

ORDINANCE

2020-09-03-0610

AMENDING THE LAND USE PLAN CONTAINED IN THE GREATER DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.1377 ACRES OF LAND LOCATED AT 1815 THORAIN BOULEVARD, LEGALLY DESCRIBED AS LOT 14, BLOCK 159, NCB 8817 FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL"

\* \* \* \* \*

**WHEREAS**, the Greater Dellview Area Community Plan was adopted on September 29, 2005 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 August 12, 2020 by the Planning Commission allowing all interested citizens to be heard; and

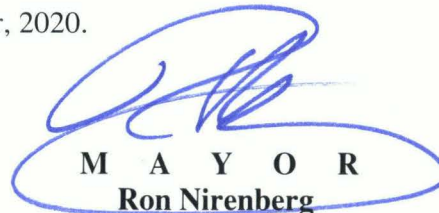
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans;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

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

**SECTION 1.** The Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.1377 acres of land located at 1815 Thorain Boulevard, legally described as Lot 14, Block 159, NCB 8817, 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 September 13, 2020.

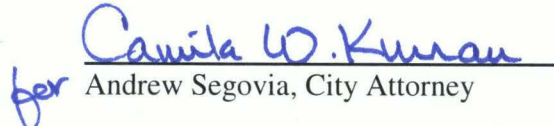
**PASSED AND APPROVED** on this 3<sup>rd</sup> day of September, 2020.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

City Council  
September 3, 2020

Item: P-1

Enactment Number:  
2020-09-03-0610

NAME	MOTION	SECOND	ABSTAIN	AYE	NAY	ABSENT
Roberto Treviño Council District 1				√		
Jada Andrews-Sullivan Council District 2				√		
Rebecca Viagran Council District 3				√		
Adriana Rocha Garcia Council District 4				√		
Shirley Gonzales Council District 5				√		
Melissa Cabello Havrda Council District 6				√		
Ana Sandoval Council District 7				√		
Manny Pelaez Council District 8		√		√		
John Courage Council District 9	√			√		
Clayton Perry Council District 10				√		
Ron Nirenberg Mayor				√		

Comments:

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*Office of the City Clerk*

# Attachment ‘I’



**Greater Dellview Area Community Plan**  
**Proposed Plan Amendment 2011600042 Area**

**200' Notification Area**  
**Proposed Neighborhood Commercial**

**Land Use Legend:**  
 Low Density Residential  
 Medium Density Residential  
 High Density Residential  
 Neighborhood Commercial  
 Community Commercial  
 Public/ Institutional

**Map Features:**  
 WEST AVE  
 HERMINE BLVD  
 THORAIN BLVD  
 MARTINEZ CREEK  
 I-10  
 W MARIPOSA

**Scale:** 0 50 100 Feet  
**North Arrow**

**City of San Antonio Planning and Community Development**  
 John M. Cogan, AICP  
 City Manager  
 100 West Commerce and Research  
 San Antonio, TX 78205