

ORDINANCE 2019-08-22-0664

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

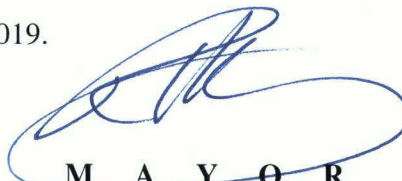
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW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

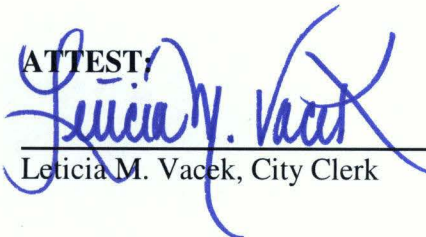
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

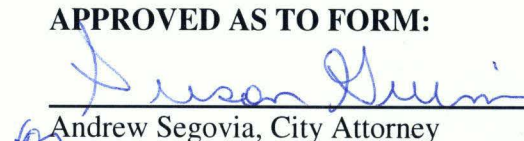
**SECTION 1.** The North Central Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1.5674 acres of land located at 4415 San Pedro Avenue, legally described as Lot 2, NCB 9200, from "Neighborhood Commercial" to "Mixed Use". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect September 1, 2019.

**PASSED AND APPROVED** on this 22<sup>nd</sup> day of August, 2019.

  
M A Y O R  
Ron Nirenberg

ATTEST:  
  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
Andrew Segovia, City Attorney

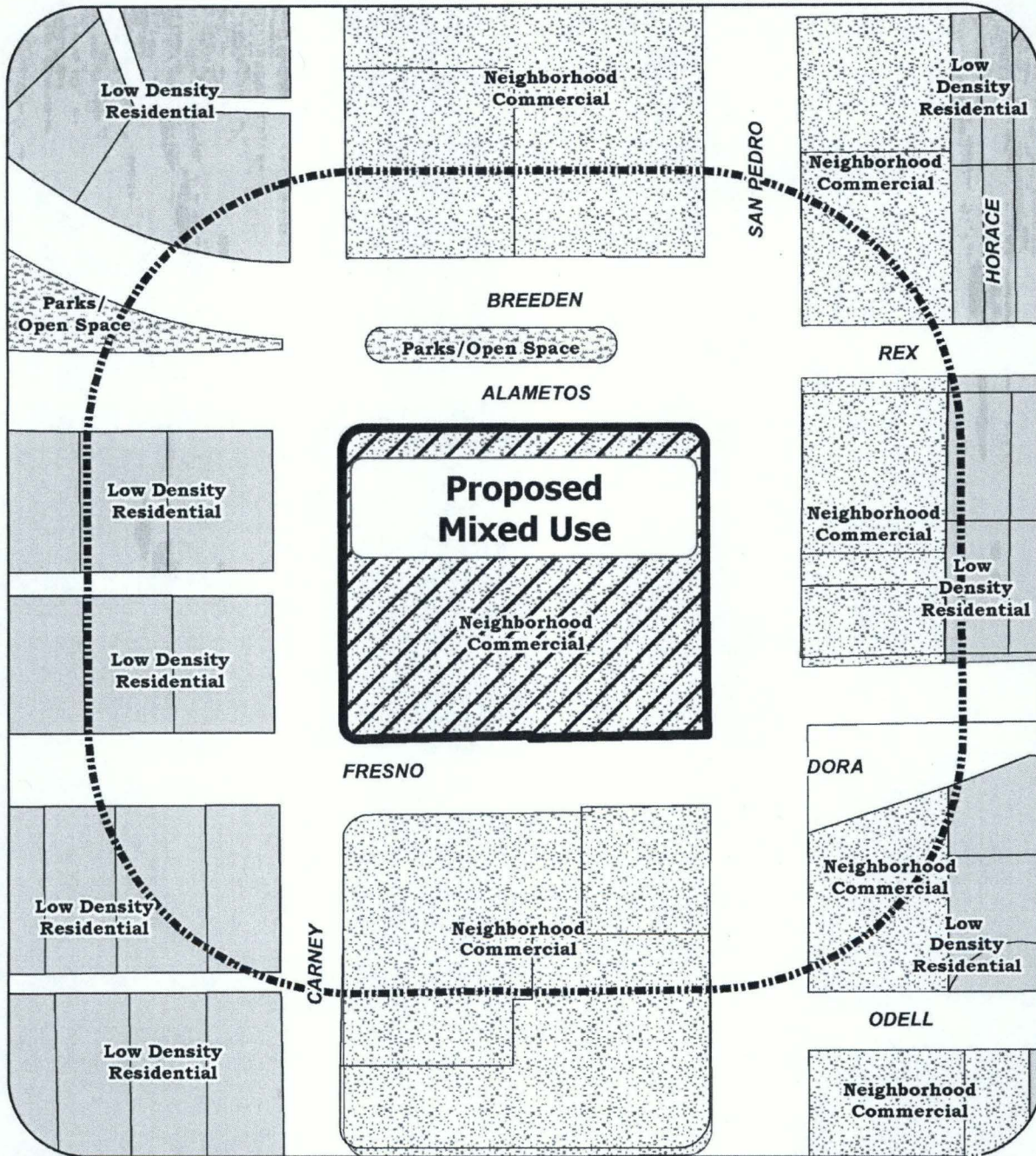
<b>Agenda Item:</b>	<b>P-2 ( in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23 )</b>
<b>Date:</b>	08/22/2019
<b>Time:</b>	03:57:11 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	PLAN AMENDMENT CASE PA-2019-11600015 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on Lot 2, NCB 9200, located at 4415 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700046)
<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	
Jada Andrews-Sullivan	District 2	x					
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	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				

SG/lj  
08/22/2019  
# P-2

# **ATTACHMENT “I”**

**ATTACHMENT I  
 Proposed Amendment:**



Data Source: City of San Antonio, Encinitas GIS, Base Maps: GIS, Source: Aerial/Ordnance  
 Map Created by: Dwayne Gutierrez  
 Map Creation Date: 01/13/2019  
 Map File Location: \\gis\com\m1600015\2019\08\1911600015\_NorthCentral\_CommPlan\_P2.aprx  
 Last Saved: 08/22/2019 10:54:14 AM  
 PDF Filename: Attach\_1911600015\_NorthCentral\_CommPlan\_P2.pdf

200' Notification Area

Proposed Mixed Use

Low Density Residential

Neighborhood Commercial

Parks/Open Space

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Engler, AICP  
 Director  
 147 Market Street  
 San Antonio, TX 78203

**North Central Community Plan**  
 Proposed Plan Amendment 1911600015 Area