

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 NORTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 0.363 ACRES OF LAND GENERALLY LOCATED IN THE 2600 BLOCK OF BLANCO ROAD, LEGALLY DESCRIBED AS 0.363 ACRES OUT OF NCB 7263 FROM “LOW DENSITY RESIDENTIAL” TO “NEIGHBORHOOD COMMERCIAL”

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WHEREAS, the North Central Community Plan was adopted on February 14, 2002 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 October 12, 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 North Central Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.363 acres of land generally located in the 2600 Block of Blanco Road, legally described as 0.363 acres out of NCB 7263, from “Low Density Residential” to “Neighborhood Commercial”. 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

DRAFT

The map displays the Sacramento area with various land use zones. A dashed line indicates the proposed neighborhood commercial area, which is highlighted with a diagonal hatched pattern. The zones are labeled as follows:

- SACRAMENTO** (top left)
- Low Density Residential** (top left, below Sacramento)
- Neighborhood Commercial** (top center, below Sacramento)
- Neighborhood Commercial** (top center, below Neighborhood Commercial)
- Public Institutional** (top right)
- PAPA BEAR** (vertical label on the right side)
- Low Density Residential** (middle left)
- Community Commercial** (bottom left)
- Office** (bottom left, below Community Commercial)
- BLANCO** (vertical label in the center)
- Low Density Residential** (center, below Blanco)
- SANTA MONICA** (middle right)
- Public Institutional** (middle right, below Santa Monica)
- Low Density Residential** (bottom right)
- OLMOS** (bottom center)
- Neighborhood Commercial** (bottom center)
- Parks Open Space** (bottom center, below Neighborhood Commercial)
- Low Density Residential** (bottom right, below Parks Open Space)

