

**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 Lot P-106, NCB 10934 from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “IDZ-3 MC-2 AHOD” High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District, “C-2” Commercial District and a Supportive Housing Campus

**SECTION 2.** The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as Exhibit "A" 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 [month day, year].

**PASSED AND APPROVED** this [date] day of [month year].

AZ/lj  
mm/dd/yyyy  
# Z-

CASE NO. Z-2023-10700347

**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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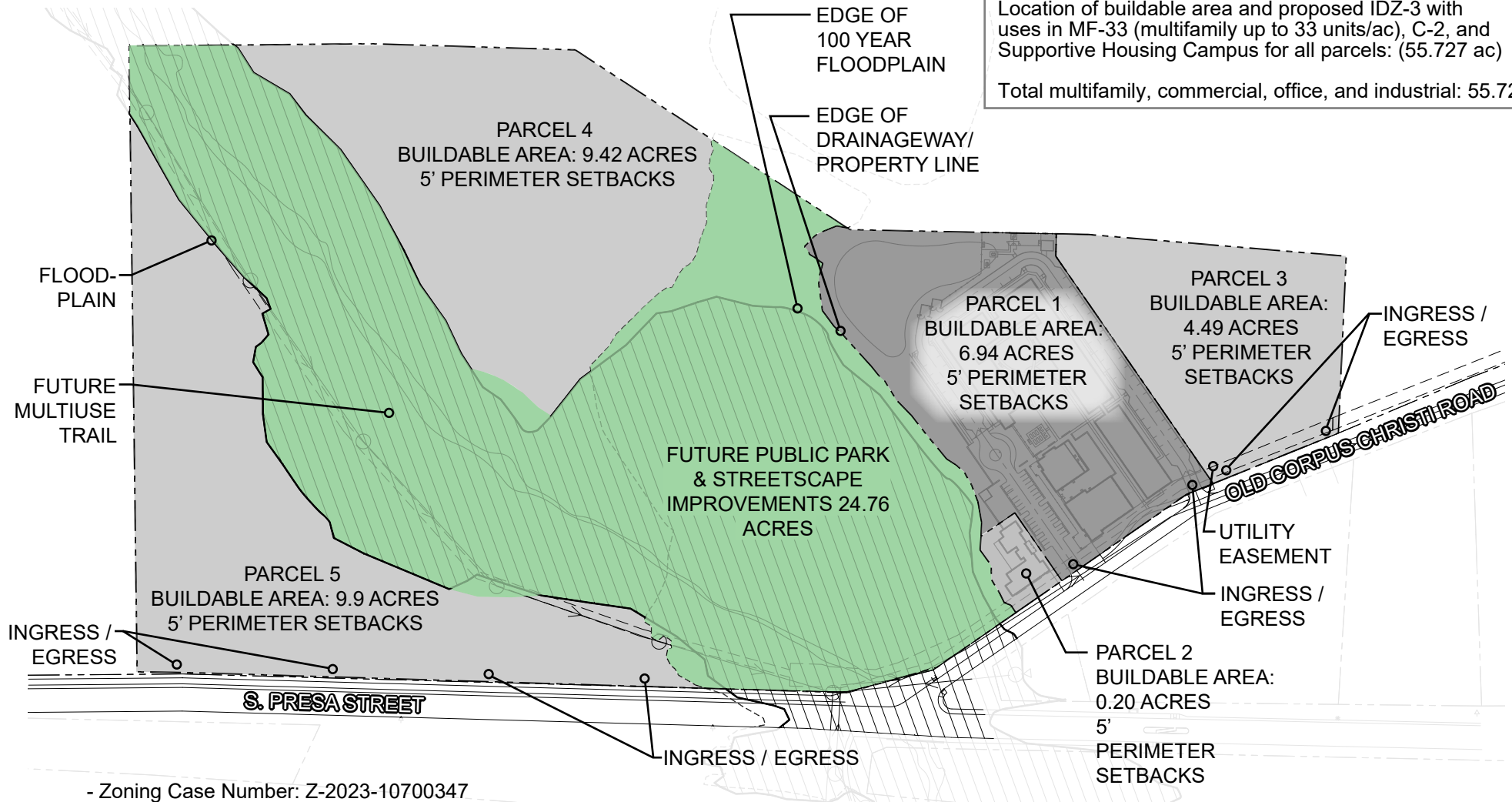
Andrew Segovia, City Attorney

DRAFT

Subject Property for Z-2023-347: 2,427,468.12 sq. ft.

Location of buildable area and proposed IDZ-3 with uses in MF-33 (multifamily up to 33 units/ac), C-2, and Supportive Housing Campus for all parcels: (55.727 ac)

Total multifamily, commercial, office, and industrial: 55.727 ac



- Zoning Case Number: Z-2023-10700347
- Property Size: 55.727 acres
- Current Zoning: "R-4 AHOD MC-2"
- Proposed Zoning: "IDZ-3 with uses permitted in MF-33, C-2 Commercial, and use as Supportive Housing Campus" Infill Development Zone, Airport Hazard Overlay District, Metropolitan Corridor
- Future Public Park & Streetscape Improvements: 24.76 acres
- Total buildable Area: 30.70 acres
- Setbacks: 5' Perimeter Setbacks
- Maximum Building Height: 100'
- Open Space: 14.0 acres
- Legal Description: NCB 10934 P-106 (FORMLY OUT OF P-100)



Scale: 1" = 300'-0"

