

AN ORDINANCE

2019-02-21-0164

**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 0.5587 ACRES OF LAND LOCATED AT 930 FITCH STREET, LEGALLY DESCRIBED AS LOT 15-16, BLOCK 18, NCB 7881 AND LOT 20, BLOCK 3, NCB 8951 FROM "HIGH DENSITY RESIDENTIAL" TO "NEIGHBORHOOD 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 December 19, 2018 by the Planning Commission allowing all interested citizens to be heard; and

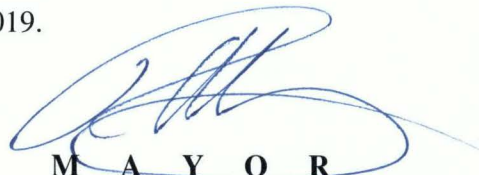
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans;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

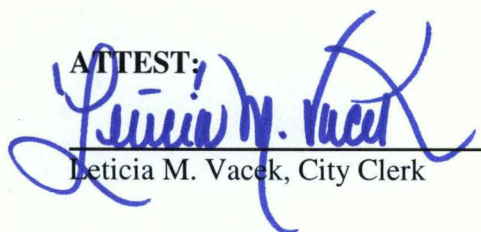
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

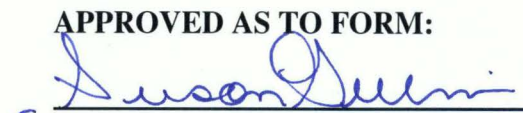
**SECTION 1.** The Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.5587 acres of land located at 930 Fitch Street, legally described as Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, from "High Density Residential" to "Neighborhood Commercial". 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 March 3, 2019.

**PASSED AND APPROVED** on this 21<sup>st</sup> day of February 2019.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**  
  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**  
  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>P-5 ( in consent vote: 28, 29, Z-1, Z-2, Z-3, P-2, Z-5, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, Z-16, Z-17, Z-19 )</b>						
<b>Date:</b>	02/21/2019						
<b>Time:</b>	02:56:23 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	PLAN AMENDMENT CASE # PA-2018-900014 (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 "High Density Residential" to "Neighborhood Commercial" on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900045 CD)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		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”



# ATTACHMENT I Proposed Amendment:

