

**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 the following:

**From “R-4 MLOD-3 MLR-2 AHOD” Single-Family Residential Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District and “MF-33 MLOD-3 MLR-2 AHOD” Multi-Family Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “O-1 MLOD-3 MLR-2” Office Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County	Property Description
Appraisal District	
Property ID Number	
151149	NCB 3720 Block 1 Lot 51

**From “O-1 MLOD-3 MLR-2 AHOD” Office Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District and “O-2 High-Rise Office MLOD-3 MLR-2 AHOD” Multi-Family Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “O-1 MLOD-3 MLR-2 AHOD” Office Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County	Property Description
Appraisal District	
Property ID Number	
151148	NCB 3720 Block 1 Lots 47 and 48

**From “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-1 MLOD-3 MLR-2 AHOD” Light Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
151123	NCB 3720 Block 1 Lots 19 and 20
151124	NCB 3720 Block 1 Lots 21, 22 and 23
151152	NCB 3721 Block 2 Lots 4, 5 and S 15 feet of 3 Save and EXC W 2.43 feet of 4, 5 and S 15 feet of 3
151153	NCB 3721 Block 2 Lots 11, 12, 13 and S 3 feet of 10 EXC W 3.11 feet
151154	NCB 3721 Block 2 Lots 14 to 17 EXC W 3.11 feet

**From “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-1 S MLOD-3 MLR-2 AHOD” Light Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern Without Cover Charge 3 or More Days Per Week**

Bexar County Appraisal District Property ID Number	Property Description
151151	NCB 3721 Block 2 Lots 1, 2 and N 15 feet of 3 EXC W 2.43 feet

**From “C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-1 MLOD-3 MLR-2 AHOD” Light Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
151168	NCB 3721 Block 2 Lot 53

**From “I-1 MLOD-3 MLR-2 AHOD” General Industrial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-1 MLOD-3 MLR-2 AHOD” Light Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
151155	NCB 3721 Block 2 Lot 18 thru 21 EXC W 3.11 feet

**From “MF-33 MLOD-3 MLR-2 AHOD” Multi-Family Martindale Army Airfield Overlay  
Military Lighting Region-2 Airport Hazard Overlay District to “R-5 MLOD-3 MLR-2 AHOD”  
Single-Family Residential Martindale Army Airfield Overlay Military Lighting Region-2 Airport  
Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
151156	NCB 3721 Block 2 Lots 22 and 23
151157	NCB 3721 Block 2 Lots 24 and 25
151158	NCB 3721 Block 2 Lots 26 and 27
151159	NCB 3721 Block 2 Lots 28 and 29
151160	NCB 3721 Block 2 Lots 30 and 31
151161	NCB 3721 Block 2 Lots 32 and 33
151162	NCB 3721 Block 2 Lots 34 and 35
151163	NCB 3721 Block 2 Lots 36 and 37
151164	NCB 3721 Block 2 Lots 38 and 39
151166	NCB 3721 Block 2 Lots 40, 41 and 42
151171	NCB 3722 Block 3 Lots 14 and 15
151172	NCB 3722 Block 3 Lots 22 and 23
151191	NCB 3722 Block 3 Lot 47
151192	NCB 3722 Block 3 Lot 48
151193	NCB 3722 Block 3 Lot 49
151194	NCB 3722 Block 3 Lot 50
151195	NCB 3722 Block 3 Lot 51
151196	NCB 3722 Block 3 Lot 52
151197	NCB 3722 Block 3 Lot 53
151198	NCB 3722 Block 3 Lot 54
151199	NCB 3722 Block 3 Lot 55
151200	NCB 3722 Block 3 Lot 56
151201	NCB 3723 Block 4 Lots 1 and 2
151202	NCB 3723 Block 4 Lots 3 and 4
151203	NCB 3723 Block 4 Lots 5 and 6
151204	NCB 3723 Block 4 Lots 7 and 8
151205	NCB 3723 Block 4 Lots 9 and 10
151206	NCB 3723 Block 4 Lots 11 and 12
151207	NCB 3723 Block 4 Lots 13 and 14
151208	NCB 3723 Block 4 Lots 15, 16 and 17
151209	NCB 3723 Block 4 Lots 18 and 19
151210	NCB 3723 Block 4 Lots 20 and 21

**From “R-4 MLOD-3 MLR-2 AHOD” Single-Family Residential Martindale Army Airfield  
Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-1 MLOD-3 MLR-2  
AHOD” Light Commercial Martindale Army Airfield Overlay Military Lighting Region-2  
Airport Hazard Overlay District**

Bexar County	Property Description
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Appraisal District  
Property ID Number  
455353 NCB 10365 Block 2 Lot 25

**From “O-2 MLOD-3 MLR-2 AHOD” High-Rise Office Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-1 MLOD-3 MLR-2 AHOD” Light Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
455344	NCB 10365 Block 2 Lot 17
455347	NCB 10365 Block 2 Lot 20 and W 55 feet of 21
455350	NCB 10365 Block 2 Lots 22, 23 and E 55 feet of 21
455354	NCB 10365 Block 2 Lot 26

**From “C-3R MLOD-3 MLR-2 AHOD” General Commercial Restrictive Alcohol Sales Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
455352	NCB 10365 Block 2 Lot 24

**From “O-2 MLOD-3 MLR-2 AHOD” High-Rise Office Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District to “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Overlay Military Lighting Region-2 Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
529995	NCB 13604 Block 1 Lot 14

**From “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District to “R-4 AHOD” Single-Family Residential Airport Hazard Overlay District**

Bexar County Appraisal District Property ID Number	Property Description
1053259	NCB 10920 Block 11 Lot 1
1053260	NCB 10920 Block 11 Lot 2
1053261	NCB 10920 Block 11 Lot 3
1053262	NCB 10920 Block 11 Lot 4

1053263	NCB 10920 Block 11 Lot 5
1053264	NCB 10920 Block 11 Lot 6
1053265	NCB 10920 Block 11 Lot 7
991770	NCB 10920 Block 11 Lot 8
991771	NCB 10920 Block 11 Lot 9
991772	NCB 10920 Block 11 Lot 10
1051081	NCB 10920 Block 11 Lot 11
991774	NCB 10920 Block 11 Lot 12
991775	NCB 10920 Block 11 Lot 13
1033160	NCB 10920 Block 11 Lot 14
1033161	NCB 10920 Block 11 Lot 15
1033162	NCB 10920 Block 11 Lot 16
1033163	NCB 10920 Block 11 Lot 17
1033164	NCB 10920 Block 11 Lot 18
1033165	NCB 10920 Block 11 Lot 19
1033166	NCB 10920 Block 11 Lot 20
1033167	NCB 10920 Block 11 Lot 21
1033168	NCB 10920 Block 11 Lot 22
1033171	NCB 10920 Block 11 Lot 23
1033172	NCB 10920 Block 11 Lot 24
1033173	NCB 10920 Block 14 Lot 1
1033174	NCB 10920 Block 14 Lot 2

**SECTION 2.** The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The specific use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

**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 October 25, 2020.

**PASSED AND APPROVED** this 15th day of October 2020.

SG/lj  
10/15/2020  
# Z-

CASE NO. Z2020-10700194 S

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Tina J. Flores, City Clerk

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Andrew Segovia, City Attorney

DRAFT