

AN ORDINANCE **97590**

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 TO ESTABLISH NEIGHBORHOOD CONSERVATION DISTRICT 2 (NCD-2) OVERLAY DISTRICT LOCATED IN THE ALTA VISTA NEIGHBORHOOD AS DESCRIBED HEREIN AND TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION PLAN.

* * * * *

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

WHEREAS, on July 26, 2001, the Planning Director accepted an application submitted by the Alta Vista Neighborhood Association, to develop a Neighborhood Conservation District Overlay District to be located in the Alta Vista neighborhood, hereafter described as Neighborhood Conservation District 2 (NCD-2); and

WHEREAS, Neighborhood Conservation District 2 was identified and initiated pursuant to the Midtown Neighborhoods Plan, adopted October 12, 2000; and

WHEREAS, Neighborhood Conservation District 2 satisfies the designation criteria of Chapter 35-335 in that it contains a minimum of one blockface, at least 75% of the land area in the proposed district was improved at least 25 years ago, and is presently improved, and 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, which shall be approved as part of the zoning ordinance creating the Neighborhood Conservation District; and

WHEREAS, the Zoning Commission in a public hearing on April 15, 2003, recommended approval of Neighborhood Conservation District 2 (NCD-2); 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. Section 35-304 of the Unified Development Code, which is Chapter 35 of the City Code and constitutes the official zoning map of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes, classification and the rezoning of the following property:

CASE NO. 22003065

The rezoning and reclassification of property to designate those properties as “Neighborhood Conservation District 2 (NCD-2)” on the property located within the described boundary as follows:

Beginning at the intersection of the centerlines of West Hildebrand Avenue and San Pedro Avenue;

Thence, following the centerline of San Pedro Avenue south to its intersection with the centerline West Myrtle Street;

Thence, following the centerline of West Myrtle Street west to its intersection with the centerline of North Flores Street;

Thence, following the centerline of North Flores Street north to its intersection with the centerline of Hickman Street;

Thence, following the centerline of Hickman Street west to its intersection with the centerline of the Union Pacific Railroad right-of-way;

Thence, following the centerline of the Union Pacific Railroad right-of-way northeast to its intersection with the centerline of West Hildebrand Avenue;

Thence, following the centerline of West Hildebrand Avenue east to the point of beginning; such property being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes. A map of such tract is attached as Exhibit “B” and incorporated herein for all purposes.

SECTION 2. The Neighborhood Conservation Plan that provides design standards for Neighborhood Conservation District 2 (NCD-2), more particularly described in Exhibit “C” and made a part hereof for all purposes is hereby approved.

SECTION 3: 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 provided in Section 35-335 and Section 35-491.

SECTION 4: 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.

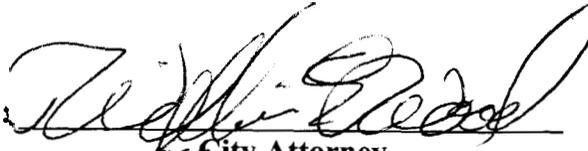
SECTION 5. This ordinance shall become effective May 18,2003.

NJH 5/8/03
Item #4.D.

PASSED AND APPROVED this the 8th day of May, 2003.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney