

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 DOWNTOWN AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 1.968 ACRES OF LAND LOCATED AT 1025 SOUTH FRIO STREET, LEGALLY DESCRIBED AS THE EAST 338.98 FEET AND THE WEST 164.14 FEET LOT 3, BLOCK 102, NCB 274 FROM “URBAN MIXED USE” TO “REGIONAL MIXED USE”

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WHEREAS, the Downtown Area Regional Center Plan was adopted on December 5, 2019 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 15, 2023 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 Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 1.968 acres of land located at 1025 South Frio Street, legally described as the east 338.98 feet and the west 164.14 feet Lot 3, Block 102, NCB 274, from “Urban Mixed Use” to “Regional Mixed Use”. 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:

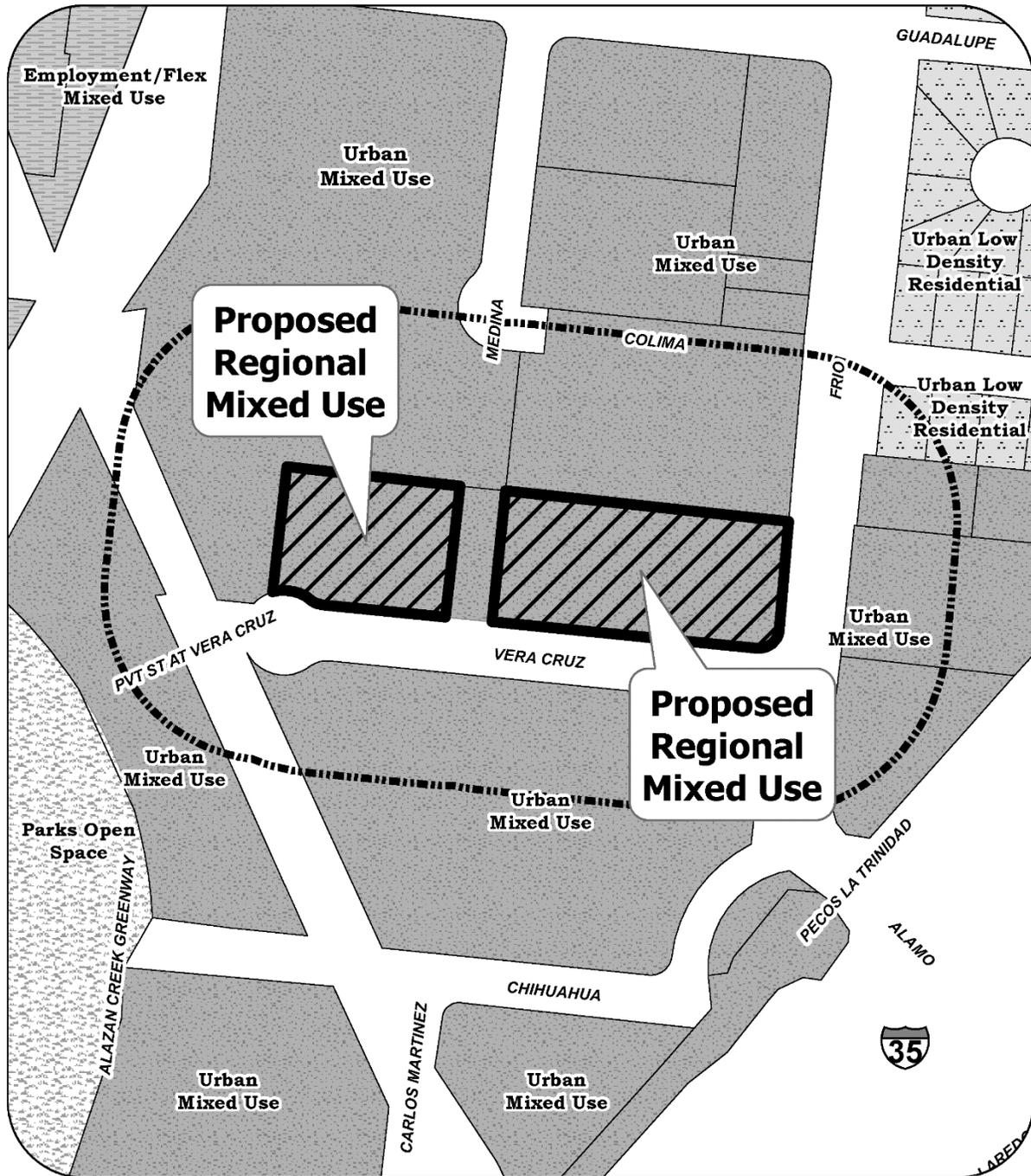
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



Date Source: City of San Antonio Department of GIS, Base Map: 911, Base: Aerial Imagery
 The information contained on this map was derived from the City of San Antonio Department of GIS. The City of San Antonio Department of GIS is not responsible for any errors or omissions on this map. The City of San Antonio Department of GIS is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio Department of GIS is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio Department of GIS is not responsible for any damages or liabilities arising from the use of this map.

- 200' Notification Area
- Proposed Land Use Change
- Employment/Flex Mixed Use
- Urban Mixed Use
- Urban Low Density Residential
- Parks Open Space



Downtown Neighborhood Plan
 Proposed Plan Amendment 2311600084 Area

