

AN ORDINANCE 2009-06-18-0539

**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.**

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**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 by changing the zoning district boundary of

**From "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District**  
07982-049-0110 NCB 7982, BLOCK 49, LOT 11

**From "MH" Manufactured Housing District to "C-1" Light Commercial District**  
08736-008-0111 NCB 8736, BLOCK 8, LOT 11B, THE EAST IRREGULAR 20 FEET OF LOT 13,  
AND THE NORTHEAST TRI 10 FEET OF LOT 21A /RESUB OF 16

**From "MH" Manufactured Housing District to "C-2" Commercial District**  
08736-008-0112 NCB 8736, BLOCK 8, LOT 11 EXCEPT THE NORTH 150 FEET OF THE EAST  
75 FT

**From "O-2" Office District to "NC" Neighborhood Commercial District**  
07982-049-0090 NCB 7982, BLOCK 49, LOTS 9 AND 10

**From "O-2" Office District to "O-1" Office District**  
07988-040-0010 NCB 7988, BLOCK 40, LOTS 1 AND 2

**From "C-2" Commercial District and "R-4" Residential Single-Family District to "RM-4" Residential Mixed District**  
07947-056-0050 NCB 7947, BLOCK 56, LOTS 5 AND 6  
08968-001-0024 NCB 8968, BLOCK 1, THE SOUTH IRREGULAR 147.74 FEET OF THE EAST  
51.0 FEET OF LOT 1, LOT B AND THE NORTHEAST 31X75.15 FEET OF  
LOT A

**From "C-2" Commercial District to "RM-4" Residential Mixed District**  
07947-056-0020 NCB 7947, BLOCK 56, LOT 2

07947-056-0030 NCB 7947, BLOCK 56, LOTS 3 AND 4  
08968-001-0019 NCB 8968, BLOCK 1, THE SOUTH IRREGULAR 101.17 FEET OF LOT A  
08972-004-0020 NCB 8972, BLOCK 4, LOT 2 AT 5326 ZARZAMORA  
08972-004-0030 NCB 8972, BLOCK 4, LOT 3  
08972-005-0030 NCB 8972, BLOCK 5, LOT 3  
08972-005-0380 NCB 8972, BLOCK 5, LOT 38  
08972-006-0010 NCB 8972, BLOCK 6, LOT 1  
08972-006-0020 NCB 8972, BLOCK 6, LOT 2  
08972-006-0030 NCB 8972, BLOCK 6, LOT 3  
08972-006-0380 NCB 8972, BLOCK 6, LOT 38  
08972-006-0390 NCB 8972, BLOCK 6, LOT 39  
08972-006-0400 NCB 8972, BLOCK 6, LOT 40  
08972-007-0010 NCB 8972, BLOCK 7, LOT 1  
08972-007-0020 NCB 8972, BLOCK 7, LOT 2  
08973-003-0040 NCB 8973, BLOCK 3, LOT 4  
08973-003-0050 NCB 8973, BLOCK 3, LOT 5  
08973-003-0060 NCB 8973, BLOCK 3, LOT 6  
08973-003-0080 NCB 8973, BLOCK 3, LOT 8  
08973-003-0191 NCB 8973, BLOCK 3, LOT 19 AND THE EAST 7.3 FEET OF LOT 18

**From "C-2" Commercial District to "RM-6" Residential Mixed District**

07987-010-0070 NCB 7987, BLOCK 10, LOTS 7 AND 8  
07987-010-0090 NCB 7987, BLOCK 10, LOTS 9 AND 10

**From "C-2" Commercial District to "NC" Neighborhood Commercial District**

08973-002-0121 NCB 8973, BLOCK 2, LOTS 12 AND 13  
08973-003-0090 NCB 8973, BLOCK 3, LOT 9

**From "C-2" Commercial District to "NC CD" Neighborhood Commercial District with a Conditional Use for a Noncommercial Parking Lot**

08972-005-0390 NCB 8972, BLOCK 5, LOT 39  
08973-003-0100 NCB 8973, BLOCK 3, LOT 10

**From "C-2" Commercial District to "C-1" Light Commercial District**

07961-047-0250 NCB 7961, BLOCK 47, LOT 25  
08972-004-0010 NCB 8972, BLOCK 4, LOT 1  
08972-004-0041 NCB 8972, BLOCK 4, LOTS 4 AND 5  
08972-005-0010 NCB 8972, BLOCK 5, LOTS 1 AND 2  
08972-005-0400 NCB 8972, BLOCK 5, THE WEST 90 FEET OF LOT 40  
08972-005-0401 NCB 8972, BLOCK 5, THE EAST 30 FEET OF LOT 40

**From "C-2" Commercial District to "C-2P" Commercial Pedestrian District**

08973-003-0070 NCB 8973, BLOCK 3, LOT 7  
08973-003-0110 NCB 8973, BLOCK 3, LOTS 11 AND 12

**From "C-3NA" General Commercial District, Nonalcoholic Sales to "NC" Neighborhood Commercial District**  
07968-058-0020 NCB 7968, BLOCK 58, LOTS 2 AND 3

**From "C-3NA" General Commercial District, Nonalcoholic Sales to "NC CD" Neighborhood Commercial District with a Conditional Use for a Noncommercial Parking Lot**  
07990-060-0040 NCB 7990, BLOCK 60, LOTS 4 AND 5

**From "C-3NA" General Commercial District, Nonalcoholic Sales to "C-1" Light Commercial District**  
07960-057-0020 NCB 7960, BLOCK 57, THE EAST 20 FEET OF LOT 2  
07960-057-0031 NCB 7960, BLOCK 57, LOTS 3, 4, 5 AND THE WEST 10 FEET OF LOT 6  
07960-057-0141 NCB 7960, BLOCK 57, LOTS 14 THRU 18  
07968-058-0131 NCB 7968, BLOCK 58, LOT 13 AND WEST 5 FEET OF LOT 14  
07968-058-0150 NCB 7968, BLOCK 58, LOTS 15, 16 AND THE EAST 20 FEET OF LOT 14  
07982-049-0230 NCB 7982, BLOCK 49, LOTS 22 AND 23  
07990-060-0020 NCB 7990, BLOCK 60, LOTS 2 AND 3

**From "C-3R" General Commercial District, Restrictive Alcohol Sales and "O-2" Office District to "C-1" Light Commercial District**  
07947-056-0141 NCB 7947, BLOCK 56, LOTS 14 THRU 20

**From "C-3R" General Commercial District, Restrictive Alcohol Sales to "R-4" Residential Single-Family District**  
07934-012-0360 NCB 7934, BLOCK 12, LOTS 36 AND 37 AND THE EAST 3 FEET OF LOT 35  
SAVE AND EXCEPT LOT 37  
07941-019-0420 NCB 7941, BLOCK 19, THE NORTH IRREGULAR 92.61 FEET OF LOT 42

**From "C-3R" General Commercial District, Restrictive Alcohol Sales to "NC" Neighborhood Commercial District**  
08973-001-0030 NCB 8973, BLOCK 1, LOT 3  
08973-001-0040 NCB 8973, BLOCK 1, LOT 4  
08973-001-0050 NCB 8973, BLOCK 1, LOT 5 AND THE WEST 25 FEET OF LOT 6

**From "C-3R" General Commercial District, Restrictive Alcohol Sales to "C-2P" Commercial Pedestrian District**  
07934-012-0230 NCB 7934, BLOCK 12, LOTS 23 AND 24 AT 1546 KEATS SAVE AND  
EXCEPT LOT 23  
07934-012-0250 NCB 7934, BLOCK 12, LOTS 25 AND 26  
07934-012-0270 NCB 7934, BLOCK 12, LOTS 27 THRU LOT 34 AND THE WEST 22 FEET OF  
LOT 35  
07941-019-0320 NCB 7941, BLOCK 19, LOT 32 AND THE SOUTH 59 FEET OF LOTS 33 AND  
34  
07941-019-0331 NCB 7941, BLOCK 19, THE NORTH 57 FEET OF LOTS 33 AND 34  
07941-019-0361 NCB 7941, BLOCK 19, THE SOUTH 90.88 FEET OF LOT 36 AND THE  
SOUTHEAST TRI PT OF LOT 35

07941-019-0373 NCB 7941, BLOCK 19, THE NORTH 91.14 FEET OF LOT 37, THE NORTH 91.47 FEET OF LOT 38, THE NORTH 91.49 FEET OF LOT 39, THE NORTH 91.83 FEET OF LOT 40, AND THE NORTH 92.31 FEET OF LOT 41  
08975-001-0010 NCB 8975, BLOCK 1, ALL OF BLOCK

**From "C-3" General Commercial District and "R-6" Residential Single-Family District to "R-6" Residential Single-Family District**

07944-001-0132 NCB 7944, BLOCK 1, LOTS 13 THRU 16, 21, 22, 23 AND PARCEL 100  
07984-007-0130 NCB 7984, BLOCK 7, LOTS 13 AND 14

**From "C-3" General Commercial District and "R-6" Residential Single-Family District to "C-2P" Commercial Pedestrian District**

07944-001-0061 NCB 7944, BLOCK 1, LOTS 6, 7, 8, 9, 10, 11 AND 12

**From "C-3" General Commercial District and "O-2" Office District to "C-2P" Commercial Pedestrian District**

07963-002-0080 NCB 7963, BLOCK 2, LOTS 8, 9, 10, 23 AND 24

**From "C-3" General Commercial District and "C-2" Commercial District to "C-2P" Commercial Pedestrian District**

08973-003-0171 NCB 8973, BLOCK 3, LOT 17 AND THE WEST 52.7 FEET OF LOT 18

**From "C-3" General Commercial District and "C-2" Commercial District to "C-2" Commercial District**

08733-007-0280 NCB 8733, BLOCK 7, LOT 28  
08733-007-0290 NCB 8733, BLOCK 7, LOT 29

**From "C-3" General Commercial District to "RM-4" Residential Mixed District**

08725-001-0341 NCB 8725, BLOCK 1, THE NORTHEAST IRREGULAR 120 FEET OF LOT 34 (OR LOT 34A)  
08725-001-0353 NCB 8725, BLOCK 1, THE NORTH 56 FEET OF THE EAST 125 FEET OF LOT 35 (OR LOT 35A)  
08725-001-0355 NCB 8725, BLOCK 1, THE EAST 94 FEET OF THE SOUTH 56 FEET OF LOT 35 (OR LOT 35E)  
08725-001-0360 NCB 8725, BLOCK 1, THE NORTH 56 FEET OF THE SOUTH 112 FEET OF THE EAST IRREGULAR 117 FEET OF LOT 35 (OR LOT 35C)  
08725-001-0380 NCB 8725, BLOCK 1, THE SOUTH 49 FEET OF THE EAST IRREGULAR 92 FEET OF LOT 34 (OR LOT 34B)  
08973-003-0130 NCB 8973, BLOCK 3, LOT 13  
08973-003-0140 NCB 8973, BLOCK 3, THE WEST IRREGULAR 170.6 FEET OF LOT 14  
08973-003-0210 NCB 8973, BLOCK 3A, THE SOUTH 100 FEET OF THE BLOCK

08973-003-0220 NCB 8973, BLOCK 3A, THE NORTH 119.2 FEET OF THE BLOCK

**From "C-3" General Commercial District to "C-1" Light Commercial District**

07946-046-0090 NCB 7946, BLOCK 46, LOTS 9, 10 AND 11  
07981-059-0250 NCB 7981, BLOCK 59, LOT 25  
07981-059-0260 NCB 7981, BLOCK 59, LOT 26  
07986-009-0010 NCB 7986, BLOCK 9, LOTS 1, 2 AND 3  
07986-009-0040 NCB 7986, BLOCK 9, LOTS 4 AND 5  
07986-009-0060 NCB 7986, BLOCK 9, LOTS 6 AND 7  
07986-009-0080 NCB 7986, BLOCK 9, LOTS 8 AND 9  
07986-009-0100 CB 7986, BLOCK 9, LOTS 10, 11 AND 12  
07987-010-0110 NCB 7987, BLOCK 10, LOTS 11 AND 12

**From "C-3" General Commercial District to "C-2P" Commercial Pedestrian District**

07944-001-0010 NCB 7944, BLOCK 1, LOTS 1 AND 2  
07944-001-0030 NCB 7944, BLOCK 1, LOTS 3, 4 AND 5  
07963-002-0030 NCB 7963, BLOCK 2, LOTS 3 AND 4  
07963-002-0050 NCB 7963, BLOCK 2, LOTS 5, 6 AND 7  
08725-001-0343 NCB 8725, BLOCK 1, THE NORTH IRREGULAR 145 FEET OF THE WEST  
IRREGULAR 60 FEET OF LOT 34 (OR LOT 34C)  
08725-001-0361 NCB 8725, BLOCK 1, LOT 36  
08725-001-0370 NCB 8725, BLOCK 1, LOT 34D AND THE NORTH IRREGULAR 16 FEET OF  
LOT 35B  
08973-000-0010 NCB 8973, LOT 1  
08973-000-0020 NCB 8973, LOT 2  
08973-000-0030 NCB 8973, LOT 3  
08973-001-0010 NCB 8973, BLOCK 1, LOT 1  
08973-001-0020 NCB 8973, BLOCK 1, LOT 2  
08973-002-0010 NCB 8973, BLOCK 2, LOTS 1, 2 AND 3  
08973-002-0241 NCB 8973, BLOCK 2, LOTS 24, 25 AND 26  
08973-003-0030 NCB 8973, BLOCK 3, LOT 3  
08973-003-0200 NCB 8973, BLOCK 3, LOT 20

**From "C-3" General Commercial District to "C-2" Commercial District**

08733-007-0260 NCB 8733, BLOCK 7, LOT 26A EXCEPT THE NORTHEAST TRI 43 FEET,  
AND LOT 27A  
08733-007-0271 NCB 8733, BLOCK 7, LOT 26B AND THE NORTHEAST 108.4 FEET OF LOT  
27B  
08736-008-0097 NCB 8736, BLOCK 8, THE NORTH IRREGULAR 587.03 FEET OF THE  
SOUTH 659.6 FEET OF LOTS 9D AND 10

**From "I-1" General Industrial District and "R-6" Residential Single-Family District to "C-1"  
Light Commercial District**

08508-008-0010 NCB 8508, BLOCK 8, LOTS 1 THRU 8, 11, 27, 28 AND THE NORTH PT OF  
LOTS 24, 25 AND 26

**From "I-1" General Industrial District and "R-6" Residential Single-Family District to "C-2P" Commercial Pedestrian District**  
07963-002-0010 NCB 7963, BLOCK 2, LOTS 1, 2, 11 AND 12

**From "I-1" General Industrial District and "L" Light Industrial District to "L" Light Industrial District**  
08785-000-0052 NCB 8785, LOT TRI 5B 3.209 AC

**From "I-1" General Industrial District to "C-1" Light Commercial District**  
08507-005-0010 NCB 8507, BLOCK 5, LOTS 1 THRU 17  
08508-008-0120 NCB 8508, BLOCK 8, LOTS 12 AND 13  
08508-008-0140 NCB 8508, BLOCK 8, LOTS 14 AND 15  
08508-008-0160 NCB 8508, BLOCK 008 16.17

**From "I-1" General Industrial District to "L" Light Industrial District**  
08733-007-0021 NCB 8733, BLOCK 7, THE EAST 75 FEET OF LOT 2  
08733-007-0031 NCB 8733, BLOCK 7, LOT 3  
08733-007-0041 NCB 8733, BLOCK 7, THE WEST IRREGULAR 100 FEET OF LOT 4  
08733-007-0050 NCB 8733, BLOCK 7, THE SOUTH IRREGULAR 190.4 FEET OF THE NORTH  
280 FEET OF LOT 5 AND THE SOUTH IRREGULAR 70 FEET OF THE  
NORTH 160 FEET OF LOT 6  
08733-007-0300 NCB 8733, BLOCK 7, LOT 30  
08736-008-0115 NCB 8736, BLOCK 8, THE NORTH 200 FEET OF LOT 12  
08736-008-0131 NCB 8736, BLOCK 8, LOT 13  
08785-000-0100 NCB 8785, THE EAST IRREGULAR 539.21 FEET OF LOT 10  
08785-000-1000 NCB 8785, ROW THRU BLOCK ITEM NO 5

**From "I-2" Heavy Industrial District and "R-6" Residential Single-Family District to "C-2P" Commercial Pedestrian District**  
07964-003-0120 NCB 7964, BLOCK 3, LOTS 12 AND 13

**From "I-2" Heavy Industrial District and "C-3" General Commercial District to "C-2" Commercial District**  
08733-007-0251 NCB 8733, BLOCK 7, THE WEST IRREGULAR 100 FEET OF THE NORTH  
142.68 FEET OF LOT 25 AND THE NORTHEAST TRI 43 FEET OF LOT 26A

**From "I-2" Heavy Industrial District to "RM-4" Residential Mixed District**  
08730-004-0180 NCB 8730, BLOCK 4, THE WEST 16 FEET OF LOTS 18 AND 19, AND THE  
EAST 90 FEET OF LOT 20  
08730-004-0211 NCB 8730, BLOCK 4, LOT 21 AND THE WEST 60 FEET OF LOT 20  
08730-004-0222 NCB 8730, BLOCK 4, THE SOUTH 145 FEET OF THE EAST 64 FEET OF LOT  
22  
08730-004-0225 NCB 8730, BLOCK 4, THE SOUTH 145 FEET OF THE WEST IRREGULAR 86  
FEET OF LOT 22  
08730-004-0232 NCB 8730, BLOCK 4, THE WEST 50 FEET OF THE EAST 103.3 FEET OF THE  
SOUTH 150 FEET OF LOT 23

08730-004-0233 NCB 8730, BLOCK 4, THE EAST 50 FEET OF THE SOUTH 150 FEET OF LOT 23  
 08730-004-0234 NCB 8730, BLOCK 4, THE WEST 46.7 FEET OF THE SOUTH 150 FEET OF LOTS 23 AND 24C  
 08733-007-0120 NCB 8733, BLOCK 7, LOT 12 EXCEPT THE SOUTHWEST TRI 44.32 FT  
 08733-007-0190 NCB 8733, BLOCK 7, THE WEST 50 FEET OF THE SOUTH 140 FEET OF LOT 19  
 08733-007-0203 NCB 8733, BLOCK 7, THE EAST 75 FEET OF LOT 20  
 08733-007-0223 NCB 8733, BLOCK 7, THE WEST 70 FEET OF LOT 22  
 08733-007-0243 NCB 8733, BLOCK 7, THE WEST 55 FEET OF THE EAST 100 FEET OF THE SOUTH 140 FEET OF LOT 24  
 08733-007-0245 NCB 8733, BLOCK 7, THE WEST 50 FEET OF THE SOUTH 145.2 FEET OF LOT 24 AND THE EAST 50 FEET OF THE SOUTH 145.2 FEET OF LOT 25  
 08733-007-0250 NCB 8733, BLOCK 7, THE WEST 100 FEET OF THE SOUTH IRREGULAR 110 FEET OF LOT 25  
 08736-008-0140 NCB 8736, BLOCK 8, LOT 24A RESUB OF 16  
 08736-008-0150 NCB 8736, BLOCK 8, LOT 15

**From "I-2" Heavy Industrial District to "C-1" Light Commercial District**

08733-007-0201 NCB 8733, BLOCK 7, THE WEST 75 FEET OF LOT 20  
 08733-007-0210 NCB 8733, BLOCK 7, LOT 21  
 08733-007-0221 NCB 8733, BLOCK 7, THE EAST 75 FEET OF LOT 22  
 08736-008-0130 NCB 8736, BLOCK 8, LOT 23A RESUB OF 16/C/  
 08736-008-0141 NCB 8736, BLOCK 8, LOT 14

**From "I-2" Heavy Industrial District to "C-2P" Commercial Pedestrian District**

07964-003-0011 NCB 7964, BLOCK 3, LOTS 1 THRU 5, 11, AND 24 THRU 31  
 07964-003-0060 NCB 7964, BLOCK 3, LOTS 6, 7 AND 8  
 07964-003-0190 NCB 7964, BLOCK 3, LOTS 19 AND 20  
 07964-003-0210 NCB 7964, BLOCK 3, LOT 21  
 07964-003-0220 NCB 7964, BLOCK 3, LOTS 22 AND 23

**From "I-2" Heavy Industrial District to "C-2" Commercial District**

08733-007-0171 NCB 8733, BLOCK 7, LOT 19 EXCEPT THE SOUTHWEST 49.88 FEET X 135.06'  
 08733-007-0370 NCB 8733, BLOCK 7, LOT 37 (DWH II SUB'D) PER PLAT 9578/106  
 08736-008-0110 NCB 8736, BLOCK 8, LOT 21A EXCEPT THE NORTHEAST TRI 10 FEET /RESUB OF 16/  
 08736-008-0121 NCB 8736, BLOCK 8, THE NORTHEAST TRI 35.78 FEET X 35 FEET OF LOT 22A /RESUB 16/  
 08736-008-0123 NCB 8736, BLOCK 8, LOT 22A EXCEPT NORTHEAST TRI 35.78 FEET X 35 FEET /RESUB OF 16/

**From "I-2" Heavy Industrial District to "L" Light Industrial District**

08727-002-0180 NCB 8727, BLOCK 2, LOT 18, THE NORTH IRREGULAR 10.67 FEET OF LOT 16B, AND THE NORTH IRREGULAR 194.5 FEET OF LOT 17B

08727-002-0190 NCB 8727, BLOCK 2, LOT 16B EXCEPT THE NORTHEAST 10.67 FEET TRI AND THE SOUTHWEST IRREGULAR 45 FEET OF LOT 17B

08727-002-0201 NCB 8727, BLOCK 2, LOT 19 EXCEPT THE SOUTHWEST 48 FEET AND THE NORTHEAST TRI 6.71 FEET OF LOT 20

08727-002-0202 NCB 8727, BLOCK 2, THE SOUTHWEST TRI 48 FEET OF LOTS 19 AND 20 EXCEPT THE NORTHEAST TRI 6.71 FEET

08727-002-0230 NCB 8727, BLOCK 2, THE NORTHEAST TRI 143.3 FEET OF LOT 21, ARB 21A

08727-002-0245 NCB 8727, BLOCK 2, THE WEST TRI 15X 55 FEET OF LOT 24

08727-002-0251 NCB 8727, BLOCK 2, THE SOUTH 42.65 FEET OF LOT 25

08727-002-0261 NCB 8727, BLOCK 2, THE NORTH TRI 42.65 FEET OF LOT 26

08730-004-0130 NCB 8730, BLOCK 4, LOT 13

08730-004-0140 NCB 8730, BLOCK 4, LOT 14 AND THE WEST IRREGULAR 25 FEET OF LOT 15

08730-004-0181 NCB 8730, BLOCK 4, THE EAST IRREGULAR 104 FEET OF THE WEST 120 FEET OF LOTS 18 AND 19

08730-004-0240 NCB 8730, BLOCK 4, LOT 24A

08730-004-0241 NCB 8730, BLOCK 4, THE MID 64 FEET BY 239 FEET OF LOT 24

08730-004-0260 NCB 8730, BLOCK 4, LOTS 24B AND 25B

08730-004-0341 NCB 8730, BLOCK 4, LOT 34 AND THE NORTH IRREGULAR 145.4 FEET OF LOT 22 ARTESIAN GDNS SUBD

08730-004-0350 NCB 8730, BLOCK 4, LOT 35 A O C SUBDIVISION PLAT 9562/94

08733-007-0060 NCB 8733, BLOCK 7, THE SOUTHEAST TRI 3.8 FEET OF LOT 5 AND THE SOUTHEAST TRI 130 FEET OF LOT 6

08733-007-0070 NCB 8733, BLOCK 7, LOTS 7A, 7B, 8A, 8B, 23 AND THE EAST 45 FEET OF THE SOUTH 140.2 FEET OF LOT 24

08733-007-0090 NCB 8733, BLOCK 7, LOTS 9, 10, 11, THE SOUTHEAST TRI 10 FEET OF LOT 7, THE EAST IRREGULAR 76 FEET OF LOT 8, AND THE SOUTHWEST TRI 44.32 FEET OF LOT 12

08733-007-0247 NCB 8733, BLOCK 7, THE EAST IRREGULAR 60 FEET OF THE NORTH 150 FEET OF LOT 24

08733-007-0249 NCB 8733, BLOCK 7, THE WEST 90 FEET OF THE NORTH 150 FEET OF LOT 24 AND THE EAST 50 FEET OF THE NORTH 120.7 FEET OF LOT 25

**From "I-2" Heavy Industrial District and "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal to "L" Light Industrial District**  
08727-002-0221 NCB 8727, BLOCK 2, LOTS 21, 22, 23, 24A AND PARCEL 100

**From "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal to "L" Light Industrial District**

08730-004-0160 NCB 8730, BLOCK 4, LOTS 16B, 16D, 17B, 18B, 19B AND PARCEL 100 PT OF FITCH ST

08730-004-0161 NCB 8730, BLOCK 4, LOT 16C

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

**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.

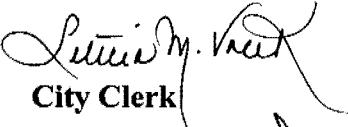
**SECTION 4.** The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

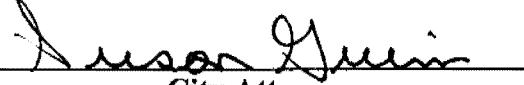
**SECTION 5.** This ordinance shall become effective June 28, 2009.

**PASSED AND APPROVED** this 18<sup>th</sup> day of June 2009.



M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

<b>Agenda Item:</b>	<b>Z-5</b>						
<b>Date:</b>	06/18/2009						
<b>Time:</b>	04:40:16 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2009081 CD (Districts 4 & 5): An Ordinance amending the Zoning District Boundary from: "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "MH" Manufactured Housing District, "O-2" Office District, "C-2" Commercial District, "C-3NA" General Commercial District, Nonalcoholic Sales, "C-3R" General Commercial District, Restrictive Alcohol Sales, "C-3" General Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District, and "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant and Terminal, to: "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, "RM-6" Residential Mixed District, "O-1" Office District, "NC" Neighborhood Commercial District, "NC CD" Neighborhood Commercial District with a Conditional Use for a Noncommercial Parking Lot, "C-1" Light Commercial District, "C-2P" Commercial Pedestrian District, "C-2" Commercial District, and "L" Light Industrial District on multiple addresses located along Nogalitos Street, South Zarzamora, Somerset Road, New Laredo Highway, and Southcross Boulevard. Staff and Zoning Commission recommend Approval with conditions.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julian Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x			x	
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				x
Elisa Chan	District 9	x					
John G. Clamp	District 10	x					

## AFFIDAVIT OF PUBLICATION

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, deposes and says that she is the Publisher of ***The Hart Beat***; that said newspaper is generally circulated in San Antonio, Bexar County, Texas; that the attached notice was published in said newspaper on the following date(s):

### PUBLIC NOTICE

#### AN ORDINANCE 2009-06-18-0539

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: TO WIT: From "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "MH" Manufactured Housing District, "O-2" Office District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-3" General Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District, and "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant and Terminal to "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, "RM-6" Residential Mixed District, "O-1" Office District, "NC" Neighborhood Commercial District, "NC CD" Neighborhood Commercial District with a Conditional Use for a Non-commercial Parking Lot, "C-1" Light Commercial District, "C-2P" Pedestrian Commercial District, "C-2" Commercial District, and "L" Light Industrial District provided all conditions imposed by the City Council are adhered to. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

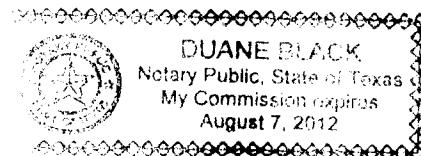
6/22

June 22, 2009

Subscribed and sworn to before me this 22nd day of June, 2009, to certify which witness my hand and seal of office.



Helen I. Lutz, Publisher



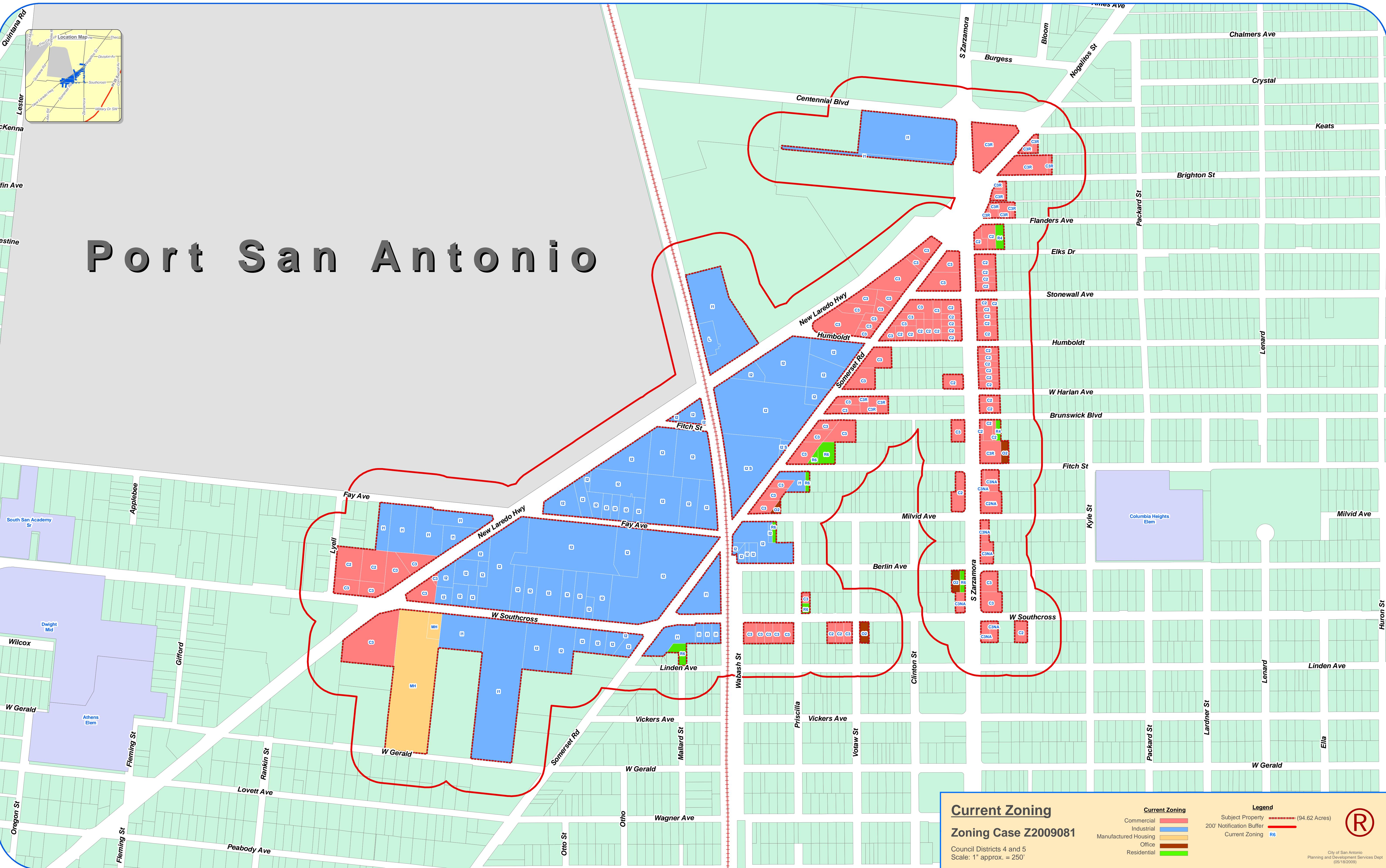
DUANE BLACK  
Notary Public, State of Texas  
My Commission expires  
August 7, 2012

Notary Public in and for the State of Texas

Duane Black  
Name of Notary

My commission expires August 7, 2012

# Port San Antonio



# Port San Antonio

