

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 on approximately 135 acres out of NCB A-42, 42, 494, 495, 991, 1186, 1187, 1193, 1194, 1196, 1197, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1207, 1214, 1215, 1215B, 1216, 1217, 1218, 1219, 1220, 1221, 1225, 1226, 1227, 1229, 1230, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1695, 2795, 3140, 3141, 01205, and 10126 generally bounded by IH 35 to the north, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East from “I-2” Heavy Industrial District, “I-1” General Industrial District, “C-3” General Commercial District, “C-2” Commercial District, “MF-33” Multi-Family District, “R-5” Residential Single-Family District to “I-1” General Industrial District, “L” Light Industrial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Bar/Tavern, “C-1” Light Commercial District, “MF-40” Multi-Family District, “RM-6” Residential Mixed District, “RM-5” Residential Mixed District, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 S” Residential Single-Family District with Specific Use Authorization for Manufactured Home, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-3” Single-Family Residential District, “R-2” Single-Family Residential District, “R-1” Single-Family Residential District, “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “NC” Neighborhood Commercial, and with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, “HS” Historic Significant District, “HL” Historic Landmark District and “AHOD” Airport Hazard Overlay District remaining unchanged, as described in ATTACHMENT “A” and made a part hereof and incorporated herein for all purposes.

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:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney