

**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 0.1438 ACRES  
OF LAND LOCATED AT 619 SOUTH PANAM EXPRESSWAY,  
LEGALLY DESCRIBED AS LOT 26, BLOCK 11, NCB 2648 FROM  
"NEIGHBORHOOD COMMERCIAL" TO "MIXED USE"**

\* \* \* \* \*

**WHEREAS**, the Nogalitos/South Zarzamora Community Plan was adopted on September 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 11, 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.** 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 0.1438 acres of land located at 619 South Panam Expressway, legally described as Lot 26, Block 11, NCB 2648, from "Neighborhood Commercial" to "Mixed Use." All portions of land mentioned are depicted in **Attachments "I"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect {Effective Date}.

**PASSED AND APPROVED** on this {Day of Month} day of {Month & Year}.

M A Y O R  
Ron Nirenberg

ATTEST:

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Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

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Andrew Segovia, City Attorney

DRAFT

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

