

ORDINANCE 2019-10-17-0868

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".

\* \* \* \* \*

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

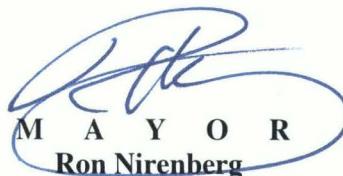
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; NOW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

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

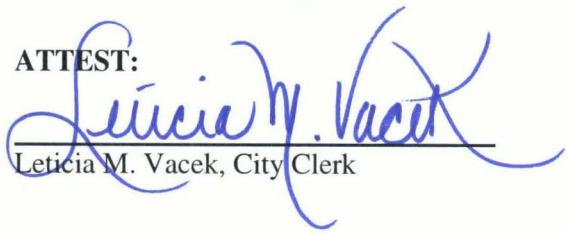
**SECTION 1.** The Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.6139 acres of land located at 3727 Nogalitos, and 127 Ames Avenue and 131 Ames Avenue, legally described as Lots 15, 16, 17, 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 **Attachment "T"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect October 27, 2019.

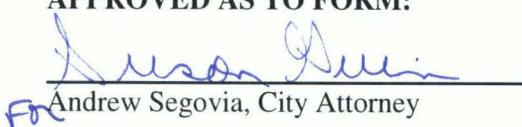
**PASSED AND APPROVED** on this 17<sup>th</sup> day of October, 2019.

  
M A Y O R  
Ron Nirenberg

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>P-4 ( in consent vote: P-1, Z-3, Z-4, Z-6, Z-7, Z-9, Z-10, Z-13, P-4, Z-14, Z-16, Z-17 )</b>						
<b>Date:</b>	10/17/2019						
<b>Time:</b>	03:07:16 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	PLAN AMENDMENT CASE PA-2019-116-00006 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" and "Medium Density Residential" to "Mixed Use" on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, and 127 Ames Avenue and 131 Ames Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700027) (Continued from August 8, 2019.)						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
Jada Andrews-Sullivan	District 2		x			x	
Rebecca Viagran	District 3	x					
Adriana Rocha Garcia	District 4		x				x
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6		x				
Ana E. Sandoval	District 7	x					
Manny Pelaez	District 8	x					
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/Ij  
10/17/2019  
# P-4

# **ATTACHMENT “I”**

ATTACHMENT I  
Proposed Amendment:

