

AN ORDINANCE 2018-08-02-0575

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 01.425 ACRES OF LAND LOCATED AT 740 HOT WELLS BOULEVARD, LEGALLY DESCRIBED AS THE WEST 67.88 FEET OF THE NORTH 200 FEET OF LOT 5A, THE SOUTH 169.6 FEET OF LOT 5A, AND THE NORTH 219.5 FEET OF LOT 32, BLOCK 6, NCB 10938 FROM "LOW DENSITY RESIDENTIAL" TO "COMMUNITY COMMERCIAL".

* * * * *

WHEREAS, the South Central San Antonio Community Plan was adopted on September 20, 2001 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 March 14, 2018 by the Planning Commission allowing all interested citizens to be heard; and

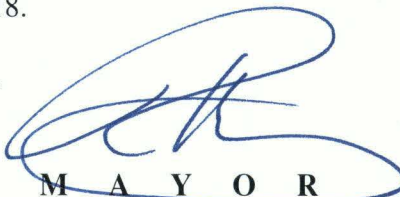
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW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

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

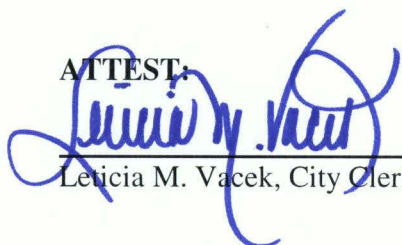
SECTION 1. The South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.425 acres of land located at 740 Hot Wells Boulevard, legally described as the west 67.88 feet of the north 200 feet of Lot 5A, the south 169.6 feet of Lot 5A, and the north 219.5 feet of Lot 32, Block 6, NCB 10938, from "Low Density Residential" to "Community Commercial". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect August 12, 2018.

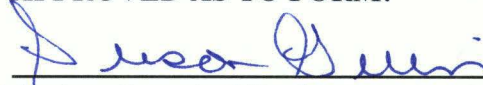
PASSED AND APPROVED on this 2nd day of August 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

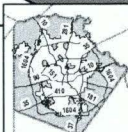
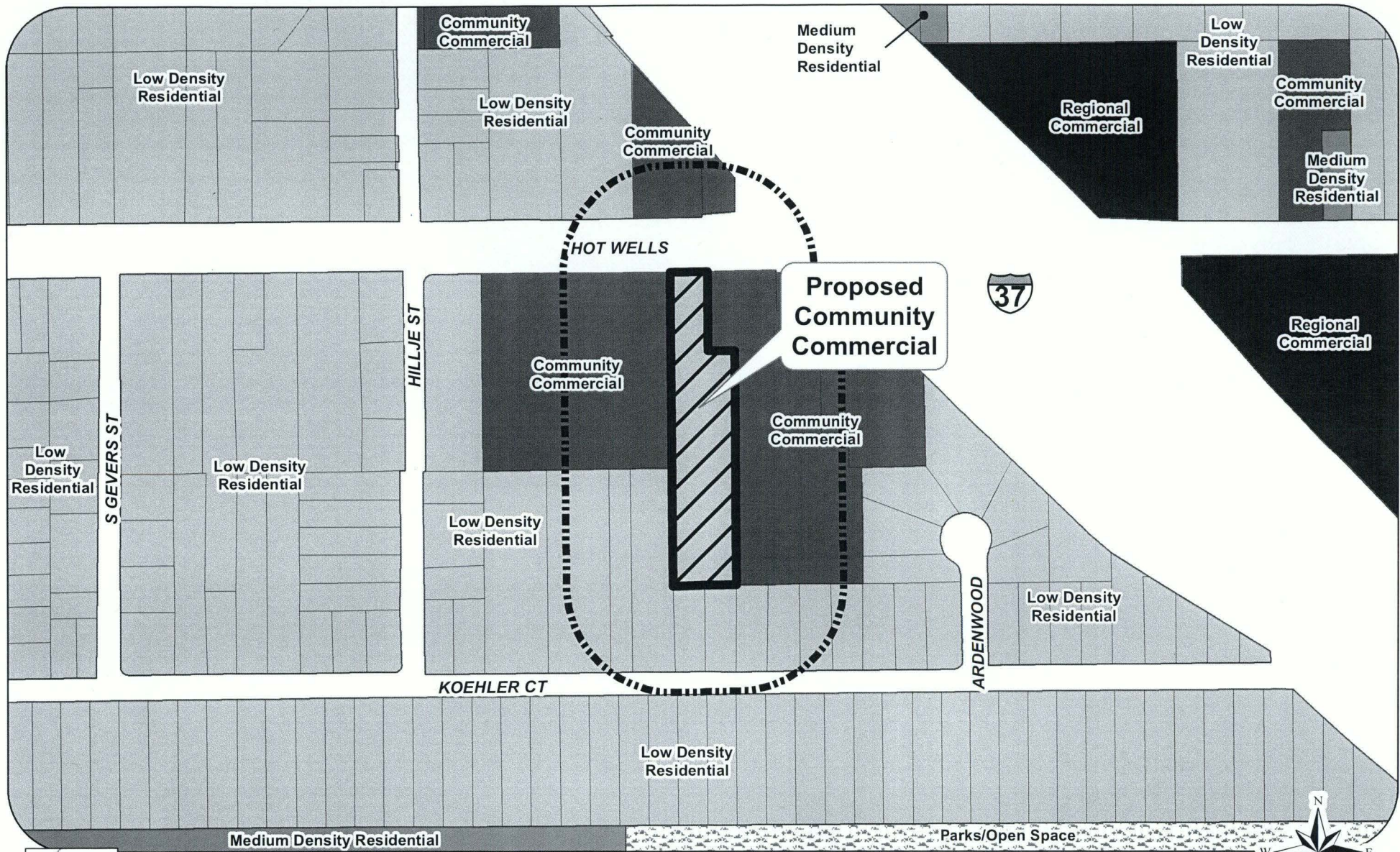
APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

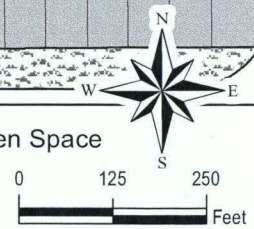
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|---------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | P-8 (in consent vote: Z-2, P-2, Z-3, Z-4, Z-5, P-3, Z-6, P-4, Z-7, Z-8, Z-12, Z-13, Z-14, P-8, Z-15, Z-16, Z-17, Z-18, Z-19, Z-22, Z-23, Z-24, Z-25, P-10, Z-29, Z-30, Z-31, Z-32, Z-33, P-11, Z-34, Z-35, Z-36, P-13, Z-38, Z-41, Z-42, Z-43, P-14, Z-44) | | | | | | |
| Date: | 08/02/2018 | | | | | | |
| Time: | 02:11:51 PM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | PLAN AMENDMENT CASE # 18036 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, by changing the future land use from "Low Density Residential" to "Community Commercial" on the west 67.88 feet of the north 200 feet of Lot 5A, the south 169.6 feet of Lot 5A, and the north 219.5 feet of Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018119 S) | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ron Nirenberg | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | | x |
| William Cruz Shaw | District 2 | | x | | | | |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Greg Brockhouse | District 6 | | x | | | | |
| Ana E. Sandoval | District 7 | | x | | | | |
| Manny Pelaez | District 8 | | x | | | | |
| John Courage | District 9 | | x | | | x | |
| Clayton H. Perry | District 10 | | x | | | | |

SG/lj
08/02/2018
Item No. P-8

ATTACHMENT ‘I’



| | | | |
|------------------------------|----------------------------|----------------------|------------------|
| 200' Notification Area | Low Density Residential | Community Commercial | Parks/Open Space |
| Proposed Regional Commercial | Medium Density Residential | Regional Commercial | |



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 "This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."
 *Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 2/23/2018
 Map File Location: W:\Archived\Neighborhoods\Land_Use\Amendments\Amend_18036_Highlands_B&W.mxd
 PDF Filename: 1802GG.pdf

South Central San Antonio Community Plan Plan Amendment 18036

City of San Antonio
 Planning and Community
 Development Department
 John M. Dugan, AICP
 Director
 Cliff Martin Development and
 Business Services Center
 PO Box 839666
 San Antonio, TX 78283

