

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 0.2870 ACRES OF LAND BEING LOTS 6, 7, 8, & 9, BLOCK 60, NCB 7990 LOCATED AT 1510 WEST SOUTHCROSS BOULEVARD, FROM “MEDIUM-DENSITY RESIDENTIAL” TO “MIXED USE” AND TO INCLUDE “C-2” COMMERCIAL DISTRICT AS A RELATED ZONING DISTRICT FOR THE “MIXED USE” LAND USE CLASSIFICATION.

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WHEREAS, the Nogalitos/South Zarzamora Community Plan was adopted on September 30, 2004 and Updated June 18, 2009 by City Council as a component of the City’s Comprehensive Master Plan; 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 April 8, 2015 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 0.2870 acres of land being Lots 6, 7, 8, & 9, Block 60, NCB 7990 located at 1510 West Southcross Boulevard, from Medium-Density Residential to Mixed Use and to include “C-2” Commercial District as a related zoning district for the “Mixed Use” land use classification. All portions of land mentioned are depicted in **Attachments “I” and “II”**, and the amended text adding “C-2” Commercial District to the related zoning districts in “Mixed Use” Land Use Classification is included as **Attachment “III”**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect _____, 2015.

PASSED AND APPROVED on this ____st day of _____ 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

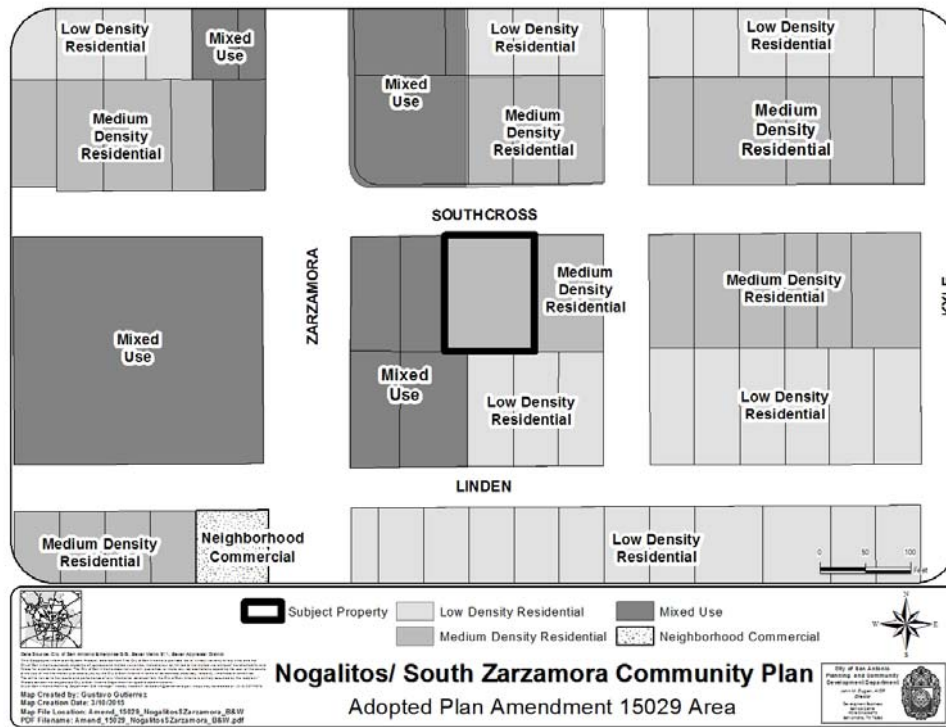
APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

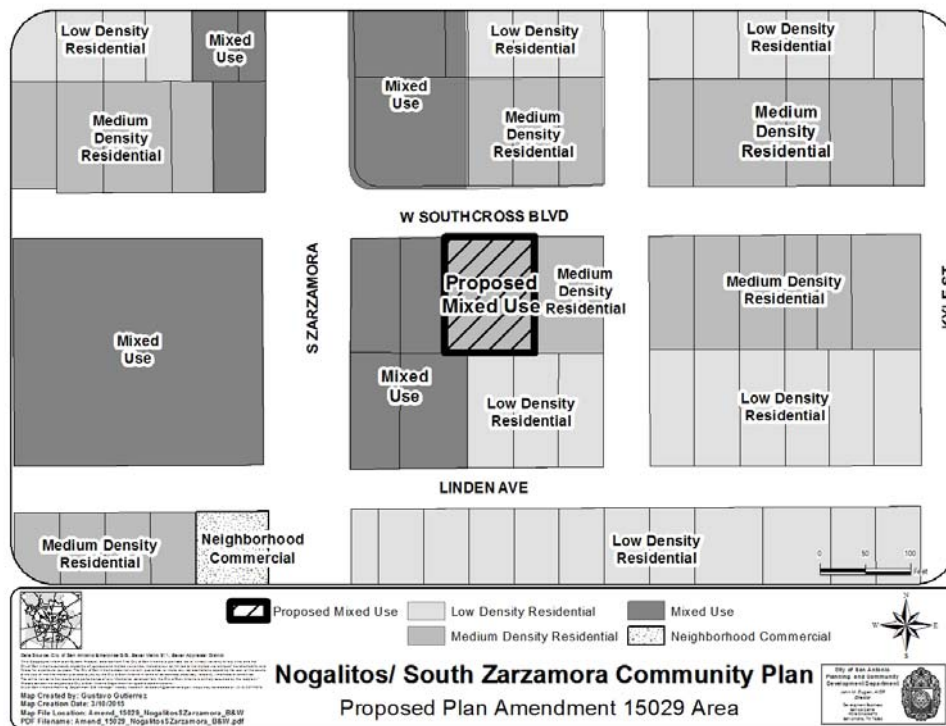
Martha G. Sepeda, Acting City Attorney

DRAFT

ATTACHMENT I
Land Use Plan as Adopted:



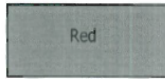
ATTACHMENT II
Proposed Amendment:



**ATTACHMENT III
 Land Use Plan:**

Land Use Classification	Description	Related Zoning
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Mixed Use-Residential/Office/and Commercial



Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment.

Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A

majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access.

Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

- NC
- C-1
- C-2 P
- O-1
- O-2
- RM-4
- RM-5
- RM-6
- MF-25
- MF-33
- MF-40
- MXD
- TOD
- IDZ
- C-2**



Mixed-use Development



Depending on the particular lot size and characteristics, some Mixed-use areas could be candidates for a Mixed-use Development. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a

quality pedestrian environment, with facades facing the street and common, landscaped parking areas. Development incentives that might apply to a Mixed-use project can be viewed at <http://www.sanantonio.gov/incentives/index.asp>.



Heart of the Neighborhood

Chapter 3

