

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 WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 5.026 ACRES OF LAND OUT OF NCB 15910, GENERALLY LOCATED AT 9823 MARBACH ROAD, FROM SUBURBAN TIER TO MIXED USE CENTER AND TO INCLUDE “C-3” GENERAL COMMERCIAL DISTRICT AS A RELATED ZONING DISTRICT TO THE MIXED USE CENTER LAND USE CLASSIFICATION.

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WHEREAS, the West/Southwest Sector Plan was adopted on April 21, 2010 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 August 26, 2015 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 West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use approximately 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road, from Suburban Tier to Mixed Use Center, and to include “C-3” General Commercial District as a related zoning district to the Mixed Use Center land use classification. All portions of land mentioned are depicted in **Attachments “I”** and **“II”**, and the current and proposed amendment adding “C-3” General Commercial District as a related zoning district for the “Mixed Use Center” land use classification are included as **Attachment “III”** and **“IV”**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect _____, 2015.

PASSED AND APPROVED this ____ day of _____ 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

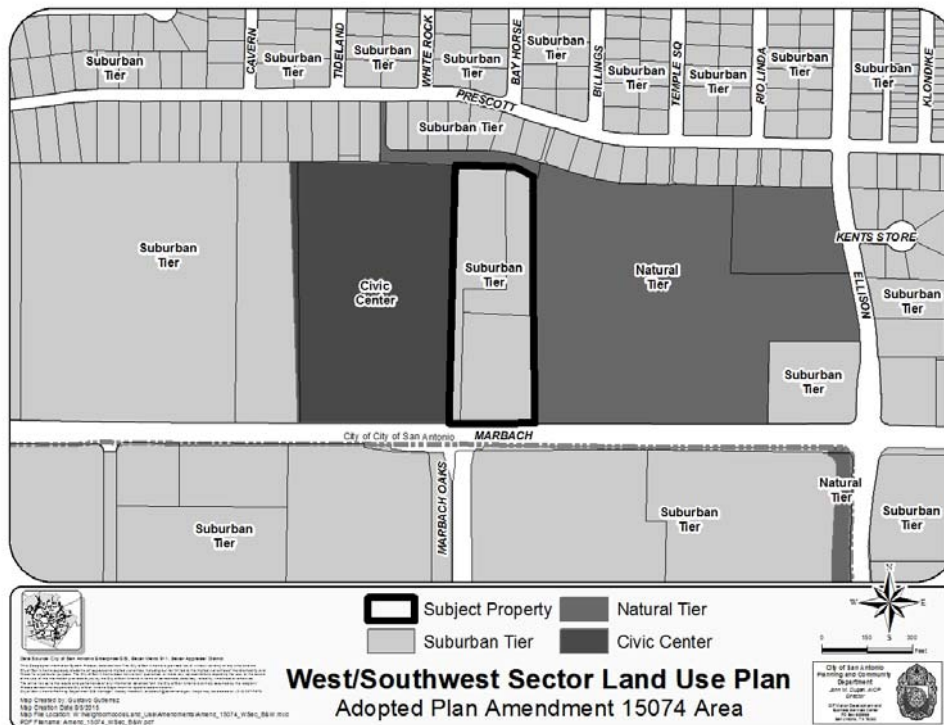
APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

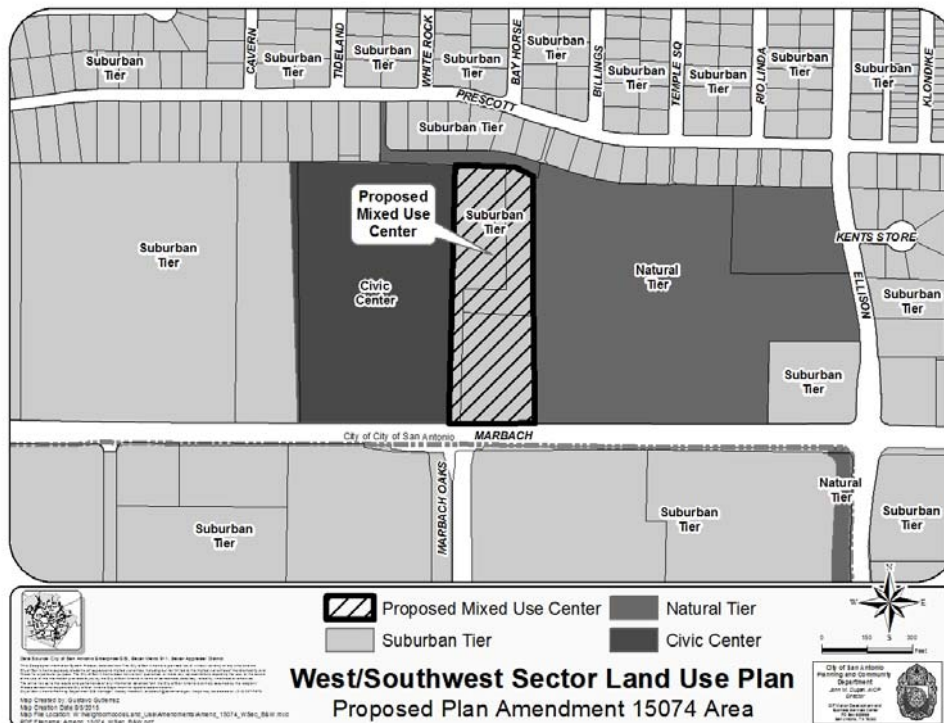
Martha G. Sepeda, Acting City Attorney

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ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:



ATTACHMENT III Land Use Plan:

Tiers and Centers are the Land Use Components of the West/ Southwest Sector Land Use Plan

The West/Southwest Sector Land Use Plan has been prepared based on the concept of Centers and Tiers. The intent of this concept is to allow for a range of compatible residential and non-residential uses within each Tier and Center. Tiers and Centers allow for a range of appropriate densities and intensities that can achieve compatibility and respond to market opportunities. Each Center and Tier utilized within the Sector Land Use Plan considers the character of the existing land use pattern, existing and proposed transportation networks, and the presence of environmental resources.

The overview of each Center and Tier and its land use guidance is presented below. There are seven Tiers, five Centers and one Overlay. The “related zoning districts” within the descriptions of each Tier and Center are those that best meet the land use descriptions for that specific Tier or Center. Special zoning districts such as MXP, IDZ, TOD, ED, AE, PUD, FBZD, etc. may have a broad range of applicability within the Sector. Requests for these special districts should be evaluated on a case by case basis. Generally, lower density or intensity uses may be accommodated in most Tiers and Centers although they are not listed as a related zoning district.

DRY

ATTACHMENT IV Proposed Amendment:

Mixed Use Center



RESIDENTIAL: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use

Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

RELATED ZONING DISTRICTS:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD, **C-3 Proposed**

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.