

ORDINANCE 2020-06-04-0386

AMENDING THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.41 ACRES OF LAND LOCATED AT 1901 FREDERICKSBURG ROAD, LEGALLY DESCRIBED AS LOT 1, BLOCK 1, NCB 6692, SAVE AND EXCEPT 0.0002 ACRES NCB 6692 FROM "NEIGHBORHOOD COMMERCIAL" TO "COMMUNITY COMMERCIAL."

\* \* \* \* \*

WHEREAS, the Near Northwest Community Plan was adopted in February 2002 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 May 13, 2020 by the Planning Commission allowing all interested citizens to be heard; and

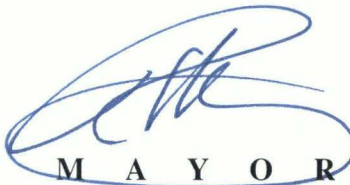
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW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

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


**SECTION 1.** Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.41 acres of land located at 1901 Fredericksburg Road, legally described as Lot 1, Block 1, NCB 6692, save and except 0.0002 acres from "Neighborhood Commercial" 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 June 14, 2020.


**PASSED AND APPROVED** on this 4<sup>th</sup> day of June, 2020.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney



# City of San Antonio

## City Council

June 04, 2020

---

**Item: P-1**

**Enactment Number:**

**File Number: 20-3379**

**2020-06-04-0386**

PLAN AMENDMENT CASE PA-2020-11600017 (Council District 7): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot 1, Block 1, NCB 6692, save and except 0.0002 acres out of NCB 6692, located at 1901 Fredericksburg Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2020-11600026)

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 9 Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello  
Havrda, Sandoval, Pelaez, Courage and Perry

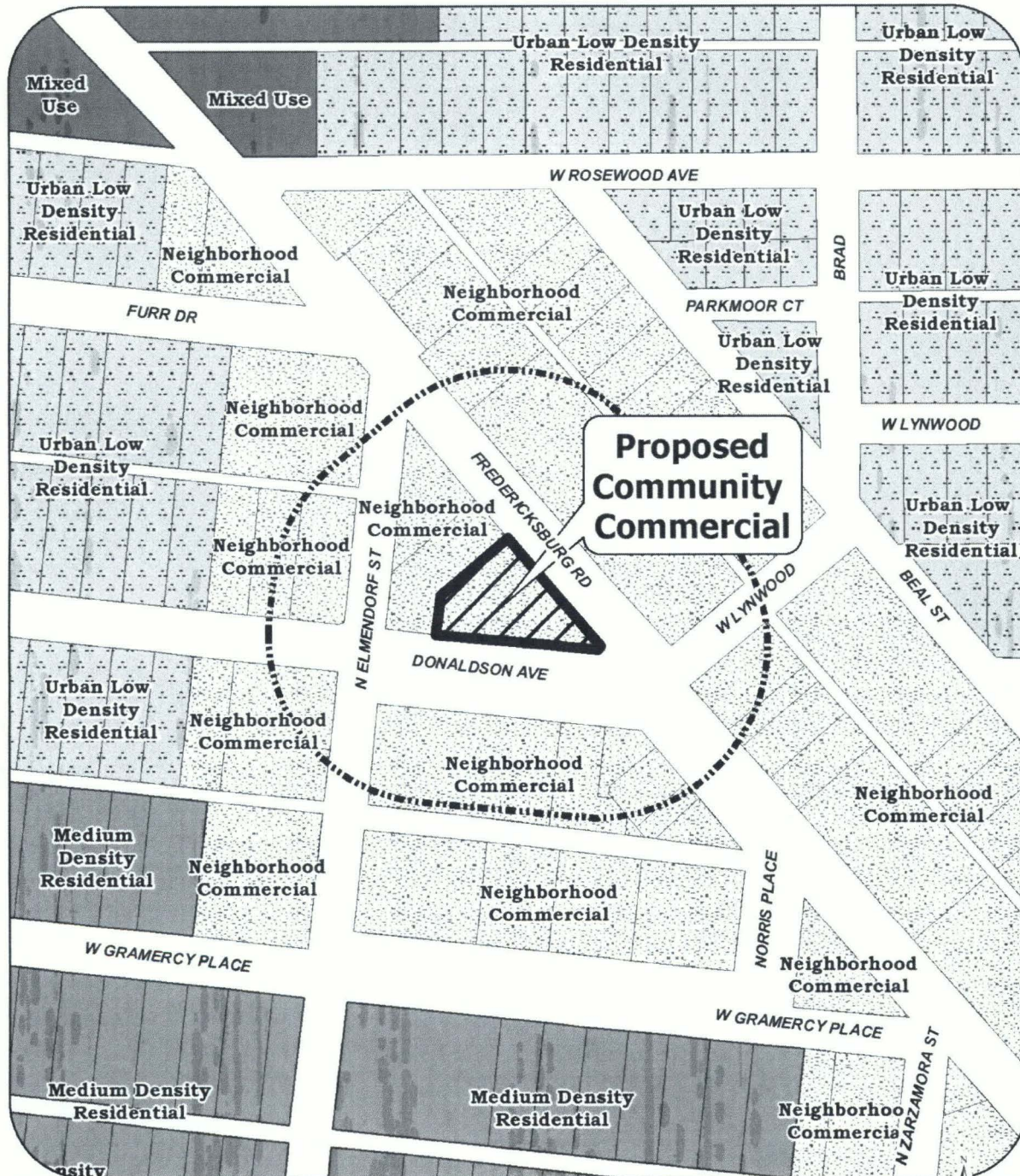
**Absent:** 2 Nirenberg and Gonzales

SG  
06/04/2020  
Item No. P-1

# **ATTACHMENT “I”**



**ATTACHMENT I**  
**Proposed Amendment:**



		200' Notification Area		Medium Density Residential	 City of San Antonio Planning and Community Development Department 4th Floor 100 West Commerce Street San Antonio, TX 78205 Telephone: 214-747-3100
		Proposed Community Commercial		Neighborhood Commercial	
		Mixed Use		Urban Low Density Residential	

**Near Northwest Community Plan**  
**Proposed Plan Amendment 2011600017 Area**