

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 0.784 ACRES OF LAND LOCATED AT 620 MATAGORDA STREET, LEGALLY DESCRIBED AS LOTS 1-4, BLOCK 7, NCB 707 FROM “MEDIUM DENSITY RESIDENTIAL” TO “URBAN MIXED USE”.

* * * * *

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 October 9, 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 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 0.784 acres of land located at 620 Matagorda Street, legally described as Lots 1-4, Block 7, NCB 707, from “Medium Density Residential” to “Urban 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 {Effective Date}.

PASSED AND APPROVED on this {Day of Month} day of {Month & Year}.

M A Y O R

Ron Nirenberg

ATTEST:

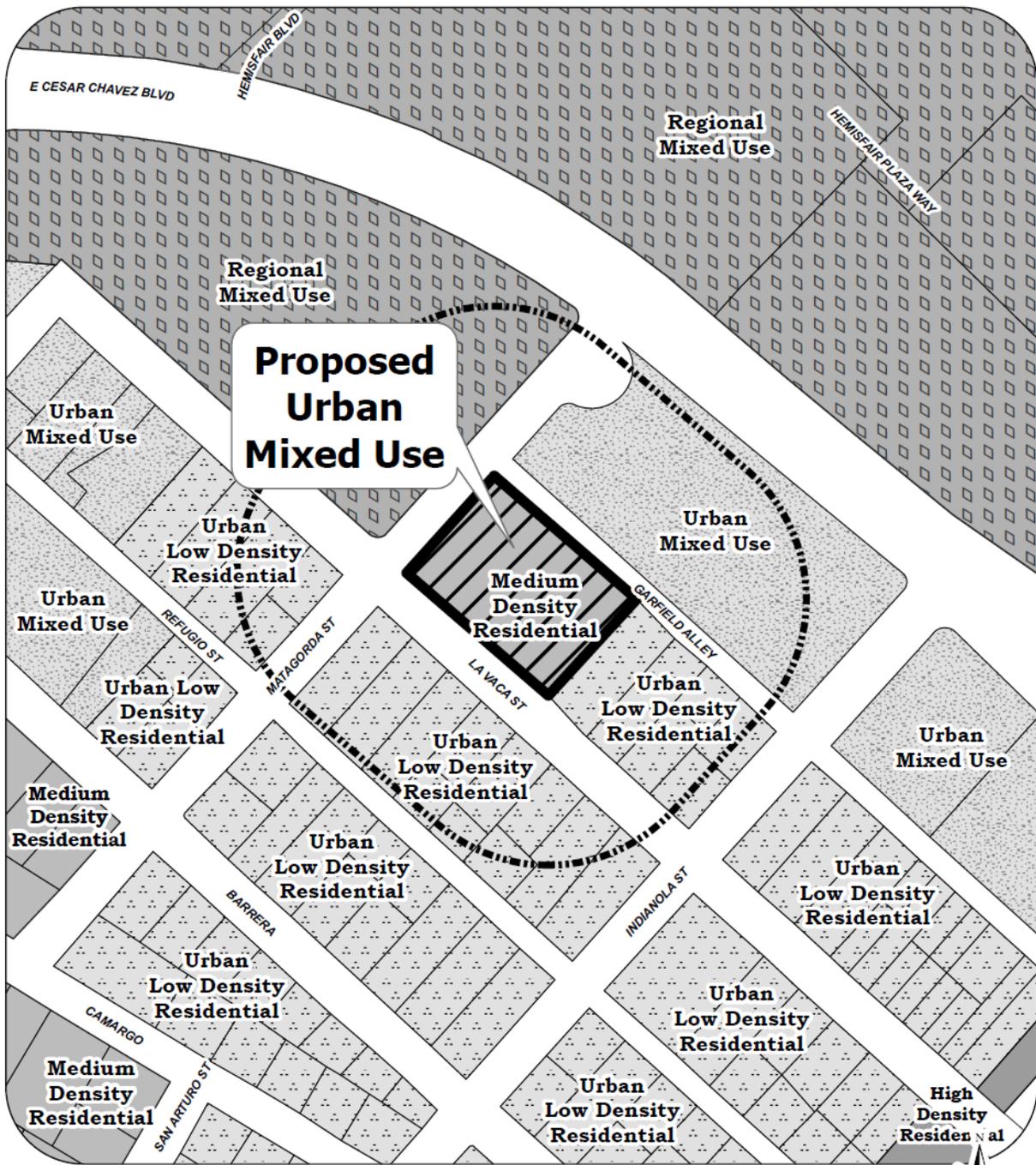
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



Data Source: City of San Antonio, Enterprise GIS, Sewer Maps 911, Sewer Appraisal District
 The map is provided for informational purposes only. It is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

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 Map Creation Date: 04/12/2024
 Map File Location: I:\Documents\2024\20240412\20240412_2411600068_Area_Map.mxd
 Land Use Data Source: 20240412_2411600068_HemisphereSouth_S010.mxd
 PDF Filename: 240920

200' Notification Area	Regional Mixed Use
Proposed Land Use Change	Urban Low Density Residential
High Density Residential	Urban Mixed Use
Medium Density Residential	

City of San Antonio
 Development Services
 Department
 Ann Tolomeac, PE, CDD
 CDD Map Development and
 Planning Department
 PO Box 138888
 San Antonio, TX 78213

Downtown Area Regional Center Plan
 Proposed Plan Amendment 2411600068 Area