

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 APPROXIMATELY 1.6139 ACRES OF LAND LOCATED AT 3727 NOGALITOS, AND 127 AMES AVENUE AND 131 AMES AVENUE, LEGALLY DESCRIBED AS LOTS 15, 16, 17, 19, AND 20, BLOCK 19, NCB 8700 FROM “NEIGHBORHOOD COMMERCIAL” AND “MEDIUM DENSITY RESIDENTIAL” TO “MIXED USE”.

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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 March 27, 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 approximately 1.6139 acres of land located at 3727 Nogalitos, and 127 Ames Avenue and 131 Ames Avenue, legally described as Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, from “Neighborhood Commercial” and “Medium Density Residential” to “Mixed Use”. 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:

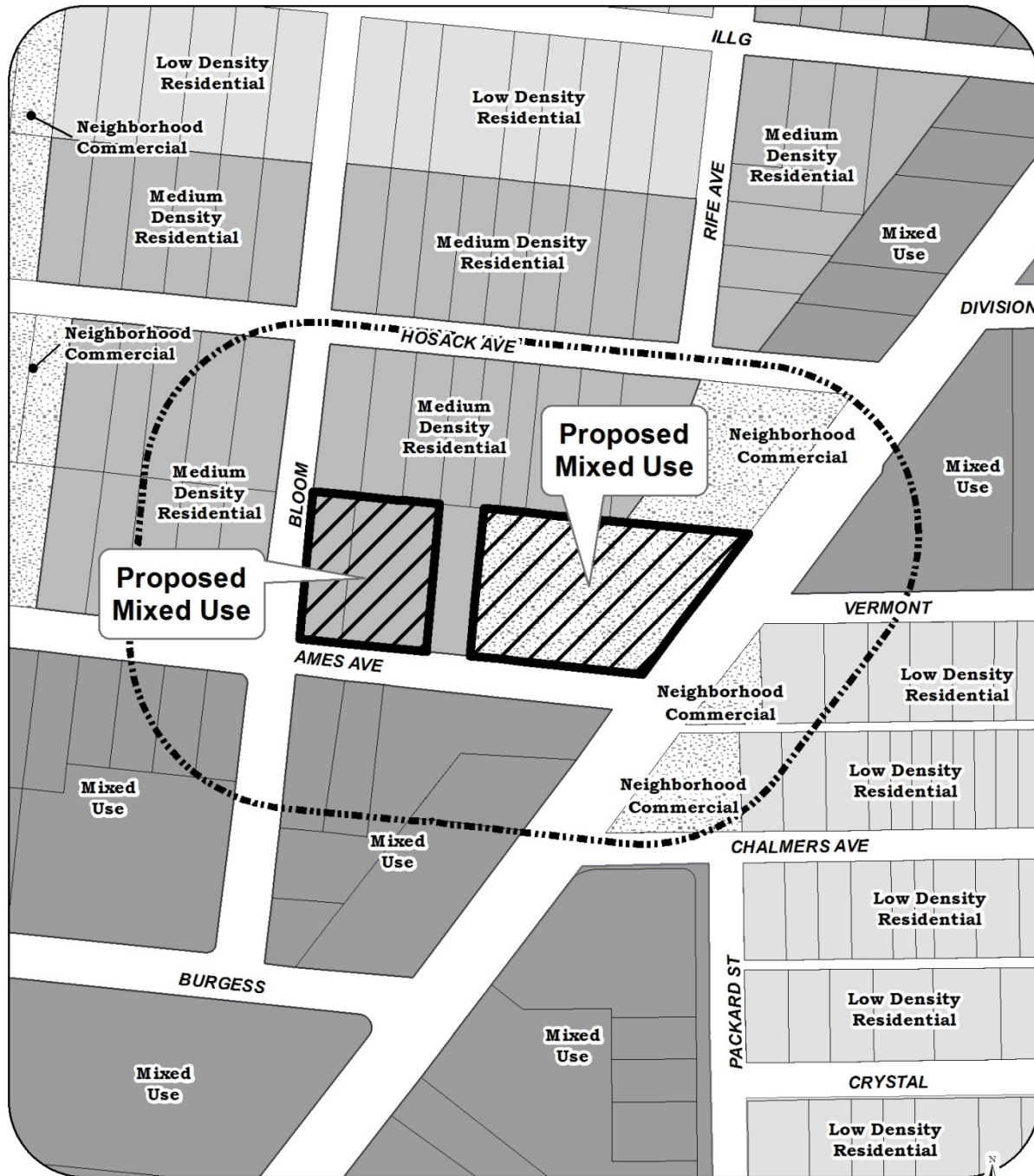
APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



		200' Notification Area		Low Density Residential		Neighborhood Commercial
		Proposed Mixed Use		Medium Density Residential		Mixed Use

Nogalitos/ South Zarzamora Community Plan
 Proposed Plan Amendment 1911600006 Area

City of San Antonio
 Planning and Community Development Department
 John M. Dugas, ACP
 Director

Map Created by: Gustavo Gutierrez
 Map Creation Date: 2/28/2019
 Map File Location: Amend_1911600006_NogalitosSouthZarzamora_B&W
 PDF Filename: Amend_1911600006_NogalitosSouthZarzamora_B&W.pdf