

**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 LAND USE PLAN CONTAINED IN THE NOGALITOS/ SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF LOT 1 AND LOT 2, BLOCK 9, NCB 8965 LOCATED AT 868 KEATS AVENUE, FROM “LOW DENSITY RESIDENTIAL” TO “MEDIUM DENSITY RESIDENTIAL”.**

\* \* \* \* \*

**WHEREAS**, the Nogalitos/ South Zarzamora Community Plan was adopted on September 30, 2004 by City Council as a component of the City’s Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

**WHEREAS**, a public hearing was held on July 24, 2019 by the Planning Commission allowing all interested citizens to be heard; and

**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Nogalitos/ South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of Lot 1 and Lot 2, Block 9, NCB 8965 at 868 Keats Avenue, from “Low Density Residential” to “Medium Density Residential”. All portions of land mentioned are depicted in **Attachments “I”** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect {Effective Date}.

**PASSED AND APPROVED** on this {Day of Month} day of {Month & Year}.

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

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

CHALMERS AVE

Low Density Residential

Low Density Residential

CRYSTAL

Low Density Residential

Low Density Residential

Proposed Medium Density Residential

COMMERCIAL AVE

KEATS AVE



Low Density Residential

Low Density Residential

BRIGHTON AVE

Low Density Residential

Low Density Residential

FLANDERS AVE

Public Institutional

Low Density Residential

Low Density Residential



200' Notification Area

Proposed Medium Density Residential



Low Density Residential



Public Institutional



Data Source: City of San Antonio Enterprise GIS, Bear Metro 911, Bear Appraisal District  
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City of San Antonio Planning Department GIS Manager: World: Woodruff, #woodruff@sanantonio.gov. Maps may be ordered at: (214) 207-7873  
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# Nogalitos/ South Zarzamora Community Plan

## Proposed Plan Amendment 1911600036 Area

City of San Antonio  
Planning and Community  
Development Department  
John M. Dugan, ACP  
Director  
Development Services  
Service Center  
PO BOX 950075  
San Antonio, TX 78283

