

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR  
RESOLUTION ADOPTED BY 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 5.86 acres of land out of NCB 14735 from "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with Conditional Use for Outdoor Art Gallery and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback to 10 feet and with allowance for a eight foot (8) fence.

**SECTION 2.** In accordance with Section 35-514(d)(2)D of the Unified Development Code, the City Council authorizes a fence to be erected or altered of up to a height of eight (8) feet along the property line that abuts existing residential zoning districts and land uses.

**SECTION 3.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** 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 5.** The City Council approves this Planned Unit Development so long as the attached site plan is adhered to. A site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 6.** 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 7.** This ordinance shall become effective May 29, 2016.

**PASSED AND APPROVED** this 19<sup>th</sup> day of May, 2016.

**M A Y O R**  
**Ivy R. Taylor**

**ATTEST:**

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Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

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Martha G. Sepeda, Acting City Attorney

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