

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 THE LONE STAR COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 1.5113 ACRES OF LAND LOCATED AT 1025 NOGALITOS STREET AND 201 POWELL STREET, LEGALLY DESCRIBED AS LOT 7, BLOCK 1, NCB 6244 AND 1.411 ACRES OUT OF NCB 3839 FROM “LOW DENSITY MIXED USE” TO “REGIONAL COMMERCIAL”

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WHEREAS, the Lone Star Community Plan was adopted on March 2013 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 November 13, 2024, 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 Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 1.5113 acres of land located at 1025 Nogalitos Street and 201 Powell Street, legally described as Lot 7, Block 1, NCB 6244 and 1.411 acres out of NCB 3839, from “Low Density Mixed Use” to “Regional Commercial”. All portions of land mentioned are depicted in **Attachment “I”** attached hereto and incorporated herein for all purposes.

SECTION 2. A description of the property is attached as **Attachment “II”** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

