

**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 4,205.72 acres out of CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4069-B, CB 4136, CB 4167, CB 4167-1, CB 4167-2, CB 4167-3, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4295, CB 4296, CB 4297, CB 4298, CB 4298D, CB 4300, CB 4301, CB 4310A, CB 5722, NCB 14493, NCB 14568, NCB 14569, NCB 16622, NCB 16627, and ANCEL 69 from “OCL” Outside the City Limits, “RP” Resource Protection District, “MF-25” Low Density Multi-Family District, “C-2” Commercial District, “RD” Rural Development District, and “FR” Farm and Ranch District to “RP” Resource Protection District, “RP S” Resource Protection District with Specific Use Authorization for a HUD-Code Manufactured Home, “RP CD S” Resource Protection District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “RE” Residential Estate District, “RE S” Residential Estate District with a Specific Use Authorization for a HUD-Code Manufactured Home, “RE CD S” Residential Estate District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-8 CD” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units, “NP-8 CD S” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for 2 Dwelling Units, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “BP” Business Park District, and “FR” Farm and Ranch District; also applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, “MLR-2” Lackland Military Lighting Region-2, “MPOD-4” Mission Protection Overlay District, and World Heritage Buffer Zone, as applicable.

**SECTION 2.** A description of the properties, legally described as 4,205.72 acres out of CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4069-B, CB 4136, CB 4167, CB 4167-1, CB 4167-2, CB 4167-3, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4295, CB 4296, CB 4297, CB 4298, CB 4298D, CB 4300, CB 4301, CB 4310A, CB 5722, NCB 14493, NCB 14568, NCB 14569, NCB 16622, NCB 16627, and ANCEL 69, are attached as **Attachment “A” and Attachment “B”** 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 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 January 19, 2024.

**PASSED AND APPROVED** this 30<sup>th</sup> day of November 2023.

**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