

THIS IS A DRAFT ORDINANCE 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 LOCATED IN THE US 281 NORTH CORRIDOR AREA CONSISTING OF APPROXIMATELY 1.9 SQUARE MILES (1,224 ACRES) OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION, GENERALLY AS A VARIABLE WIDTH OF UP TO 4,000 FEET ALONG THE U.S. 281 NORTH RIGHT-OF-WAY; ADOPTING THE CORRIDOR PLAN FOR THE HILL COUNTRY GATEWAY CORRIDOR 3 (GC-3) AND APPLYING THE CORRIDOR STANDARDS.

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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 these amendments 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 adopting the Hill Country Gateway Corridor "GC-3", adding the zoning classification "Hill Country Gateway Corridor GC-3", within the municipal boundary of the City of San Antonio and located in the US 281 North Corridor Area. The Hill Country Gateway Corridor "GC-3" is adopted as set forth in this Ordinance as **Attachment "A"** attached hereto, made a part hereof and incorporated herein for all purposes.

SECTION 2. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is further amended by adopting various zoning district boundaries for properties previously outside city limits located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) generally along a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road

and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County more specifically described in **Attachment "B"**, attached hereto, 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 December 31, 2016.

PASSED AND APPROVED this 1st day of December, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

City Attorney