

AN ORDINANCE 2018-04-05-0249

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 0.4132 ACRES OF LAND LOCATED AT 10540 CULEBRA ROAD, LEGALLY DESCRIBED AS SOUTH 180- FEET OF LOT 5, BLOCK 1, NCB 17637 FROM "RURAL ESTATE TIER" TO "REGIONAL CENTER".

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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 February 28, 2018 by the Planning Commission allowing all interested citizens to be heard; and

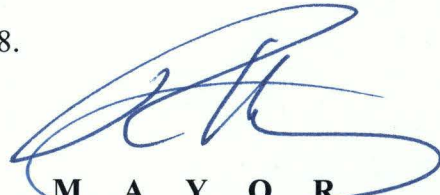
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW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

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

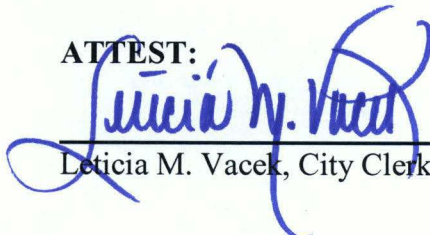
SECTION 1. The West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.4132 acres of land located at 10540 Culebra Road, legally described as South 180-feet of Lot 5, Block 1, NCB 17637, from "Rural Estate Tier" to "Regional Center". 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 April 15, 2018.

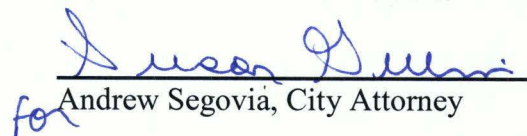
PASSED AND APPROVED on this 5th day of April 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney

Agenda Item:	P-6 (in consent vote: P-6, Z-24)						
Date:	04/05/2018						
Time:	02:49:57 PM						
Vote Type:	Motion to Approve						
Description:	PLAN AMENDMENT CASE # 18032 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Regional Center" on the south 180-feet of Lot 5, Block 1, NCB 17637, located at 10540 Culebra Road. Staff and Planning Commission recommend Denial, with an Alternate Recommendation. (Associated Zoning Case Z2018110)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x			x	
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

Attachment “I”

This map illustrates the land use tiers and proposed developments in the Culebra Road area. The map is divided into several zones, each with a specific pattern or shading:

- Regional Center:** Indicated by a dark, solid black area in the upper right and lower left.
- Suburban Tier:** Indicated by a light gray area with a diagonal line pattern, located in the upper center and lower right.
- Rural Estate Tier:** Indicated by a medium gray area with a vertical line pattern, located in the lower center.
- Natural Tier:** Indicated by a dark gray area with a stippled pattern, located along the left side of the map.
- Proposed Regional Center:** A specific area within the Suburban Tier, outlined by a dashed line and labeled with a callout box.

Key roads and landmarks shown include:

- CULEBRA RD:** The main road running diagonally across the map.
- ROGERS RD:** A road running vertically along the left side.
- MOUNTAIN VIEW DR:** A road running diagonally from the bottom left towards the center.
- PVTRD AT CULEBRA MARKET SHOPPING CENTER:** Two locations marked along Culebra Road.
- PVTRD AT 10600 CULEBRA RD:** A location marked on Rogers Road.

A north arrow is located in the bottom right corner of the map.

