

ORDINANCE 2022-06-16-0472

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 USE OF APPROXIMATELY 0.3444 ACRES OF LAND LOCATED AT 317 EAST THEO AVENUE, LEGALLY DESCRIBED AS LOT 7 AND LOT 8, BLOCK 1, NCB 3848 FROM "URBAN LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL".

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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 April 27, 2022 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 use of approximately 0.3444 acres of land located at 317 East Theo Avenue, legally described as Lot 7 and Lot 8, Block 1, NCB 3848 from "Urban 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. This ordinance shall take effect June 26, 2022.

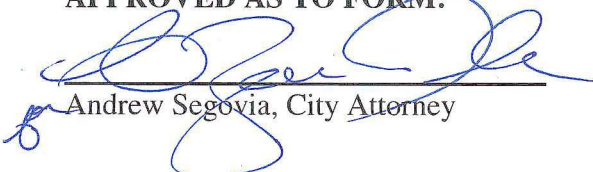
PASSED AND APPROVED on this 16th day of June 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Zoning & Land Use Session Meeting June 16, 2022

13.

2022-06-16-0472

PLAN AMENDMENT CASE PA-2022-11600032 (Council District 3): Ordinance amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700069) (Continued from June 2, 2022)

Councilmember Viagran moved to Approve with Conditions. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage

Absent: Sandoval, Perry

ATTACHMENT I
Proposed Amendment:

