

**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 NORTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 2.6895 ACRES OF LAND LOCATED AT 7159 SAN PEDRO AVENUE, LEGALLY DESCRIBED AS LOTS 8 THROUGH 10, LOT 15, AND 0.385 ACRES OUT OF LOT 7, BLOCK 1, NCB 12184 FROM “COMMUNITY COMMERCIAL” TO “MIXED USE”**

\* \* \* \* \*

**WHEREAS**, the North Central Community Plan was adopted on February 14, 2002 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 December 13, 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 North Central Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 2.6895 acres of land located at 7159 San Pedro Avenue, legally described as Lots 8 through 10, Lot 15, and 0.385 acres out of Lot 7, Block 1, NCB 12184, from “Community Commercial” to “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:**

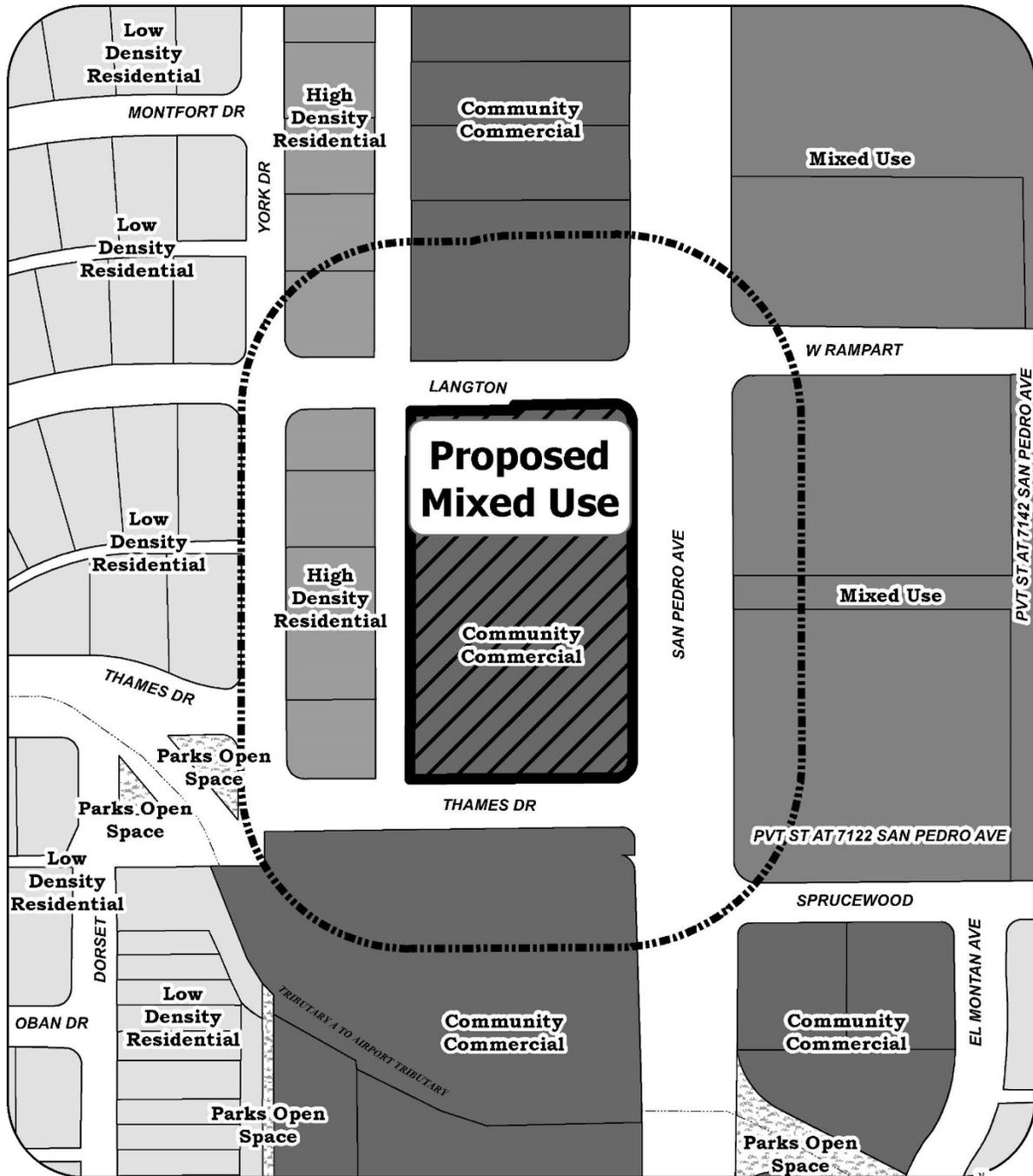
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

**ATTACHMENT I**  
**Proposed Amendment:**



		200' Notification Area		Low Density Residential		Mixed Use
		Proposed Land Use Change		High Density Residential		Parks Open Space
				Community Commercial		

**North Central Community Plan**  
 Proposed Plan Amendment 2311600086 Area

Map Created by: Gustavo Guibert  
 Map Creation Date: 12/6/2023  
 Map File Location: C:\Users\Plan Amendment\2023\Amend\_2311600086\_NorthCentral\_BSM.mxd  
 PDF Filename: 2311600086.pdf

City of San Antonio  
 Development and Services  
 Department  
 Michael Robinson, PE, CDD  
 City Engineer