

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 out of 3685, 3686, 3688, 3690, 3692, 3693, 3694, 6240, 6241, 6242, 6243, 7420, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7553, 7554, 7555, 7556, 7557, 7558, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8089, 8091, 8092, 8114, 8115, 8535, 8541, 8542, 8543, 8593, 8594, 8669, 8670, 8671, 8721, 8722, 8723, 8724, 9563, 9564, 9565, 11324, 11325, 11326, 11327, 11328, 11330, 11331, 11332, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11353, 12771, 12772, 12773, 14432, 14433, 14463, 14596, 14597 and 14598 generally bounded by South Acme Road to the West, Highway 90 to the South, SW 19th Street to the East, and Castroville Road to the North from “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for a Shoe Repair Shop, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Sand or Gravel-Storage and Sales, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop, “C-2 CD” Commercial District with a Conditional Use for Auto Paint And Body Repair With Outside Storage of Vehicles and Parts, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 R” General Commercial Restrictive Alcoholic Sales District, “I-1” General Industrial District, “L S” Light Industrial District with a Specific Use Authorization for a Contractor’s Facility, “MF-33” Multi-Family District, “O-1” Office District, “O-2” High-Rise Office 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, or 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 two, three, or four dwelling units, “RM-4” Residential Mixed District to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units,

“R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in C-2 NA & Two Dwelling Units, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility, “C-2 CD” Commercial District with a Conditional Use for Auto Glass Sales and Installation, “C-2 CD” Commercial District with a Conditional Use for Auto Body and Paint, “C-2 CD” Commercial District with a Conditional Use for Food Products and Processing, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicles Sales, “C-2 NA” Commercial Nonalcoholic Sales District, “C-2 NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Party House, Reception and Meeting Hall, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Construction Contractor Facility, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light truck Repair, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Vehicle Storage, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Construction Contractor Facility and “C-3 R” General Commercial Restrictive Alcoholic Sales District, with all overlay districts of “MLOD-2” Lackland Military Lighting Overlay, “GC-2” Highway 151 Gateway Corridor, “MAOZ-1” Military Airport Overlay Zone 1, 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].

36250

M A Y O R
Ron Nirenberg

AZ/lj
mm/dd/yyyy
Z-

CASE NO. Z-2022-10700304

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney