

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 HIGHLANDS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 1.6968 ACRES OF LAND LOCATED IN THE 3100-3200 BLOCK OF GEVERS STREET, 303 CHANNING AVE, AND 202 COSGROVE STREET, LEGALLY DESCRIBED AS 1.6968 ACRES OUT OF NCB 3819 AND NCB 3815 FROM “COMMUNITY COMMERCIAL” ON 1.6142 ACRES OUT OF NCB 3819 AND NCB 3815 AND TO “NEIGHBORHOOD COMMERCIAL” ON 0.0826 ACRES OUT OF NCB 3819

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WHEREAS, the Highlands Community Plan was adopted on April 4, 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 March 8, 2017 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 Highlands Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.6968 acres of land located at 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street, legally described as 1.6968 acres out of NCB 3819 and NCB 3815, from “Community Commercial” on 1.6142 acres out of NCB 3819 and NCB 3815 and to “Neighborhood Commercial” on 0.0826 acres out of NCB 3819. 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 the 13th day of August 2017.

PASSED AND APPROVED on this 3rd day of August 2017.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT

Highlands Community Plan
Proposed Plan Amendment 17014 Area

Legend:

- Proposed Community Commercial (Hatched pattern)
- High Density Residential (Dark gray)
- Low Density Residential (Light gray)
- Neighborhood Commercial (Stippled pattern)

Map Details:

- Streets:** Nopal St, Greer St, Cosgrove St, Channing St, Hiawatha St, S Gevers St, S Mitten St.
- Designations:** Low Density Residential, High Density Residential, Neighborhood Commercial, Proposed Community Commercial.
- Scale:** 0 to 200 feet.
- North Arrow:** Indicated by a star symbol.

Map Source: City of San Antonio, Planning and Community Development Department, 17014 Highlands Community Plan Amendment 17014, 1/10/2017.