

**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 LONE STAR COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.161 ACRES OF LAND LOCATED AT 143 FORREST AVENUE AND 145 FORREST AVENUE, LEGALLY DESCRIBED AS THE SOUTH 78 FEET OF LOT 39, BLOCK B, NCB 2874 AND THE SOUTH 62 FEET OF LOT 38, BLOCK B, NCB 2874, SAVE AND EXCEPT 12.5 SQUARE FEET CONVEYED TO THE CITY OF SAN ANTONIO FROM “LOW DENSITY RESIDENTIAL” TO “LOW DENSITY MIXED USE”**

\* \* \* \* \*

**WHEREAS**, the Lone Star Community Plan was adopted on March 21, 2013 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 14, 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 Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately .161 acres of land located at 143 Forrest Avenue and 145 Forrest Avenue, legally described as the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874, save and except 12.5 square feet conveyed to the City of San Antonio, from “Low Density Residential” to “Low Density 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

[illegible]