

411

AN ORDINANCE

98691

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

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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 comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

**CASE NO. Z2003229 C**

The rezoning and reclassification of property from "MF-33" Multi-Family District, "C-1" Light Commercial District, "C-2" Commercial District, "C-3 NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District to "R-5" Residential Single-Family District, "R-5 C" Residential Single-Family District with a Conditional Use for a Duplex, Triplex, Quadruplex and an Eight (8) Unit Apartment Complex, "R-6" Residential Single-Family District and "R-6 C" Residential Single-Family District with a Conditional Use for a Duplex and a Quadruplex on the property listed as follows:

**The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-5" Residential Single-Family District on property listed as follows:**

- All of NCB 10337
- All of NCB 10339
- All of NCB 10340
- All of NCB 10341
- All of NCB 10342
- All of NCB 10343
- All of NCB 10344
- All of NCB 10345
- All of NCB 10350
- All of NCB 10351
- All of NCB 10352
- All of NCB 7488
- All of NCB 7489
- All of NCB 7490, save and except Lots 55 through 58, Block 4
- Lots 6 and 7, 11 through 16, 23 through 38, and 41 through 60, Block 5, NCB 7491
- All of NCB 7492, save and except Lots 31 and 32, Block 6
- All of NCB 7493
- All of NCB 10543
- All of NCB 8317, save and except Lots 1 through 8, Block 7
- All of NCB 8316
- All of NCB 8318
- All of NCB 8315
- All of NCB 7445
- All of NCB 8319
- All of NCB 8314

All of NCB 8320  
All of NCB 8313, save and except Lots 6, 9 through 11, 102 through 104 and the west 102.77 feet of Lot 5, Block 3  
All of NCB 8321, save and except Lots 7 through 9, Block 11  
All of NCB 8312, save and except Lots 94 through 97, Block 2  
All of NCB 8322, save and except Lots 66 through 69, Block 12  
All of NCB 8311, save and except Lot 119, Block 1  
All of NCB 10349, save and except Lots 1 through 45, Block 14  
Lot 8, Block 11, NCB 10347  
Lots 8 through 14, Block 10, NCB 10346

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-6” Residential Single-Family District on property listed as follows:**

All of NCB 12310  
All of NCB 12311  
All of NCB 12312  
All of NCB 12312  
All of NCB 12313  
All of NCB 7487  
All of NCB 12314  
All of NCB 7500, save and except Lots 5 and 6, Block 14  
All of NCB 12315  
All of NCB 12316  
All of NCB 12317  
All of NCB 12319, save and except Lot 11, Block 10  
All of NCB 7499  
All of NCB 7498  
All of NCB 7497  
All of NCB 7496  
All of NCB 7495  
All of NCB 7494  
All of NCB 10542  
All of NCB 10541, save and except Lots 21 through 24, Block 14  
All of NCB 7507, save and except Lots 53 through 57, Block 21  
All of NCB 7506, save and except Lots 48 through 57 and Lot 108, Block 20  
All of NCB 7501, save and except Lots 22 through 26, Block 15  
All of NCB 7502, save and except Lots 23 through 32, Block 16  
All of NCB 7503, save and except Lots 27 through 36, 42 and 43, Block 17  
All of NCB 7504, save and except Lots 33 through 42, Block 18  
All of NCB 7505, save and except Lots 41 through 50, Block 19  
Lots 1 through 13, the east 20 feet of Lot 17 and the west 50 feet of Lot 18, Block 26, NCB 10553  
All of NCB 10552, save and except Lots 13, 14, the west 20' of Lot 15, the east 20 feet of 17, 18 and Lot 19, Block 25  
All of NCB 10551  
All of NCB 10550  
All of NCB 10549  
All of NCB 10548  
All of NCB 10547  
All of NCB 10546  
All of NCB 10545  
All of NCB 10544

All of NCB 10557  
All of NCB 10556  
All of NCB 10555  
All of NCB 10554  
All of NCB 10561  
All of NCB 10560  
All of NCB 10559  
All of NCB 10385  
All of NCB 10386  
All of NCB 10387  
All of NCB 10388  
All of NCB 10391  
All of NCB 10392  
All of NCB 10393  
All of NCB 10394  
All of NCB 10395  
All of NCB 10396  
All of NCB 12587, save and except Lot 7, Block 1  
All of NCB 8637  
All of NCB 8640  
Lots 12 through 17, 30 and 33, Block 7, NCB 8641  
Lots 1, 2 and 12 through 14, Block 2, NCB 7444  
All of NCB 7446  
All of NCB 7447, save and except the east 62.25 feet of Lot 9, the east 62.25 of Lot 17, the west 62.25 feet of Lot 20, Lots 18 and 29, Block 5  
Lots 1 through 3, 11 through 14, 4 through 6, Block 6, NCB 7448  
All of NCB 13466  
All of NCB 13467  
All of NCB 13468, save and except Lots 1 through 4, Block 3  
All of NCB 8242  
All of NCB 8243, save and except Lot 27 and the west 100 feet of the south 150 feet of Lot 22, Block 2

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-5 C” Residential Single-Family District with a Conditional Use for a Duplex on property listed as follows:**

Lots 55 through 58, Block 4, NCB 7490  
Lots 1 through 5 and Lots 17 through 22, Block 5, NCB 7491  
Lots 7 through 9, Block 11, NCB 8321  
The west 102.77 feet of Lots 5 and 6, Block 3, NCB 8313

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-6 C” Residential Single-Family District with a Conditional Use for a Duplex on property listed as follows:**

Lots 42 and 43, Block 17, NCB 7503  
Lot 108, Block 20, NCB 7506  
Lot 21 and the south 20 feet of Lot 22, Block 14, NCB 10541  
Lots 15, 16, 19, the east 50 feet of Lot 14, the west 40 feet of 17 and the east 10 feet of Lot 18, Block 26, NCB 10553  
Lots 13, 14, the west 20 feet of 15, the east 20 feet of 17, 18 and 19, Block 25, NCB 10552

The east 62.25 feet of Lot 9, Block 5, NCB 7447

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-5 C” Residential Single-Family District with a Conditional Use for a Triplex on property listed as follows:**

Lots 39 through 40, Block 5, NCB 7491

Lots 9 through 11 and 102 through 104, Block 3, NCB 8313

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-5 C” Residential Single-Family District with a Conditional Use for a Quadruplex on property listed as follows:**

Lots 8 through 10, Block 5, NCB 7491

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-6 C” Residential Single-Family District with a Conditional Use for a Quadruplex on property listed as follows:**

Lots 5 and 6, Block 14, NCB 7500

**The rezoning and reclassification of property from “MF-33” Industrial District to “R-5 C Single-Family Residential District with a Conditional Use for an eight (8) unit apartment complex on the property listed as follows:**

Lots 66 through 69, Block 12, NCB 8322

**The rezoning and reclassification of property from “C-1” Light Commercial District to “R-6” Residential Single-Family District on the property listed as follows:**

Lot 4, Block 3, NCB 13468

**The rezoning and reclassification of property from “C-2” Commercial District to “R-6” Residential Single-Family District on the property listed as follows:**

Lot 3, Block 3, NCB 13468

**The rezoning and reclassification of property from “C-2” Commercial District to “R-5” Residential Single-Family District on the property listed as follows:**

Lots 31 and 32, Block 6, NCB 7492

Lots 1 through 8, Block 7, NCB 8317

**The rezoning and reclassification of property from “C-3 NA” General Commercial, Nonalcoholic Sales District to “R-6” Residential Single-Family District on the property listed as follows:**

The south 60 feet of the west 228 feet of Lot 5, Block 6, NCB 7448

**The rezoning and reclassification of property from “I-1” General Industrial District to “R-6” Residential Single-Family District on the property listed as follows:**

**Lots 22 and 23, save and except the west 100 feet of the south 150 feet of Lot 22, Block 2, NCB 8243**

SECTION 2. The City Council finds as follows: (1). Such use will not be contrary to the public interest. (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district. (3). Such use will be in harmony with the spirit and purpose as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (4). The use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (5). The use will not adversely affect the public health, safety and welfare.

SECTION 3. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in 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 is not severable.

PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF January 2004

ATTEST: [Signature]  
City Clerk

MAYOR: [Signature]  
EDWARD D. GARZA

APPROVED AS TO FORM: [Signature]  
CITY ATTORNEY