

ORDINANCE 2022-12-01-0914

AMENDING THE LAND USE PLAN CONTAINED IN THE MIDTOWN AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 1.249 ACRES OF LAND LOCATED AT 2200 MCCULLOUGH AVENUE, LEGALLY DESCRIBED AS 1.249 ACRES OUT OF NCB 1714 FROM "NEIGHBORHOOD MIXED USE " TO " URBAN MIXED USE".

\* \* \* \* \*

**WHEREAS**, the Midtown Area Regional Center Plan was adopted in June 6, 2019 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 November 16, 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 Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 1.249 acres of land located at 2200 McCullough Avenue, legally described as 1.249 acres out of NCB 1714, from "Neighborhood Mixed Use" to "Urban 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 December 11, 2022.


**PASSED AND APPROVED** on this 1<sup>st</sup> day of December, 2022.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting December 1, 2022

2.

**2022-12-01-0914**

PLAN AMENDMENT CASE PA-2022-11600076 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Urban Mixed Use" on 1.249 acres out of NCB 1714, located at 2200 McCullough Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700163)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda,  
Sandoval, Courage

**Abstain:** Gallagher

**Absent:** McKee-Rodriguez, Pelaez



# Attachment "I" Proposed Amendment

CRAIG PLACE

Neighborhood  
Mixed Use

Urban Low Density  
Residential

WOODLAWN

Institutional

Urban Low  
Density  
Residential

Neighborhood  
Mixed Use

Urban Low  
Density  
Residential

CRAIG PLACE

RUSSELL PLACE

Neighborhood  
Mixed Use

Urban Low  
Density  
Residential

MCCULLOUGH

GILLESPIE

**Proposed  
Urban Mixed  
Use**

FRENCH PLACE

Neighborhood  
Mixed Use

Urban Low  
Density  
Residential

FRENCH PLACE

FRENCH

ROSE

Urban  
Mixed Use

Urban Low  
Density  
Residential

Urban Low  
Density  
Residential

PASCHAL

ASHBY PLACE

Neighborhood  
Mixed Use

Urban  
Mixed Use

Urban Low Density Residential



200' Notification Area

Proposed Land Use Change



Neighborhood Mixed Use



Institutional



Urban Mixed Use



Urban Low Density Residential



0 75 150 Feet

Data Source: City of San Antonio Enterprise GIS, Aerial Maps 011, Aerial Aerialized District  
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## Midtown Regional Center Area Proposed Plan Amendment 2211600076 Area

