

ORDINANCE 2020-02-20-0142

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 0.3432 ACRES OF LAND LOCATED AT 3401,
3403, 3405, AND 3407 NOGALITOS STREET, LEGALLY DESCRIBED AS
LOT 1 AND LOT 2, BLOCK 13, NCB 7050 FROM "NEIGHBORHOOD
COMMERCIAL" TO "REGIONAL COMMERCIAL".

* * * * *

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 January 8, 2020 by the Planning Commission allowing all interested citizens to be heard; and

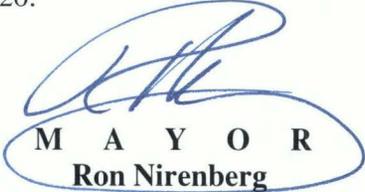
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW 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 0.3432 acres of land located at 3401, 3403, 3405, and 3407 Nogalitos Street, legally described as Lot 1 and 2, Block 13, NCB 7050 from "Neighborhood Commercial" to "Regional Commercial". All portions of land mentioned are depicted in **Attachment "P"** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect March 1, 2019.

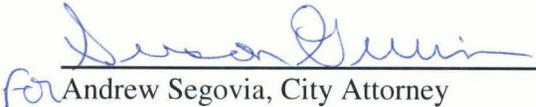
PASSED AND APPROVED on this 20th day of February, 2020.


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

Item: P-6

Enactment Number:

File Number: 20-1672

2020-02-20-0142

PLAN AMENDMENT CASE PA-2019-11600096 (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" to "Regional Commercial" on Lot 1 and Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2019-10700328)

Councilmember Shirley Gonzales made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

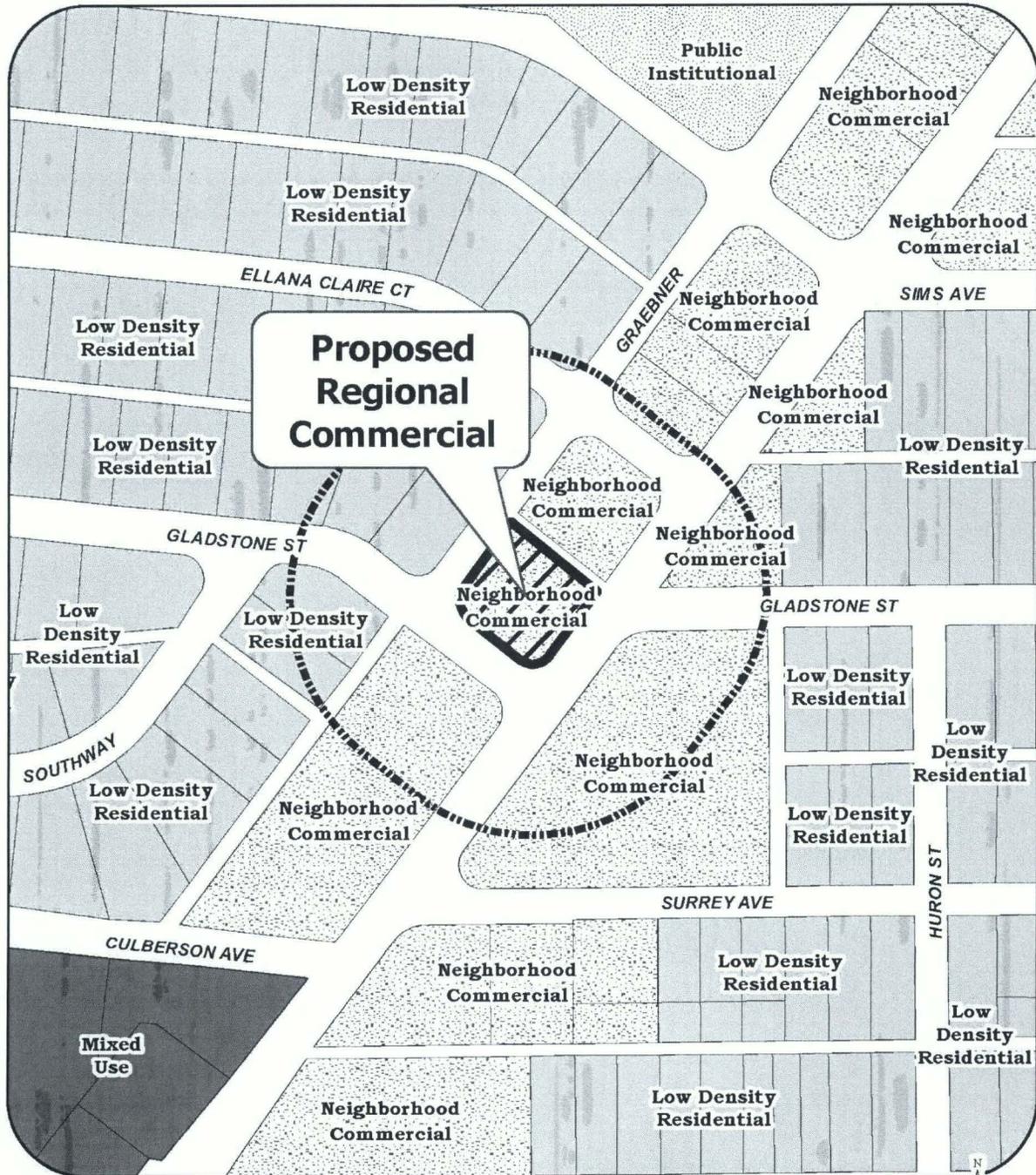
Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

Absent: 2 Viagran and Perry

SG/lj
02/20/2020
Item No. P-6

Attachment "I"

ATTACHMENT I
 Proposed Amendment:



	200' Notification Area	Neighborhood Commercial	
Proposed Neighborhood Commercial	Mixed Use	Public Institutional	0 75 150 Feet
Low Density Residential			

Nogalitos/ South Zarzamora Community Plan
 Proposed Plan Amendment 1911600096 Area

City of San Antonio Planning and Community Development Department
 4800 Alamo Plaza, 4502
 San Antonio, TX 78204
 210.207.2500