

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 0.1481 ACRES OF LAND LOCATED AT 608 SOUTH PARK BOULEVARD, LEGALLY DESCRIBED AS LOT 3, BLOCK 38, NCB 6281, FROM "LOW DENSITY RESIDENTIAL" TO "MIXED USE"

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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 June 26, 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 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 0.1481 acres of land located at 608 South Park Boulevard, legally described as Lot 3, Block 38, NCB 6281, from "Low Density Residential" to "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:

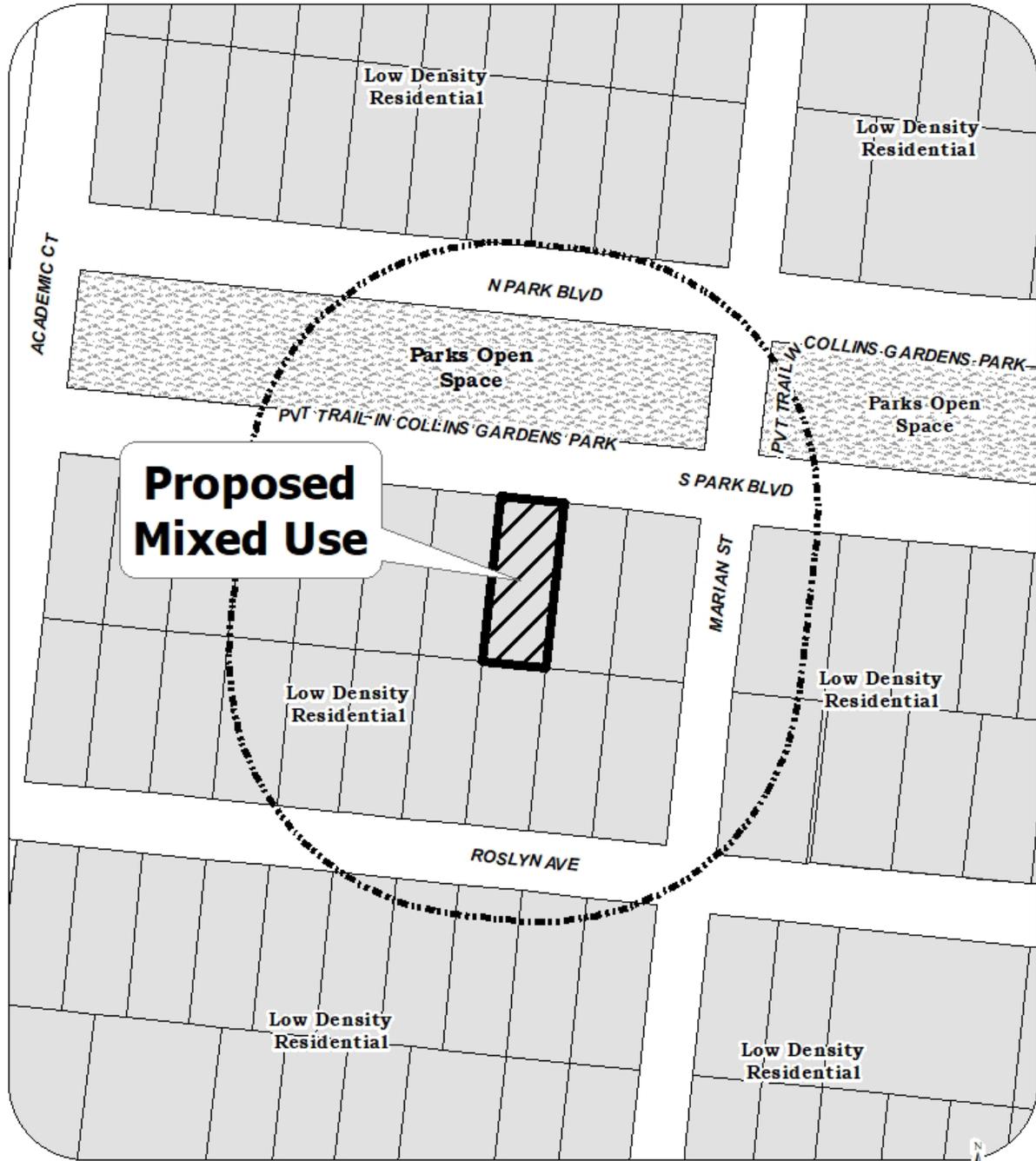
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



City of San Antonio
Department of Planning and Economic Development
Map Creation Date: 4/10/2024
Map File Location: Amended_2411600034_NogalitosSouthZarzamora_B&W
PDF File Name: Amended_2411600034_NogalitosSouthZarzamora_B&W.pdf



200' Notification Area



Proposed Land Use Change

Parks Open Space

Low Density Residential



Nogalitos/ South Zarzamora Community Plan
Proposed Plan Amendment 2411600034 Area

