

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL SIGNED ORDINANCE
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 1,806.4 acres out of CB 5132, CB 5151, CB 5152, and NCB 10846, and 48.2 acres out of CB 5132, from “C-2 MLOD-3 MLR-2” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, “NP-10” Neighborhood Preservation District, “NP-10 MLOD-3 MLR-2” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District, and “OCL” Outside City Limits to "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. 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 5. 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.

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mm/dd/yyyy
Z-

CASE NO. Z-2024-10700067

SECTION 6. This ordinance shall become effective February 20, 2025.

PASSED AND APPROVED this 20th day of February 2025.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT