

ORDINANCE 2022-06-16-0475

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 2.449 ACRES OF LAND GENERALLY LOCATED ON EAST SOUTHCROSS BOULEVARD AND ROOSEVELT AVENUE, LEGALLY DESCRIBED AS LOT 39, NCB 7665 FROM "REGIONAL COMMERCIAL" AND "MIXED USE" TO "MIXED USE".

* * * * *

WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 1999 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 May 11, 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 South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 2.449 acres of land, generally located on East Southcross Boulevard and Roosevelt Avenue, legally described as Lot 39, NCB 7665, from "Regional Commercial" and "Mixed Use" 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 June 26, 2022.

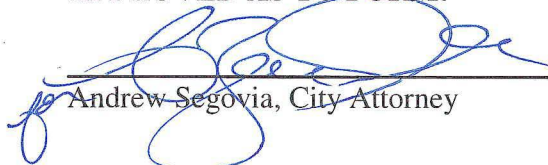
PASSED AND APPROVED on this 16th day of June, 2022.


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

16.

2022-06-16-0475

PLAN AMENDMENT CASE PA-2022-11600038 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Commercial" and "Mixed Use" to "Mixed Use" on Lot 39, NCB 7665, generally located on East Southcross Boulevard and Roosevelt Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700107)

Councilmember Viagran moved to Approve on Zoning Consent. 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, Perry

Absent: Sandoval

The map illustrates the proposed mixed-use development in the University City area. The central focus is a large, irregularly shaped area labeled "Proposed Mixed Use" in a white box. This area is further divided into "Regional Commercial" (indicated by diagonal hatching) and "Mixed Use" (indicated by solid grey shading). The map shows the following streets and zones:

- Streets:** AVENUE B, AVENUE A, SOUTHCROSS, ROOSEVELT, and BUSTILLOS PADRE.
- Zones:**
 - Parks Open Space:** Located in the top left corner.
 - Mixed Use:** Several areas, including the central proposed development and smaller sections along Southcross and Roosevelt.
 - Regional Commercial:** The central hatched area within the proposed development.
 - Low Density Residential:** Located at the bottom center.
 - High Density Residential:** Located in the bottom right corner.

A dashed line with cross-ticks, representing a transit line, runs from the bottom left, through the central development, and curves along the right side of the map.

