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AN ORDINANCE **98001**

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 AND CLASSIFICATION OF CERTAIN PROPERTY.

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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 changes of zoning and classification of the following property:

CASE NO. Z2003051 A

The rezoning and reclassification of property from “I-1” Industrial District to “D” Downtown District on the property listed as follows:

- All of NCB 13416
- All of NCB 13417
- All of NCB 13608
- All of NCB 102
- All of NCB 13419, save and except Lot 5
- All of NCB 916, save and except the east 128.9 feet of Lot A-2
- All of NCB 13418, save and except Lot 4
- All of NCB 173, save and except the south irregular 47.3 feet of Lot A-15, Lots 6, 7, the north irregular 75 feet of Lot 5, the south 116 feet of Lot 8, the north 347.6 feet of the south 377 feet of Lot 9, and Lots 19 and 20

The rezoning and reclassification of property from “I-1 H” Industrial Historic District to “D H” Downtown Historic District on the property listed as follows:

- Lot 5, NCB 13419
- The east 128.9 feet of Lot A-2, NCB 916
- All of NCB 111, save and except Lot 14, the north 110.2 feet of Lot 15, the north 103.3 feet of Lot 17, Lots 26 through 28, Lot A-7, and Lot A-11
- The south irregular 47.3 feet of Lot A-15, and Lots 19 and 20, NCB 173

The rezoning and reclassification of property from “I-1 H HE RIO 3” Industrial Historic, Historic Exceptional River Overlay District to “D H HE RIO 3” Downtown Historic, Historic Exceptional River Overlay District on the property listed as follows:

Lot 5, NCB 134
Lots A34, A36, and A39, NCB 904

The rezoning and reclassification of property from “I-1 H” Industrial Historic District, “I-1 H RIO-3” Industrial Historic River Overlay District, “MF-33 H” Multi-Family Historic District, “MF-33 H RIO-3” Multi-Family Historic River Overlay District, “C-2 H” Commercial Historic District, “C-2 H RIO-3” Commercial Historic River Overlay District, and “C-2 H HS” Commercial Historic, Historic Significant District, to “D H” Downtown Historic District, “D H RIO-3” Downtown Historic River Overlay District, and “D H HS” Downtown Historic, Historic Significant District on the property listed as follows:

All of NCB 13814, save and except Lot ARB 12F, Block 3

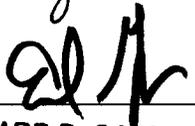
SECTION 2. A map of the properties attached as Exhibit “A” is made a part hereof and is incorporated herein for all purposes.

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 made and provided for in Section 35-491.

SECTION 4. The Director of Planning 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 immediately upon passage.

PASSED AND APPROVED THIS 14th DAY OF August 2023

MAYOR: 
EDWARD D. GARZA

ATTEST: 
CITY CLERK

APPROVED AS TO FORM: 
CITY ATTORNEY

All of NCB 155, Block 4, save and except Lots 7 through 9, and 14 through 21
Lots 44 through 46, NCB 901

The rezoning and reclassification of property from “I-1 H HE HS” Industrial Historic, Historic Exceptional, Historic Significant District to “D H, HE, HS” Downtown Historic, Historic Exceptional, Historic Significant District on the property listed as follows:

Lot 4, NCB 13418

The rezoning and reclassification of property from “I-1 H HE” Industrial Historic, Historic Exceptional District to “D H, HE” Downtown Historic, Historic Exceptional District on the property listed as follows:

Lot 14, the north 110.2 feet of Lot 15, and the north 103.3 feet of Lot 17, NCB 111
Lots 7 through 9, and 14 through 21, Block 4, NCB 155

The rezoning and reclassification of property from “I-1 H HS” Industrial Historic, Historic Significant District to “D H, HS” Downtown Historic, Historic Significant District on the property listed as follows:

Lots 28, A-7, and A-11, NCB 111

The rezoning and reclassification of property from “I-1 H” Industrial Historic District and “I-1 H HS” Industrial Historic, Historic Significant District to “D H” Downtown Historic District and “D H, HS” Downtown Historic, Historic Significant District on the property listed as follows:

Lots 26 through 27, NCB 111

The rezoning and reclassification of property from “I-1 RIO 3” Industrial River Overlay District to “D RIO 3” Downtown River Overlay District on the property listed as follows:

All of Block 18, NCB 927

Lots B-1 through B-4, the east 64 feet of the north 150.42 feet of Lot A-10, and Lot 12, NCB 927
Lots 6, 7, the north irregular 75 feet of Lot 5, the south 116 feet of Lot 8, and the north 347.6 feet
of the south 377 feet of Lot 9, NCB 173

All of NCB 174

All of NCB 928, Block 1, save and except the south 25 feet of Lot 2 and the north 34.2 feet of
Lot 3

All of NCB 928, Block 2, save and except Lot 3

All of NCB 928, Block 3, save and except Lots B1 through B4

All of NCB 179, save and except Lots 3, 4, 6, 15, and the south 76.35 feet of Lot 5

The rezoning and reclassification of property from “I-1 HS RIO 3” Industrial Historic Significant River Overlay District to “D HS RIO 3” Downtown Historic Significant River Overlay District on the property listed as follows:

The south 25 feet of Lot 2 and the north 34.2 feet of Lot 3, Block 1, NCB 928

The rezoning and reclassification of property from “I-1 HE RIO 3” Industrial Historic Exceptional River Overlay District to “D HE RIO 3” Downtown Historic Exceptional River Overlay District on the property listed as follows:

Lot 3, Block 2, NCB 928

The rezoning and reclassification of property from “I-1 HS RIO 3” Industrial Historic Significant River Overlay District and “I-1 RIO 3” Industrial River Overlay District to “D HS RIO 3” Downtown Historic Significant River Overlay District and “D RIO 3” Downtown River Overlay District on the property listed as follows:

Lot 4, NCB 179

The rezoning and reclassification of property from “I-1 H RIO 3” Industrial Historic River Overlay District to “D H RIO 3” Downtown Historic River Overlay District on the property listed as follows:

Lot 6 and the south 76.35 feet of Lot 5, NCB 179

All of NCB 134, save and except Lots 4, 5, 17 and A16

All of NCB 904, save and except Lots A34, A36, A37, A39 and the east irregular 94.3 feet of Lot 33

The rezoning and reclassification of property from “I-1 H HS RIO 3” Industrial Historic, Historic Significant River Overlay District to “D H HS RIO 3” Downtown Historic, Historic Significant River Overlay District on the property listed as follows:

Lots 4, 17, and A16, NCB 134

Lot A37 and the east irregular 94.3 feet of Lot 33, NCB 904