

ORDINANCE 2020-02-20-0127

AMENDING THE LAND USE PLAN CONTAINED IN THE DIGNOWITY HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.3739 ACRES OF LAND LOCATED AT 707 DAWSON, LEGALLY DESCRIBED AS SOUTH 104.22 FEET OF LOT 11, LOT 12, AND LOT 13, BLOCK 8, NCB 562, FROM "HIGH DENSITY RESIDENTIAL" TO "LOW DENSITY MIXED-USE"

\* \* \* \* \*

WHEREAS, the Dignowity Hill Neighborhood Plan was adopted on December 3, 2009 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 December 11, 2019 by the Planning Commission allowing all interested citizens to be heard; and

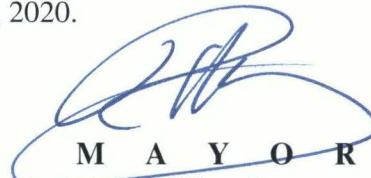
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW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

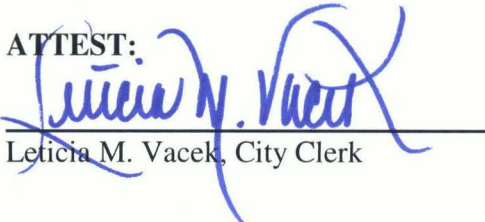
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

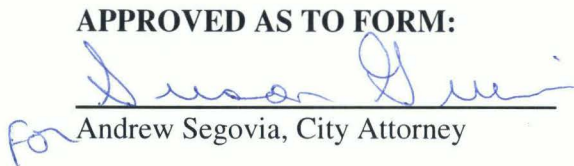
**SECTION 1.** The Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.3739 acres of land located at 707 Dawson Street, legally described as South 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562, from "High Density Residential" to "Low Density Mixed-Use". 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 March 1, 2020.

**PASSED AND APPROVED** on this 20<sup>th</sup> day of February, 2020.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Andrew Segovia, City Attorney



# City of San Antonio

## City Council

February 20, 2020

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**Item: P-3**

**Enactment Number:**

**File Number: 20-1595**

**2020-02-20-0127**

PLAN AMENDMENT CASE PA-2019-11600079 (Council District 2): Ordinance amending the Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Low Density Mixed-Use" on the south 104.22 feet of Lot 11, Lot 12 and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700275)

Councilmember Roberto C. Treviño made a motion to adopt. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Gonzales,  
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

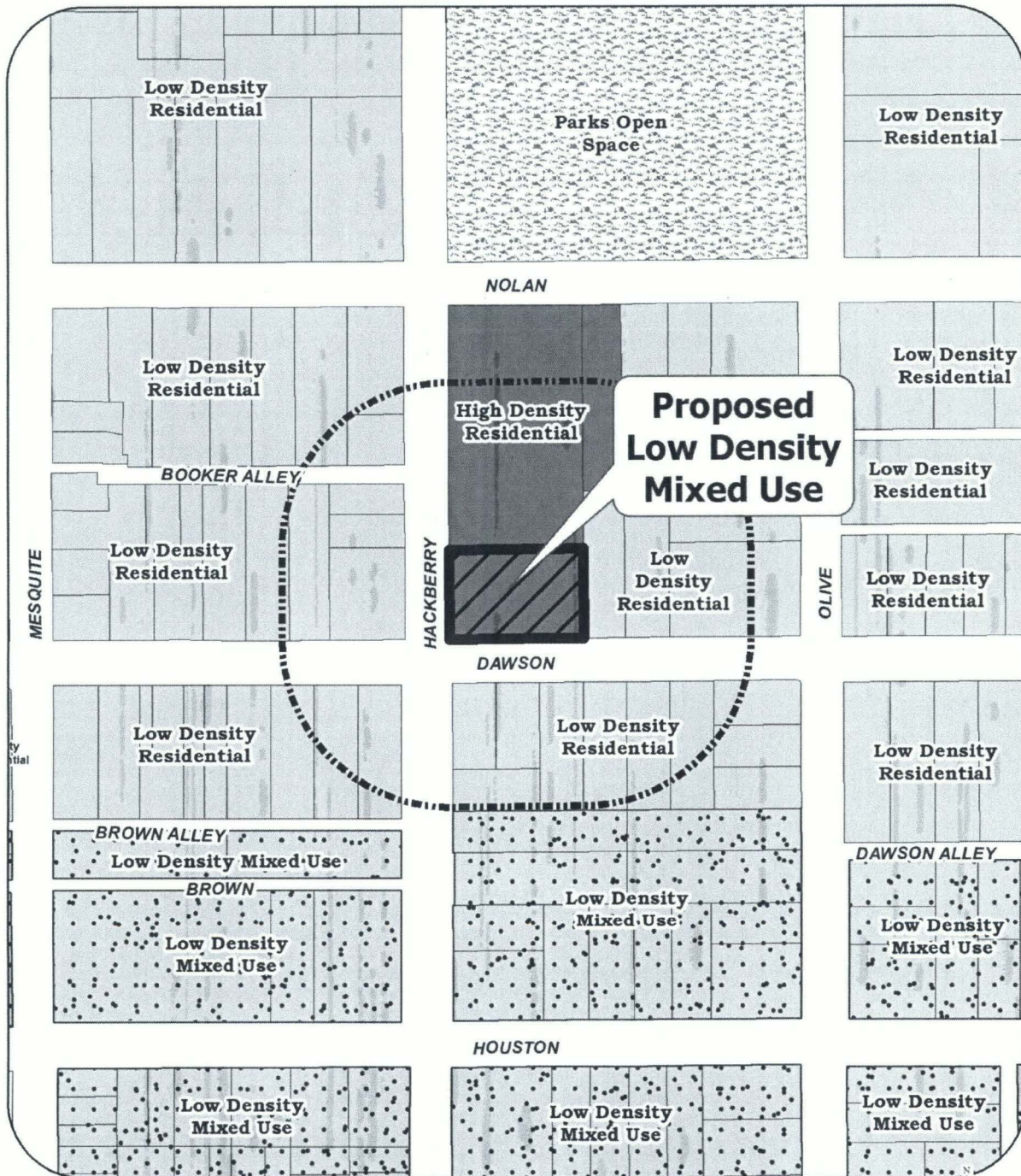
**Absent:** 1 Rocha Garcia

SG/lj  
02/20/2020  
Item No. P-3

# Attachment “I”



ATTACHMENT I  
Proposed Amendment:



200' Notification Area

Proposed Low Density Mixed Use

Low Density Residential

High Density Residential

Low Density Mixed Use

Parks Open Space

**Dignowity Hill Neighborhood Plan**  
Proposed Plan Amendment 1911600079 Area

Map Created by: Gustin G. Galarza  
Map Creation Date: 10/17/2019  
Map File Location: Y:\Information\2019\2019 EIP\Figures\_1004\1911600079\1911600079\_Area  
Land Use: 1911600079\_Area  
PDF Filename: 1911600079

City of San Antonio  
Planning and Community  
Development

John W. Oliver, Mayor  
Cris Diez, City Council

0 75 150 Feet