

AN ORDINANCE 101890

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.

* * * * *

WHEREAS, the Neighborhood Conservation District Overlay District is provided for in Chapter 35-335 of the Unified Development Code; and

WHEREAS, the Neighborhood Conservation District 5 (NCD-5) was identified and initiated pursuant in the Midtown Neighborhoods Plan, adopted on October 12, 2000; and

WHEREAS, Neighborhood Conservation District 5 (NCD-5) satisfies the designation criteria of Chapter 35-335 (b) in that it contains a minimum of one block face (all the lots on one side of a block); at least 75% of the land area was improved at least 25 years ago, and is presently improved; and it possesses distinctive features which 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 November 1, 2005, recommended approval of Neighborhood Conservation District 5 (NCD-5); and

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 hereby amended by adding the zoning classification of "Neighborhood Conservation District 5 (NCD-5) to property located within the boundaries described as follows:

Beginning at the intersection of the eastern boundary line of Interstate Highway 10 Right-of-Way and the centerline of West Hildebrand Avenue;

Thence, following the centerline of West Hildebrand Avenue east to the intersection of centerline

of West Hildebrand Avenue and the western boundary line of Union Pacific Railroad Right-of-Way;

Thence, following the western boundary line of Union Pacific Railroad Right-of-Way south to the intersection of the western boundary line of Union Pacific Railroad Right-of-Way and the intersection of Cornell Ave.;

Thence, following the south and west property lines of the following lots:

- NCB 2047 Block 4 the south 70 feet of the east 66.8 feet of Lot 11
- NCB 2047 Block 4 the north irregular 115 feet of Lot 10 or A10
- NCB 2047 Block 4 the south irregular 126.5 feet of Lot 18
- NCB 2047 Block 4 the north irregular 102.01 feet of Lot 18
- NCB 2046 Block 6 the south irregular 121 feet of Lot 3
- NCB 2046 Block 6 the east 21.2 feet of Lot 2 and north irregular 107.5 feet of Lot 3
- NCB 2046 Block 6 Lot 4 and P-100
- NCB 2022 Block 6 Lot 6
- NCB 2022 Block 8 Lot 12, arbitrary A13 and arbitrary A14
- NCB 2022 Block 8 Lot A14
- NCB 2022 Block 8 Lot 15
- NCB 2021 Block 10 Lot 27 and South 96 feet of Lot 26
- NCB 2021 Block 10 the north 26.85 feet of the west 30 feet and the north 48.85 feet of the east 20 feet of lot 25 and the north 48.85 feet of Lot 26
- NCB 2021 Block 10 Lots 1 and 2
- NCB 1995 Block 7 Lots 1, 2, 3, 4, 5, 6, 7, and 8 and the south irregular 96 feet of Lot 9, the south 61 feet of Lots 10 and 11 and P-100
- NCB 1995 Block 7 the north irregular 64 feet of Lot 9 and the north irregular 99.1 feet of Lot 10 and north triangular 73.8 feet of Lot 11
- NCB 1994 Block 4 Lot 26
- NCB 1994 Block 4 the north irregular 76.1 feet of Lot 25
- NCB 1994 Block 4 the southeast triangular 62.15 feet by 90.77 feet of Lot 1A
- NCB 1994 Block 4 the northwest 50.5 feet of the southeast 112.65 feet of Lot 1A and the south irregular 54.96 feet of the east 34.97 feet of Lot 2B
- NCB 1994 Block 4 Lot 2A and the Northwest triangular 30.7 feet of Lot 1A
- NCB 1994 Block 4 the northwest triangular 23.2 feet of Lot 2
- NCB 1994 Block 4 Lot 3
- NCB 1968 Block 2 Lots 4, 5, 6, 7, 8, 9, and 10
- NCB 1968 Block 2 Lots 1, 2, and 3 except for the east 10.6 feet of Lots 1, 2, and 3
- NCB 60 the east 97 feet of Lot 1

Thence, following a line extending west from the south property line of NCB 60 the east 97 feet of Lot 1 to the intersection of that line and the eastern boundary line of IH-10 Right-of-Way.

The property is depicted in **EXHIBIT "A"** attached hereto and incorporated herein for all purposes.

SECTION 2. The Neighborhood Conservation Plan for Neighborhood Conservation District 5 (NCD-5) is hereby approved. The Neighborhood Conservation Plan for Neighborhood

Conservation District 5 (NCD-5) is attached hereto and incorporated herein for all purposes as **EXHIBIT "B"**.

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 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 5. This ordinance shall become effective on December 25, 2005.

PASSED AND APPROVED this 15th day of December, 2005.


M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: Z-1.

Date: 12/15/05

Time: 04:20:54 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005254 (District 1): An Ordinance changing the zoning to establish a Neighborhood Conservation District-5 (NCD-5) Overlay on properties generally bounded by West Hildebrand Avenue on the north, Union Pacific Railroad Right of Way on the east, Fredericksburg Road on the south, including all parcels fronting both sides of Fredericksburg Road, and IH-10 on the west; and to provide for a Neighborhood Conservation Plan, as requested by of the City of San Antonio, Applicant, for Multiple Owners. Staff and Zoning Commission have recommended approval.

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		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR		x		

