

**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 EASTERN
TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE
COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE
USE OF APPROXIMATELY 6.082 ACRES OF LAND LOCATED AT 4103
ROLAND AVENUE, LEGALLY DESCRIBED AS 6.082 ACRES OUT OF
NCB 10770 FROM "LOW DENSITY RESIDENTIAL" TO "LOW DENSITY
MIXED USE"**

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WHEREAS, the Eastern Triangle Community Plan was adopted on May 21, 2009 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 22, 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 Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 6.082 acres of land located at 4103 Roland Avenue, legally described as 6.082 acres out of NCB 10770, 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 is 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

DRAFT

ATTACHMENT I
Proposed Amendment:

