

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 NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.1518 ACRES OF LAND LOCATED AT 2328 SOUTH BRAZOS, LEGALLY DESCRIBED AS THE SOUTH 117 FEET OF LOTS 37 AND 38, AND THE SOUTH 117 FEET OF THE WEST 12.5 FEET OF LOT 39, NCB 6181 FROM “LOW DENSITY RESIDENTIAL” TO “MEDIUM DENSITY RESIDENTIAL”

* * * * *

WHEREAS, the Nogalitos/South Zarzamora Community Plan was adopted on September 2004 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 23, 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 Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.1518 acres of land located at 2328 South Brazos, legally described as the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181, from “Low Density Residential” to “Medium Density Residential”. 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:

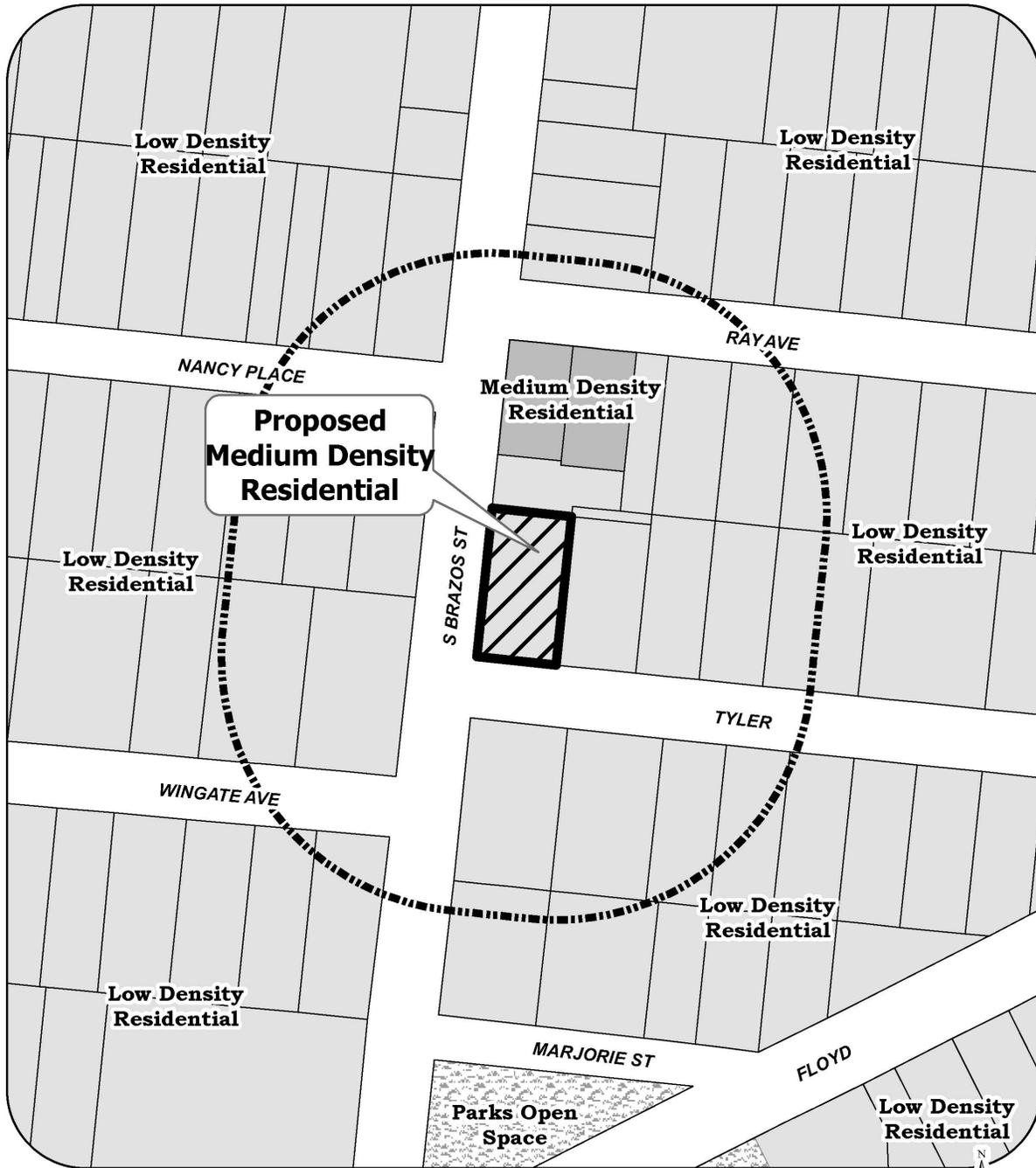
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

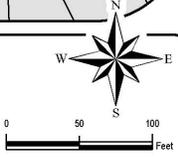
DRAFT

ATTACHMENT I
Proposed Amendment:



Data Source: City of San Antonio Enterprise GIS, Base Map 811, Base Appraisal District
 The City of San Antonio is not responsible for the accuracy of the information shown on this map. The City of San Antonio is not responsible for the accuracy of the information shown on this map. The City of San Antonio is not responsible for the accuracy of the information shown on this map.
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 7/20/2023
 Map File Location: Amend_2311600051_Nogalitos&Zarzamora_B&W
 PDF Filename: Amend_2311600051_Nogalitos&Zarzamora_B&W.pdf

- 200' Notification Area
- Proposed Land Use Change
- Low Density Residential
- Medium Density Residential
- Parks Open Space



Nogalitos/ South Zarzamora Community Plan
Proposed Plan Amendment 2311600051 Area

