

**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 NORTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 1.5674 ACRES OF LAND LOCATED AT 4415 SAN PEDRO AVENUE, LEGALLY DESCRIBED AS LOT 2, NCB 9200 FROM “NEIGHBORHOOD COMMERCIAL” TO “MIXED USE”.**

\* \* \* \* \*

**WHEREAS**, the North Central Community Plan was adopted on February 14, 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 July 24, 2019 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 Northwest Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.5674 acres of land located at 4415 San Pedro Avenue, legally described as Lot 2, NCB 9200, from “Neighborhood Commercial” to “Mixed Use”. 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 {Effective Date}.

**PASSED AND APPROVED** on this {Day of Month} day of {Month & Year}.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

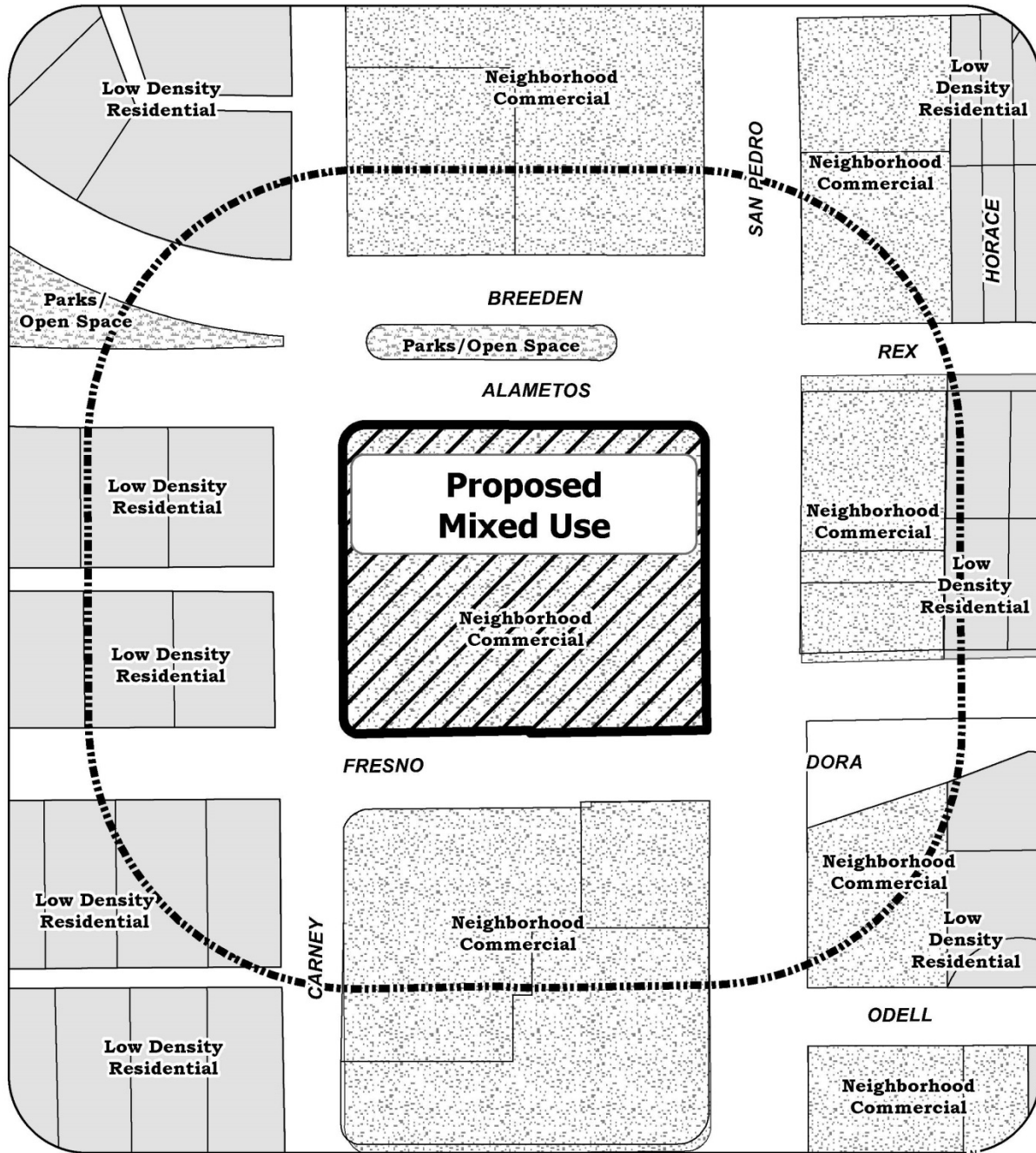
**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

**ATTACHMENT I**  
**Proposed Amendment:**



	200' Notification Area	Low Density Residential	  City of San Antonio Planning and Community Development Department John M. Dugan, ACP Director City of San Antonio Planning and Community Development Department San Antonio, TX 78205
Proposed Mixed Use	Neighborhood Commercial	Parks/Open Space	
<p><b>North Central Community Plan</b>                  Proposed Plan Amendment 1911600015 Area</p>			