050	Lot 5, Block 2, NCB 10774
10774-011-0010	Lots 1 and 2, Block 2, NCB 10774
10774-011-0030	Lot 3, Block 2, NCB 10774
10774-011-0040	Lot 4, Block 2, NCB 10774
10774-011-0060	Lot 6, Block 2, NCB 10774
10774-011-0070	Lot 7, Block 2, NCB 10774
10774-011-0080	Lot 8, Block 2, NCB 10774
10774-011-0090	Lot 9, Block 2, NCB 10774
10774-011-0101	Lot 10, Block 2, NCB 10774
10774-011-0120	Lot 12, Block 2, NCB 10774

**From “R-5” Residential Single-Family District to “NP-8” Neighborhood Preservation District (continued):**

10774-011-0130	Lot 13, Block 2, NCB 10774
10774-011-0140	Lot 14, Block 2, NCB 10774
10774-011-0150	Lot 15, Block 2, NCB 10774
10774-011-0160	Lot 16, Block 2, NCB 10774
10774-011-0170	Lot 17, Block 2, NCB 10774
10774-011-0180	Lot 18, Block 2, NCB 10774
10774-011-0190	Lot 19, Block 2, NCB 10774
10774-011-0200	Lot 20, Block 2, NCB 10774
10775-003-0170	Lot 17, Block 3, NCB 10775
10775-012-0010	Lot 1, Block 3, NCB 10775
10775-012-0020	Lot 2, Block 3, NCB 10775
10775-012-0030	Lot 3, Block 3, NCB 10775
10775-012-0040	Lot 4, Block 3, NCB 10775
10775-012-0050	Lot 5, Block 3, NCB 10775
10775-012-0060	Lot 6, Block 3, NCB 10775
10775-012-0070	Lot 7, Block 3, NCB 10775
10775-012-0080	Lot 8, Block 3, NCB 10775
10775-012-0090	Lot 9, Block 3, NCB 10775
10775-012-0100	Lot 10, Block 3, NCB 10775
10775-012-0111	Lots 11 and 22, Block 3, NCB 10775
10775-012-0120	Lot 12, Block 3, NCB 10775
10775-012-0130	Lot 13, Block 3, NCB 10775
10775-012-0140	Lot 14, Block 3, NCB 10775
10775-012-0150	Lot 15, Block 3, NCB 10775
10775-012-0160	Lot 16, Block 3, NCB 10775
10775-012-0180	Lot 18, Block 3, NCB 10775
10775-012-0190	Lot 19, Block 3, NCB 10775
10775-012-0200	Lot 20, Block 3, NCB 10775
10775-012-0210	Lot 21, Block 3, NCB 10775

**From “R-5” Residential Single-Family District to “NP-10” Neighborhood Preservation District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10762-000-0010	Lot 1 and The East 10 feet of the West 176.35 feet of the North 234 feet of Lot K, NCB 10762
10762-000-0021	The North 131.4 feet of the South 234 feet of Lot K, NCB 10762
10762-000-0030	Lot 3, NCB 10762
10762-000-0060	Lot 6, NCB 10762
10762-000-0141	Lot 14, NCB 10762
10769-001-0020	Lot 2, Block 1, NCB 10769
10769-001-0030	Lot 3, Block 1, NCB 10769

**From “R-5” Residential Single-Family District to “NP-10” Neighborhood Preservation District (continued):**

10769-001-0040 The North 110 feet of Lot 4, Block 1, NCB 10769  
10769-001-0050 Lot 5, Block 1, NCB 10769  
10769-001-0060 The South 130.3 feet of Lot 6, Block 1, NCB 10769  
10769-001-0061 The North 130.3 feet of Lot 6, Block 1, NCB 10769  
10769-001-0070 Lot 7, Block 1, NCB 10769  
10769-001-0080 Lot 8, Block 1, NCB 10769  
10769-001-0090 Lot 9, Block 1, NCB 10769  
10769-001-0100 Lot 10, Block 1, NCB 10769  
10771-003-0010 The North 100 feet of Lots 1 and 2, Block 3, NCB 10771  
10771-003-0020 The South 220 feet of Lots 1 and 2, Block 3, NCB 10771  
10772-004-0230 Lot 23, Block 4, NCB 10772  
10772-004-0240 Lot 24, Block 4, NCB 10772  
10772-004-0250 Lot 25, Block 4, NCB 10772  
10776-002-0120 Lot 12, NCB 10776  
10776-002-0160 Lot 16, NCB 10776  
10776-002-0170 Lot 17, NCB 10776  
10776-002-0180 Lot 18, NCB 10776  
10776-002-0201 The East 20 feet of Lot 20 and the West 60 feet of Lot 21, NCB 10776  
10776-002-0203 The West 80 feet of Lot 20, NCB 10776  
10776-002-0221 The East 60 feet of Lot 22 and the West 20 feet of Lot 23, NCB 10776  
10776-002-0232 The East 80 feet of Lot 23, NCB 10776  
10776-002-0240 Lot 24, NCB 10776  
10776-002-0250 Lot 25, NCB 10776  
10776-002-0290 Lot 29, NCB 10776  
10776-002-0300 Lot 30, NCB 10776  
10776-002-0310 Lots 31 and 32, NCB 10776  
10776-002-0330 Lot 33, NCB 10776  
10776-002-0340 The North 175 feet of Lot 34 and the North 175 feet of the West 25 feet of Lot 35, NCB 10776  
10776-002-0341 The South 85.15 feet of Lot 34 and the South 85.15 feet of the West 25 feet of Lot 35, NCB 10776  
10776-002-0350 Lot 36, NCB 10776; and the East 25 feet of Lot 35, NCB 10776  
10776-002-0370 Lot 37, NCB 10776  
10776-002-0380 Lots 38 and 39, NCB 10776  
10776-002-0420 Lot 42, NCB 10776  
10832-000-0070 Lot 7, NCB 10832  
10832-000-0080 Lot 8, NCB 10832  
10832-000-0090 Lot 9, NCB 10832  
10832-000-0100 Lot 10, NCB 10832  
10832-000-0110 Lot 11, NCB 10832  
10832-000-0120 Lot 12, NCB 10832  
12157-001-0013 The West 107 feet of Lot 1, Block 1, NCB 12157  
12157-001-0020 Lot 2, Block 1, NCB 12157  
12157-001-0030 Lot 3, Block 1, NCB 12157



**From “R-5” Residential Single-Family District to “NP-10” Neighborhood Preservation  
District (continued):**

12157-001-0040 Lot 4, Block 1, NCB 12157  
12157-001-0050 Lot 5, Block 1, NCB 12157  
12157-001-0060 Lot 6, Block 1, NCB 12157  
12157-001-0070 Lot 7, Block 1, NCB 12157  
12157-001-0080 Lot 8, Block 1, NCB 12157  
12157-001-0090 Lot 9, Block 1, NCB 12157  
12157-001-0100 Lot 10, Block 1, NCB 12157  
12157-001-0110 Lot 11, Block 1, NCB 12157  
12157-001-0120 Lot 12, Block 1, NCB 12157  
12157-001-0130 Lot 13, Block 1, NCB 12157  
12157-001-0140 Lot 14, Block 1, NCB 12157  
12157-001-0150 Lot 15, Block 1, NCB 12157  
12157-001-0160 Lot 16, Block 1, NCB 12157  
12157-001-0170 Lot 17, Block 1, NCB 12157  
12158-002-0041 Lot 4, Block 2, NCB 12158  
12158-002-0050 Lot 5, Block 2, NCB 12158  
12158-002-0060 Lot 6, Block 2, NCB 12158  
12158-002-0070 Lot 7, Block 2, NCB 12158  
12158-002-0080 Lot 8, Block 2, NCB 12158  
12158-002-0090 Lot 9, Block 2, NCB 12158  
12158-002-0101 Lot 10, Block 2, NCB 12158  
12158-002-0110 Lot 11, Block 2, NCB 12158  
12158-002-0120 Lot 12, Block 2, NCB 12158  
12158-002-0130 Lot 13, Block 2, NCB 12158  
12158-002-0140 Lot 14, Block 2, NCB 12158  
12158-002-0150 Lot 15, Block 2, NCB 12158  
12158-002-0160 Lot 16, Block 2, NCB 12158  
12158-002-0170 Lot 17, Block 2, NCB 12158  
12158-002-0180 Lot 18 and The East 20 feet of Lot 19, Block 2, NCB 12158  
12158-002-0200 Lot 20, Block 2, NCB 12158  
12158-002-0210 Lot 21, Block 2, NCB 12158  
12158-002-0220 Lot 22, Block 2, NCB 12158  
12158-002-0230 Lot 23, Block 2, NCB 12158  
12158-002-0240 Lot 24, Block 2, NCB 12158  
12158-002-0250 Lot 25, Block 2, NCB 12158  
12158-002-0260 Lot 26, Block 2, NCB 12158  
12158-002-0270 Lot 27, Block 2, NCB 12158  
12158-002-0280 Lot 28, Block 2, NCB 12158  
12158-002-0290 Lot 29, Block 2, NCB 12158  
12158-002-0300 Lot 30, Block 2, NCB 12158  
12158-002-0310 Lot 31, Block 2, NCB 12158  
12158-002-0320 Lot 32, Block 2, NCB 12158  
12158-002-0330 Lot 33, Block 2, NCB 12158  
10776-002-0190 Lot 19, NCB 10776

**From "R-5" Residential Single-Family District to "NP-15" Neighborhood Preservation District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10770-002-0030	Lot 3, Block 2, NCB 10770
10770-002-0040	Lot 4, Block 2, NCB 10770
10770-002-0070	Lot 7, Block 2, NCB 10770
10770-002-0080	Lot 8, Block 2, NCB 10770
10770-002-0090	Lot 9, Block 2, NCB 10770
10770-002-0100	Lot 10, Block 2, NCB 10770
10770-002-0111	Lot 11, Block 2, NCB 10770
10770-002-0120	Lot 12, Block 2, NCB 10770
10770-002-0131	Lots 13 and 14, Block 2, NCB 10770
10770-002-0150	Lots 15 and 16, Block 2, NCB 10770
10832-000-0010	Lot 1, NCB 10832
10832-000-0020	Lot 2, NCB 10832
10832-000-0030	Lot 3, NCB 10832
10832-000-0040	Lot 4, NCB 10832
10832-000-0050	The West 71 feet of Lot 5, NCB 10832
10832-000-0060	Lot 6 and the East 20 feet of Lot 5, NCB 10832

**From "R-5" Residential Single-Family District to "C-1" Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10761-000-0320	The South 92.81 feet of Lot 32, NCB 10761
10762-000-0110	Lot A, NCB 10762
10764-002-0020	The South 89.5 feet of Lot 2, Block 2, NCB 10764
10764-002-0040	Lot 4, Block 2, NCB 10764
10764-002-0060	The North 100 feet of Lot 6, Block 2 NCB 10764
10764-002-0100	Lot 10, Block 2, NCB 10764
10764-002-0120	Lot 12, Block 2, NCB 10764
10764-002-0130	Lot 13, Block 2, NCB 10764
10832-000-1101	Lot 2, NCB 10832, except the Northwest Irregular 76.22 feet
10832-000-1102	The Northwest Irregular 76.22 feet of Lot 2, NCB 10832

**From "R-5" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted)**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10832-000-1120	Parcel 112, NCB 10832

**From "R-5" Residential Single-Family District to "C-2" Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10759-000-1000	The West Irregular 327.39 feet of Tract A, NCB 10759
10759-000-1040	Lot E, NCB 10759
10836-000-0020	Lots 2 through 8, NCB 10836

**From “R-5” Residential Single-Family to “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10759-000-0020	The South 274.57 feet of Lot 2, NCB 10759

**From “R-5” Residential Single-Family District to “O-1” Office District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10768-001-0110	The North Irregular 119.43 feet of Lot 11, Block 1, NCB 10768
12158-002-0010	Lots 1, 2 and 3, Block 2, NCB 12158

**From “RM-4” Residential Mixed District to “NP-8” Neighborhood Preservation District**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10774-011-0210	Lot 21, Block 2, NCB 10774
10774-011-0220	Lot 22, Block 2, NCB 10774

**From “C-2” Commercial District to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10761-000-0160	Lot 16, NCB 10761
12157-001-0190	Lot 19, Block 1, NCB 12157
10828-001-0011	Lot 1, Block 1, NCB 10828

**From “C-2” Commercial District to “C-1 CD” Light Commercial District with a Conditional Use for a Limousine Service – Dispatch and Office Use Only No Servicing of Vehicles Onsite:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10761-000-0150	Lot 15, NCB 10761

**From “C-2” General Commercial District to “C-2 S” Commercial District with A Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10760-000-0330	Lot 33, NCB 10760

**From “C-3” General Commercial District to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10761-000-0430	Lot 43, NCB 10761
10776-002-0410	Lot 41, NCB 10776
10779-000-1000	Lot C, NCB 10779
10779-000-1060	Lot I, NCB 10779
10829-002-0010	Lot 1, Block 2, NCB 10829
10832-000-1040	Parcel 104, NCB 10832

**From “C-3” General Commercial District to “C-2” Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10760-000-0150	The South 119.15 feet of the East 119.7 feet of Lot 15, NCB 10760

10760-000-0151      The West 78 feet of the South 119.15 feet and the North 90 feet of the  
South 209.15 feet of Lot 15, NCB 10760  
10759-000-0110      Lot 11, NCB 10759  
10759-000-0120      Lot 12, NCB 10759

**From “C-3” General Commercial District to “C-2 S” Commercial District with A Specific Use Authorization for a Carwash:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10759-000-0060	Lot 6, NCB 10759

**From “C-3R” General Commercial Restrictive Alcoholic Sales District to “C-1 CD” Light Commercial District with a Conditional Use for Self Service Storage:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10762-000-0131	Lot 13, NCB 10762

**From “O-2” High-Rise Office District to “O-1” Office District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10768-001-0050	Lot 5, Block 1, NCB 10768
10768-001-0060	Lot 6, Block 1, NCB 10768

**From “I-1” General Industrial District to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10762-000-0020	Lot 2, NCB 10762
10779-000-0010	Lot 1, NCB 10779
10832-000-0170	Lot 17, NCB 10832
10832-000-0180	Lot 18, NCB 10832

**From “I-1” General Industrial District to “C-1 CD” Light Commercial District with a Conditional Use for Motor Vehicle Sales:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10832-000-1065	Parcel 106C, NCB 10832

**From “I-1” General Industrial District to “C-1 CD” Light Commercial District with a Conditional Use for Plumbing Fixtures - Retail:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10779-000-1030	Lot G, NCB 10779

**From “I-1” General Industrial District to “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10759-000-0100	Lot 10, NCB 10759
10759-000-1010	The West 451.4 feet of Lot B, NCB 10759

**From “R-5” Residential Single-Family District and “C-3” General Commercial District to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10832-000-0160	Lot 16, NCB 10832

**From “R-5” Residential Single-Family District and “C-3” General Commercial District to “C-1 CD” Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10760-000-0420	Lot 42, NCB 10760
10760-000-0430	Lot 43, NCB 10760

**From “R-5” Residential Single-Family District, “C-3” General Commercial District, and “I-1” General Industrial District to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10832-000-0190	Lot 19, NCB 10832

**From “RM-4” Residential Mixed District and “C-3” General Commercial District to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
12159-003-0010	Lots 1 and 2, Block 3, NCB 12159

**From “C-2” Commercial District and “C-3 S” General Commercial District with A Specific Use Authorization for a Communications Transmission Tower to “C-1” Light Commercial District:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10779-000-0040	Lot 4, NCB 10779

**From “C-3” General Commercial District and “I-1” General Industrial District to “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal:**

<u>BCAD Geo ID#</u>	<u>Legal Description</u>
10759-000-0090	The South Irregular 276.6 feet of Lot 9, NCB 10759

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

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**SECTION 3.** The City Council finds as follows:

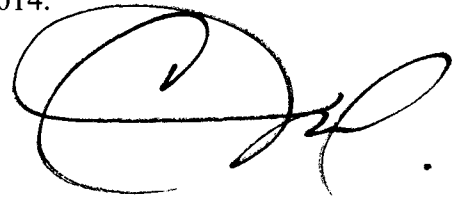
- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section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

**SECTION 4.** 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 5.** 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 6.** This ordinance shall become effective June 15, 2014.

**PASSED AND APPROVED** this 5<sup>th</sup> day of June, 2014.

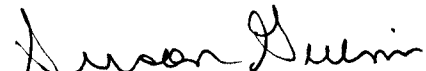


*for* M A Y O R  
Julián Castro

**ATTEST:**

  
\_\_\_\_\_  
Letricia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Robert F. Greenblum, City Attorney  
*for*

<b>Agenda Item:</b>	Z-4
<b>Date:</b>	06/05/2014
<b>Time:</b>	02:27:43 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	ZONING CASE #Z2013130 CD S (District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2" Commercial District, "O-2" High-Rise Office District, "C-3R" General Commercial Restrictive Alcohol Sales District, "C-3" General Commercial District, "C-3 S" General Commercial District with a Specific Use Authorization for a Communication Tower and "I-1" General Industrial District to "RE" Residential Estate District, "R-20" Residential Single-Family District, "NP-15" Neighborhood Preservation District, "NP-10" Neighborhood Preservation District, "NP-8" Neighborhood Preservation District, "R-6" Residential Single-Family District, "O-1" Office District, "C-1" Light Commercial District, "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted), "C-1 CD" Light Commercial District with a Conditional Use for Plumbing Fixtures - Retail, "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales, "C-1 CD" Light Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor, "C-1 CD" Light Commercial District with a Conditional Use for Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite, "C-1 CD" Light Commercial District with a Conditional Use for Self Service Storage, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, "C-2 CD" Commercial District with a Conditional Use for Veterinary Hospital - Large and Small Animal and "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on approximately 341 acres located in the Comanche Community and Lower Southeast Side neighborhoods; generally bound by Roland Avenue and Salado Creek to the west, Rigsby Avenue to the north, South WW White Road to the east,
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				