

**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 NCB 37, 2127, 2132, 2133, 2134, 2140, 2141, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2194, 2196, 2198, 2199, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2218, 2220, 2222, 2223, 2225, 2226, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2271, 2272, 2273, 2274, 2275, 2278, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2293, 2294, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2817, 2818, 2819, 2820, 2823, 2824, 2868, 2869, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3401, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3541, 3542, 3543, 3544, 3600, 3601, 3602, 3607, 3611, 3612, 3620, 3621, 3625, 3626, 3628, 3629, 3630, 3632, 3634, 3644, 3656, 3657, 3660, 3663, 3666, 3667, 3668, 3673, 3674, 3676, 3677, 3679, 3682, 3774, 3775, 3776, 3777, 3778, 3973, 3974, 6079, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6143, 6166, 6307, 6308, 6309, 6310, 6320, 6321, 6322, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6490, 6491, 6493, 6494, 6495, 6587, 6670, 6767, 6788, 6797, 6800, 6903, 6943, 6944, 6946, 6947, 6950, 6951, 7000, 7004, 7005, 7231, 7366, 8176, 8177, 8252, 8253, 8254, 8255, 8256, 8257, 8258, 8259, 8260, 8262, 8264, 8265, 8266, 8267, 8269, 8276, 8280, 8281, 8284, 8288, 8354, 8355, 8881, 8882, 8883, 8887, 8889, 8891, 8893, 8894, 8897, 9026, 9027, 9250, 9251, 9252, 9255, 9256, 9257, 9260, 11400, A-34, generally located within the boundaries of the Prospect Hill Neighborhood Association, which is bounded by North General McMullen Street, Culebra Road, West Martin Street, West Commerce Street, Southwest 24th Street, Southwest 26th Street, Castrovilla Road, Guadalupe Street, South Zarzamora, and North Comal Street from “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Day Care Center, “O-1” Office

District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “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 a Noncommercial Parking Lot, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto Repair, and Mini-Storage, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3NA” Commercial Nonalcoholic Sales District, “I-1” General Industrial District, to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two or three 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, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “MF-33” Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for seven (7) units, “NC” Neighborhood Commercial District, “NC S” Neighborhood Commercial District with a Specific Use Authorization for a Commercial Parking Lot, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bail Bond Agency, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District with all overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, 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].

AZ/lj  
mm/dd/yyyy  
# Z-

CASE NO. Z-2022-10700328

**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

DRAFT