

**AN ORDINANCE 2008-01-17-0050**

**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 6 (NCD-6) was identified and initiated pursuant to the Mahncke Park Neighborhood Plan, adopted September 12, 2001; and

**WHEREAS**, Neighborhood Conservation District 6 (NCD-6) 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 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, allowing parties in interest and citizens an opportunity to be heard, on December 18, 2007, recommended approval of the Neighborhood Conservation District 6 (NCD-6); and

**WHEREAS**, the City Council aims to preserve, enhance, and perpetuate the value of this distinctive neighborhood;

**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 adding the zoning classification of "NCD" Neighborhood Conservation District 6 (NCD-6) to property located within the boundaries described as follows:

Beginning at the intersection of the centerline of Burr Road and the centerline of Broadway;

Thence following the centerline of Burr Road east to the intersection of the centerline of Burr

Road and the centerline of North New Braunfels Avenue;

Thence following the centerline of North New Braunfels south to the intersection of the centerline of North New Braunfels Avenue and the centerline of Pershing Avenue;

Thence following the centerline of Pershing Avenue east to the intersection of the centerline of Pershing Avenue and the centerline of Austin Road;

Thence following the centerline of Austin Road south to the intersection of the centerline of Austin Road and the centerline of Eleanor Avenue;

Thence following the centerline of Eleanor Avenue west to the intersection of the centerline of Eleanor Avenue and the centerline of Tendick;

Thence following the centerline of Tendick south to the intersection of the centerline of Tendick and the centerline of Brackenridge;

Thence following the centerline of Brackenridge west to the intersection of the centerline of Brackenridge and the centerline of Broadway;

Thence following the centerline of Broadway north to the intersection of the centerline of Broadway and the centerline of Burr Road; and,

NCB 1057, Block 4  
NCB 1064, Block 7  
NCB 1070, Block 8  
NCB 6526, Block 3

Save and Except:

NCB 1043, Block 2, Lots 1, 2, and 3  
NCB 1055, Lots 7 and 9  
NCB 1066, Block 12, Lots 25, 26, 27, and 28  
NCB 3081, Block 1, 2 and 3  
NCB 3859, Block 5, Lots 1, 2, and 3  
NCB 3864, Block 10, Lots 7, 8, 9, 10, 11, 12, and 25, and the West 45 Feet of Lots 13, 14, 15, 16, 17, and 18  
NCB 3862, Block 8, Lots 1, 2, 3, 4, 5, 6, 7, and the West 25 Feet of Lot 8  
NCB 3866, Block 12, Lots 1, 2, 3, 4, 5, 6, and 13  
NCB 3867, Block 13, Lots 6, 7, 8, 9, 10, and 11  
NCB 3868, Block 14, Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9  
NCB 3869, Block 15, Lots 3, 17, 18, 20, and 21  
NCB 6015, Lots 1, 2, 3, 4, and 5  
NCB 6089, Block 1, Lots 17, 18, 19, 20, 21, 22, 23, and 25  
NCB 6095, Block 7, Lots 2, 3, and 6  
NCB 6096, Lots 1, 2, 17, 18, 19, and 39  
NCB 6138, Lots 44, 45, and 46

NCB 6142, the South Irregular 97 Feet of Lots 47 and 71  
NCB 6144, Lots 1, 2, and 3  
NCB 6145, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, and 16, and the North 15 Feet of Lots 13, 14, and 15

Such tracts being more particularly described in EXHIBIT "A" attached hereto and incorporated herein for all purposes.

**SECTION 2.** The Neighborhood Conservation Plan for Neighborhood Conservation District 6 (NCD-6) is hereby approved. The Neighborhood Conservation Plan for Neighborhood Conservation District 6 (NCD-6) 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.

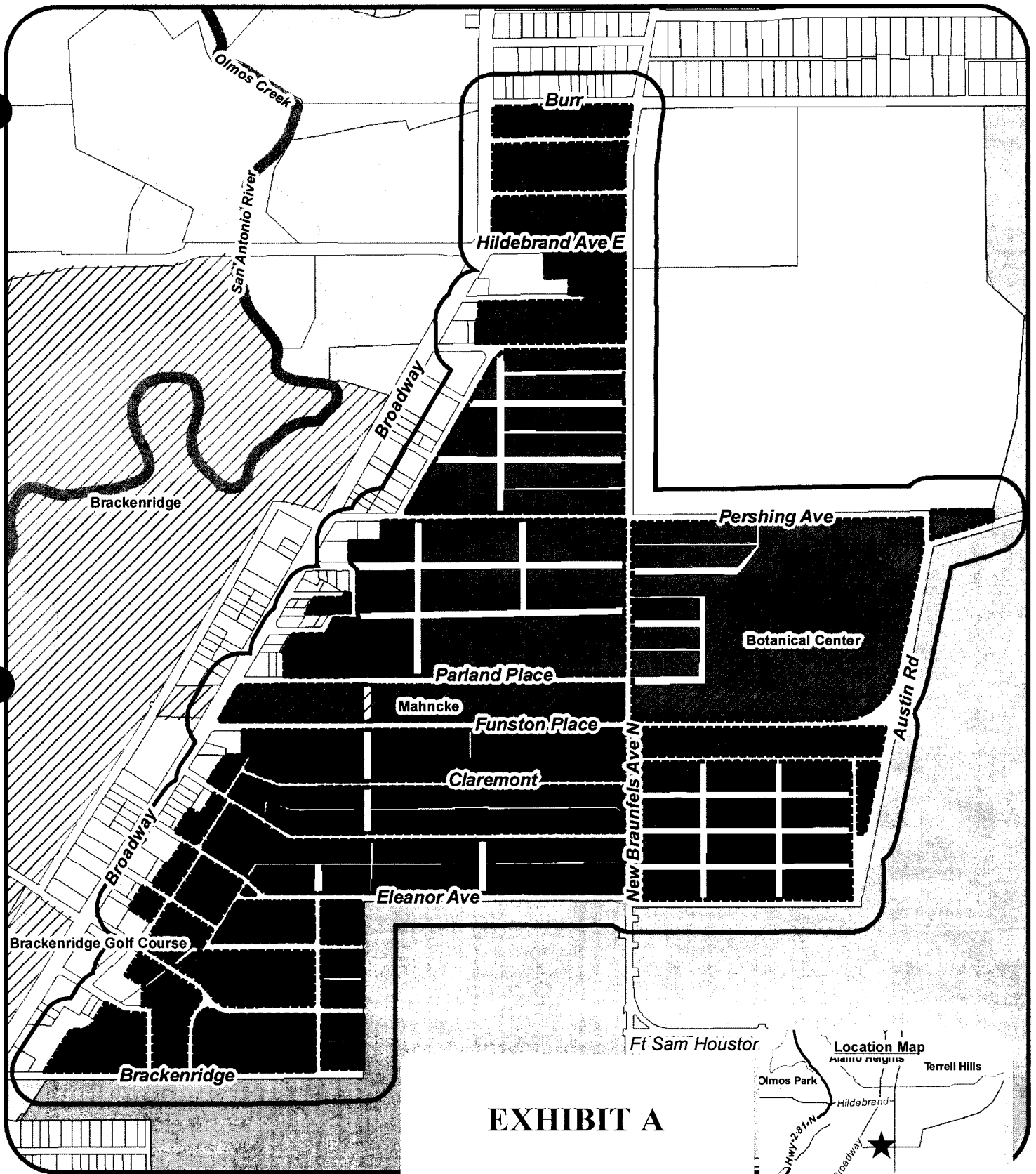
**SECTION 5.** This ordinance shall become effective on January 27, 2008.

**PASSED AND APPROVED** this 17th day of January 2008.

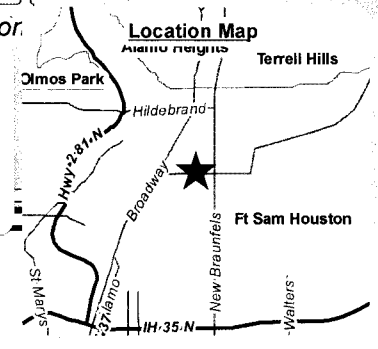
  
M A Y O R  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney



**EXHIBIT A**

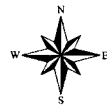


**Zoning Case Notification Plan**

**Case Z-2008-041**

Council Districts 2 and 9  
 Scale: 1" approx. = 800'  
 Subject Property Legal Description(s): See Attachment

Legend	
Subject Property	----- (247.5 Acres)
200' Notification Buffer	=====
Zoned Commercial	▬▬▬▬▬
Zoned Residential	▬▬▬▬▬
Zoned Office	▬▬▬▬▬
Zoned Multifamily	▬▬▬▬▬
100-Year FEMA Floodplain	▬▬▬▬▬



City of San Antonio - Development Services Dept  
 (11/27/2007)