

AN ORDINANCE **101012**

**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 CLASSIFICATION OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held 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 changes of zoning classification of the following properties:

The change from "R-5 NCD 3" Residential Single-Family Neighborhood Conservation District 3 to "RE NCD 3" Residential Estate Neighborhood Conservation District 3, on the property listed as follows:

- LOT 26 B, BLOCK A, NCB 11529;
- LOT 47, BLOCK A, NCB 11529;
- SOUTH 1/2 OF LOT 28, BLOCK A, NCB 11529;
- SOUTHWEST IRREGULAR 309.32 FEET OF THE WEST 376.90 FEET OF LOT 29 (ARB 2), BLOCK A, NCB 11529;
- SOUTHEAST IRREGULAR 167.07 FEET OF LOT 1, BLOCK 1, NCB 11500;
- NORTH IRREGULAR PART OF LOT 11A, AND THE SOUTHEAST 551.75 OF LOT 11B, BLOCK A, NCB 11529, AND TRACT A, BLOCK 5, NCB 12546;
- SOUTH IRREGULAR 114.5 FEET OF TRACTS 11 AND 11C, BLK A, NCB 11529;
- LOT 10A, AND THE NORTH IRREGULAR 109.59 FEET OF LOT 10E, BLK A, NCB 11529;
- LOT 7A, BLK A, NCB 11528;
- SOUTH IRREGULAR 230.64 FEET OF LOT 17, AND THE SOUTHEAST IRREGULAR 21 FEET OF LOT 22, BLK A, NCB 11528; AND
- LOT 8, BLK A, NCB 11528.

The change from R-5 NCD 3 Residential Single-Family Neighborhood Conservation District 3 to R-20 NCD 3 Residential Single-Family Neighborhood Conservation District 3, on the property listed as follows:

LOT 26C, BLOCK A, NCB 11529;  
LOTS 27 F AND 27 G, BLOCK A, NCB 11529;  
LOT 27A, AND THE WEST 30 FEET OF LOT 27B, BLOCK A, NCB 11529;  
LOT 1A, BLOCK A, NCB 11529;  
LOT 1B, BLOCK A, NCB 11529;  
LOT 34B, BLOCK A, NCB 11529;  
LOT 34A (# C55-14184), BLK A, NCB 11529;  
WEST 193.7 FEET OF THE SOUTH 153.48 FEET OF THE NORTH 222.43 FEET OF LOT 11 (ARB 11D), BLOCK A, NCB 11529;  
LOT 10B, AND THE SOUTHWEST IRREGULAR 109.59 FEET OF LOT 10E, BLOCK A, NCB 11529;  
LOT 10C, BLOCK A, NCB 11529;  
LOT 10D, BLOCK A, NCB 11529;  
LOT 16, BLOCK A, NCB 11528;  
LOT 15, BLOCK A, NCB 11528;  
LOT 7C, AND THE SOUTHEAST 5 FEET OF LOT 7B, BLOCK A, NCB 11528;  
NORTHWEST IRREGULAR 146.58 FEET OF LOT 7B, BLOCK A, NCB 11528;  
LOT 6B, THE SOUTH IRREGULAR 233.94 FEET OF LOT 6C, THE WEST 10 FEET OF THE NORTH 101.15 FEET OF LOT 6C, AND THE EAST 30 FEET OF THE NORTH 116.06 FEET OF LOT 6C, BLOCK A, NCB 11528;  
NORTHWEST 170 FEET OF THE SOUTHEAST 340 FEET OF THE NORTHEAST IRREGULAR 172.7 FEET OF LOT 6, BLOCK A, NCB 11528;  
LOT 6A, BLOCK A, NCB 11528;  
LOT 6D, BLOCK A, NCB 11528;  
LOT 3, BLOCK A, NCB 11528;  
WEST IRREGULAR PART OF LOT 2, BLOCK A, NCB 11528;  
LOT 1 EXCLUDING THE NORTH 6.14 FEET OF THE EAST IRREGULAR 41.52 FEET, BLOCK A, NCB 11528;  
SOUTH IRREGULAR 160.5 FEET OF THE SOUTHEAST IRREGULAR 99 FEET OF LOT 2 AND THE NORTH 6.14 FEET OF THE EAST IRREGULAR 41.52 FEET OF LOT 1, BLOCK A, NCB 11528;  
LOT 13, BLOCK A, NCB 11528; AND  
WEST IRREGULAR 138 FEET OF THE SOUTH IRREGULAR 193 FEET OF LOT 9, BLOCK A, NCB 11528.

The change from R-5 NCD 3 Residential Single-Family Neighborhood Conservation District 3 to NP-15 NCD 3 Neighborhood Preservation District Neighborhood Conservation District 3, on the property listed as follows:

LOT 1, BLK 2, NCB 11501;  
LOT 5, THE NORTH 68.02 FEET OF LOT 4, AND THE WEST IRREGULAR 8.68 FEET OF LOT 7, BLK 1, NCB 11500;  
SOUTHWEST IRREGULAR 208.62 FEET OF THE NORTHWEST 75 FEET OF LOT 1, BLK 1, NCB 11500;

LOT 16, BLK 1, NCB 11500;  
LOT 14, BLK 1, NCB 11500;  
LOT 12, BLK A, NCB 11528;  
LOT 10, BLK A, NCB 11528;  
NORTH IRREGULAR 123 FEET OF LOT 1A, BLK A, NCB 11528; AND  
LOT 14, BLK A, NCB 11528.

The change from R-5 NCD 3 Residential Single-Family Neighborhood Conservation District 3 to NP-10 NCD 3 Neighborhood Preservation District Neighborhood Conservation District 3, on the property listed as follows:

LOTS 2,3,4, and 5, BLOCK 2, NCB 11501;  
LOT 3, AND THE SOUTH 15 FEET OF LOT 4 (# C55-12971), BLOCK 1, NCB 11500;  
LOT 2, BLOCK 1, NCB 11500;  
LOT 15, BLOCK 1, NCB 11500;  
LOT 13, BLOCK 1, NCB 11500;  
LOT 27, BLOCK 4, NCB 12541;  
LOT 11, BLOCK A, NCB 11528;  
NORTHWEST IRREGULAR 130 FEET OF THE SOUTHEAST 160 FEET OF THE  
NORTHEAST 101.5 FEET OF LOT 6C, BLOCK A, NCB 11528;  
LOTS 20 AND 21 (WOODLAWN HILLS SUBD), BLOCK A, NCB 11528;  
NORTH IRREGULAR 54 FEET OF LOT 22, BLOCK A, NCB 11528;  
NORTHEAST IRREGULAR 179.69 FEET OF LOT 17, BLOCK A, NCB 11528; AND  
SOUTH IRREGULAR 190 FEET OF LOT 1A, BLOCK A, NCB 11528.

**SECTION 2.** A map depicting these changes is attached hereto as Exhibit "A" and made a part hereof and 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.

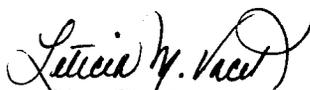
**SECTION 4.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective immediately upon passage, if passed by eight or more votes, otherwise this ordinance shall become effective June 19, 2005.

**PASSED AND APPROVED** this 9<sup>th</sup> day of June 2005.



**M A Y O R**  
**EDWARD D. GARZA**

**ATTEST:**   
City Clerk

**APPROVED AS TO FORM:**   
City Attorney

# Agenda Voting Results

**Name:** 4.2M.

**Date:** 06/09/05

**Time:** 03:04:44 PM

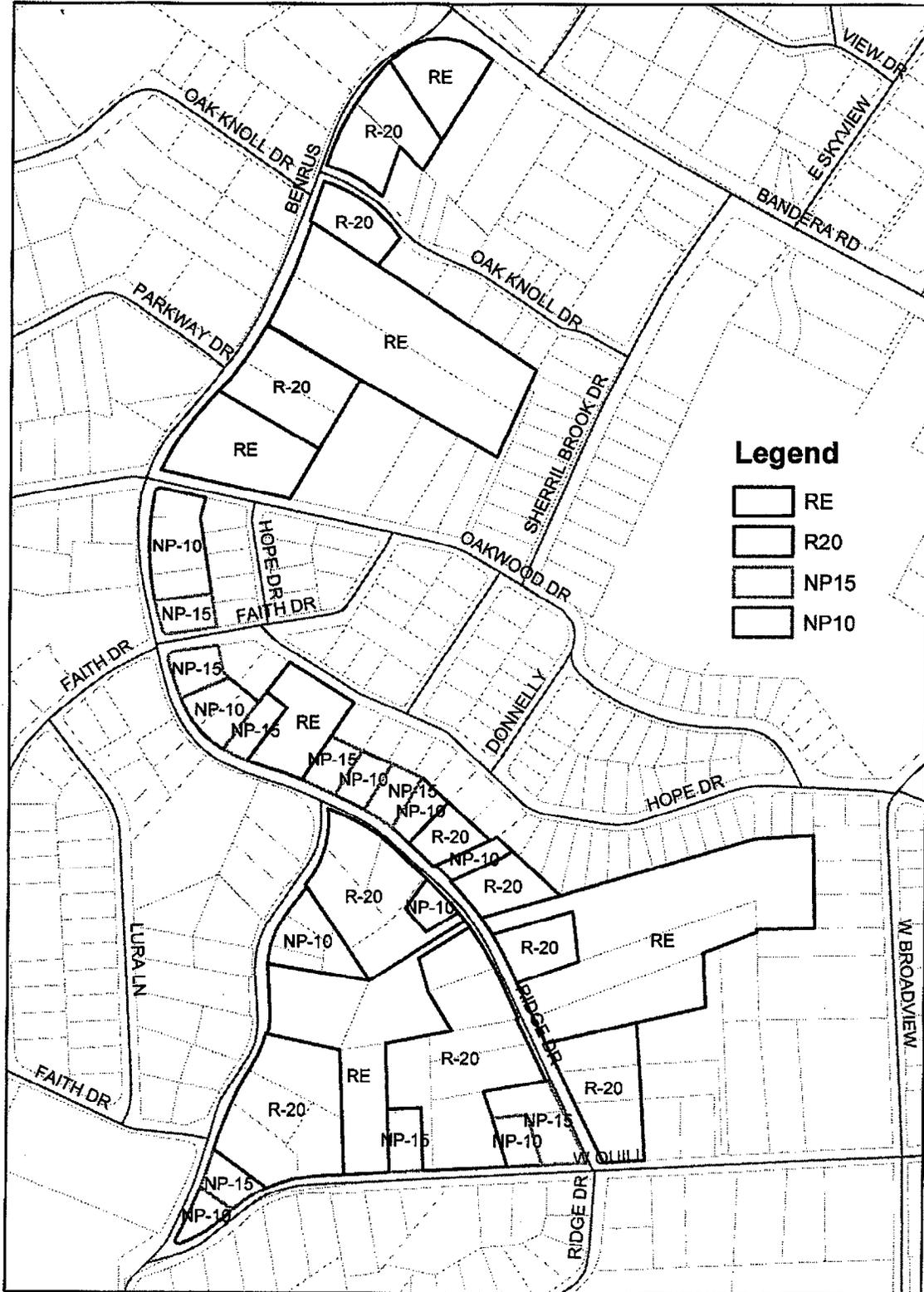
**Vote Type:** Multiple selection

**Description:** ZONING CASE NUMBER Z2005100: The request of City of San Antonio, Applicant, for Multiple Property Owners, Owner(s), for a change in zoning from "R-5" Residential Single-Family Neighborhood Conservation District "NCD-3" to "RE" Residential Estate, "NCD-3" "R-20" Residential Single-Family, "NP-15" Neighborhood Preservation and "NP-10" "NCD-3" Neighborhood Preservation Neighborhood Conservation District 3 on Benrus and Ridge Drive between Bandera Road and West Quill. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		

Exhibit A

# Ingram Hills Proposed Rezoning



### Legend

-  RE
-  R-20
-  NP-15
-  NP-10

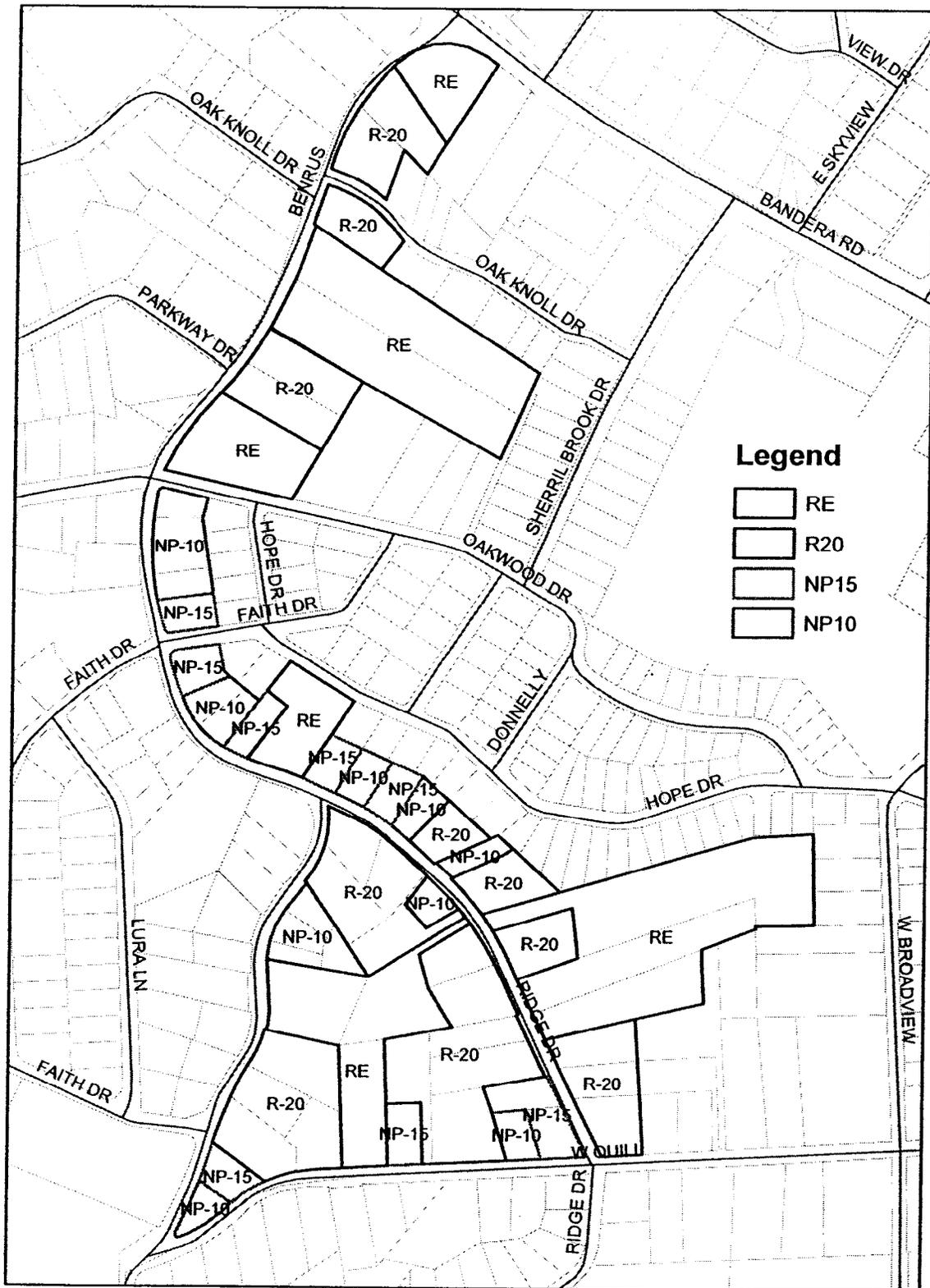
RAR 2/23/05

# Z2005100



Exhibit A

# Ingram Hills Proposed Rezoning



RAR 2/23/05

## Z2005100

