

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**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 after notice and publication 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 parcels within the Roosevelt Park Neighborhood Association boundaries on approximately 238 acres out of NCB A20, A-20, 20, 1669, 1674, 1675, 1682, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 3057, 3120, 3121, 3128, 3129, 3132, 3142, 3143, 3851, 3854, 6098, 6305, 6306, 6392, 6519, and 6579, generally bounded by the Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South and the San Antonio River to the West, from "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "MF-33" Multi-Family District, "MF-40" Multi-Family District, "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District to "R-1" Residential Single-Family District, "R-2" Residential Single-Family District, "R-3" Residential Single-Family District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two, three, and four dwelling units, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for four dwelling units, "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for a Medical Clinic-Therapist, "RM-6" Residential Mixed District, "C-1" Light Commercial District, "C-2" Commercial District, "IDZ-1" Limited Intensity Infill Development Zone District (with uses permitted in "NC" Neighborhood Commercial District and "C-1" Light Commercial District), "IDZ-2" Medium Intensity Infill Development Zone District (with uses permitted in "C-2" Commercial District, Coffee Roasting, and "MF-33" Multi-Family District), "L" Light Industrial District, "MF-33" Multi-Family District, "NC" Neighborhood Commercial District, "TOD-TR-2.5" Transit Transition District, "TOD-MX-3" Transit Mixed-Use District, "TOD-HI-3 S" Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing, with all overlay districts remaining

unchanged.

**SECTION 2.** 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 3.** 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 4.** This ordinance shall become effective [month day, year].

**PASSED AND APPROVED** this [date] day of [month year].

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney