

**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 29.035 ACRES OF LAND OUT OF
NCB 8786, LOCATED AT THE SOUTHWEST CORNER OF CULBERSON
AVENUE AND SOUTH ZARZAMORA STREET, FROM PARKS/OPEN
SPACE, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL
AND MIXED USE TO REGIONAL COMMERCIAL.**

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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 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 Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on December 4, 2013 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 29.035 acres of land out of NCB 8786, located at the southwest corner of Culberson Avenue and South Zarzamora Street from Parks/Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial. All portions of land mentioned are depicted in **Attachments “I” and “II”** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall become effective _____ 2014.

PASSED AND APPROVED this __ day of _____, 2014.

SG/cia
MM/DD/YYYY
#

**Master Plan Amendment 14012
Nogalitos/South Zarzamora Community
Plan**

M A Y O R
Julián Castro

ATTEST:

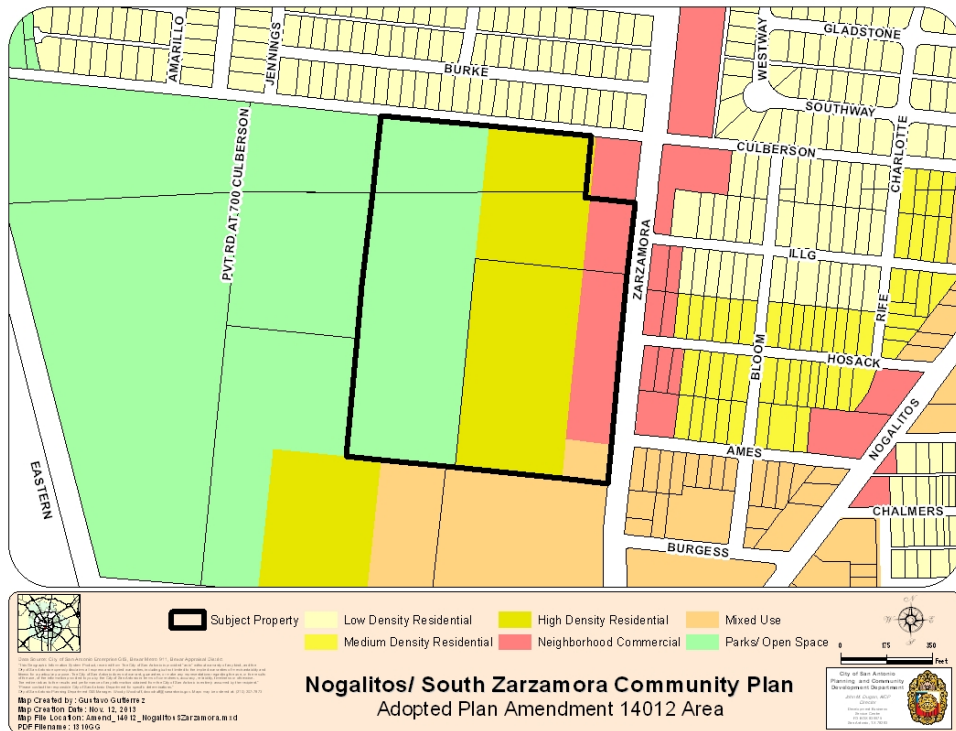
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Robert F. Greenblum, City Attorney

DRAFT

ATTACHMENT I
Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:

