

ORDINANCE

2020-08-06-0478

AMENDING THE LAND USE PLAN CONTAINED IN THE NORTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.5643 ACRES OF LAND LOCATED AT 5118 AND 5230 SAN PEDRO AVENUE, LEGALLY DESCRIBED AS LOT 95, BLOCK 6, NCB 9012 AND LOT 87, BLOCK 5, NCB 9009 FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL"

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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 October 9, 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 0.5643 acres of land located at 5118 and 5230 San Pedro Avenue, legally described as Lot 95, Block 6, NCB 9012 and Lot 87, Block 5, NCB 9009, from "Low 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 August 16, 2020.

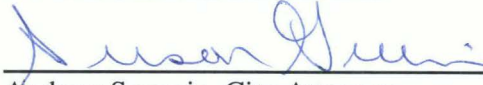
PASSED AND APPROVED on this 6th day of August, 2020.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, Acting City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney
for



City of San Antonio

City Council

August 06, 2020

Item: P-1

File Number: 20-3891

Enactment Number:

2020-08-06-0478

PLAN AMENDMENT CASE PA-2020-11600002 (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 "Low Density Residential" to "Neighborhood Commercial" on Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012, located at 5230 and 5118 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700011)

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Attachment ‘I’

The map illustrates the San Pedro area with the following details:

- Streets:** SAN PEDRO (vertical), THORAIN (horizontal), MANDALAY (horizontal), MARIPOSA (horizontal), and WILDWOOD (horizontal).
- Land Use Designations:**
 - Low Density Residential:** Labeled in multiple blocks across the map.
 - Proposed Neighborhood Commercial:** Indicated by hatched patterns and callout boxes on blocks between San Pedro and Thorain, and between Mandalay and Mariposa.
 - Community Commercial:** Indicated by a solid black pattern on a block between San Pedro and Mariposa.

