

ORDINANCE 2022-05-19-0375

AMENDING THE LAND USE PLAN CONTAINED IN THE GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.95 ACRES OF LAND LOCATED AT 1602,1606, 1612, 1614 EL PASO STREET AND 214, 216, 217, 218, 220, 222 ELVIRA STREET, LEGALLY DESCRIBED AS LOTS 12-14, THE SOUTH 70 FEET OF LOT 15 AND THE WEST 15 FEET OF THE SOUTH 70 FEET OF LOT 16, THE SOUTH 7 FEET OF THE NORTH 87 FEET OF LOT 15, THE EAST 7.5 FEET OF NORTH 80 FEET OF LOT 15, THE WEST 15 FEET OF THE NORTH 87 FEET OF LOT 16 AND THE WEST 22.5 FEET OF THE NORTH 80 FEET OF LOT 15, LOT 17 AND THE EAST 1/2 OF LOT 16, AND LOT 24A, LOT 26A, LOT 27A, AND LOT 28A, BLOCK B, NCB 2436 FROM "LOW DENSITY MIXED USE" TO "HIGH DENSITY MIXED USE".

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**WHEREAS**, the Guadalupe Westside Community Plan was adopted on May 3, 2007 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 March 23, 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 Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.95 acres of land located at 1602,1606, 1612, 1614 El Paso Street and 214, 216, 217, 218, 220, 222 Elvira Street, legally described as Lots 12-14, the south 70 feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, and Lot 28A, Block B, NCB 2436, from "Low Density Mixed Use" to "High Density Mixed Use". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

2580-01-20-2805

**SECTION 2.** This ordinance shall take effect May 29, 2022.


**PASSED AND APPROVED** on this 19<sup>th</sup> day of May, 2022.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
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Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
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Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting May 19, 2022

13.

2022-05-19-0375

PLAN AMENDMENT CASE PA-2022-11600012 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Mixed Use" to "High Density Mixed Use" on Lots 12-14, the south 70 feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, and Lot 28A, Block B, NCB 2436, located at 1602, 1606, 1612, 1614 El Paso Street and 214, 216, 217, 218, 220, 222 Elvira Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700025)

Councilmember Sandoval moved to Approve on Zoning Consent. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Sandoval, Courage, Pelaez, Castillo

**Absent:** Rocha Garcia, Perry, Cabello Havrda

# Attachment “I”



**Public Institutional**

**SAN FERNANDO**

**Low Density Residential**

**TRINITY**

**TORREON**

**Low Density Residential**

**Low Density Residential**

**EL PASO**

**Low Density Residential**

**ELVIRA**

**Low Density Mixed Use**

**PINTO**

**Low Density Mixed Use**

**Proposed High Density Mixed Use**

**ELVIRA**

**Low Density Mixed Use**

**GUADALUPE**

**Low Density Mixed Use**

**MONTESUMA**

**Low Density Mixed Use**

**Low Density Residential**

**COLIMA**

**SAN JACINTO**

**High Density Residential**

**Low Density Mixed Use**

**Proposed High Density Mixed Use**

**200' Notification Area**

**Legend:**

- Low Density Residential
- Low Density Mixed Use
- High Density Residential
- Public Institutional
- Proposed High Density Mixed Use

**Guadalupe Westside Community Plan**

**Proposed Plan Amendment 2211600012 Area**

**City of San Antonio Planning and Community Development Department**

**Scale:** 0 75 150 Feet

**North Arrow**

**Map Credits:** City of San Antonio, GIS Data, Map Data, etc.