

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 1795, 1796, 1799, 1800, 1813, 1814, 1815, 1816, 1817, 1818, 1830, 1831, 1832, 1833, 1840, 1841, 1842, 1854, 1856, 1857, 1864, 1865, 1866, 1867, 1876, 1877, 1878, 1879, 1890, 1891, 1892, 1893, 2938, 6433, 6434, 6435, 6436, 6437, 6438 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and the Union Pacific Railroad tracks to the West of Ripley Avenue from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-3” Single-Family Residential District, “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District to “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “O-1” Office District, “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential 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-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, “RM-4 CD” Residential Mixed District with a Conditional Use for Professional Office, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, and “IDZ-1” Limited Intensity Infill Development Zone with uses for two dwelling units and Professional Office, with all overlay districts of “H” Historic Landmark, “NCD-2” Alta Vista Neighborhood Conservation 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