

**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 SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.559 ACRES OF LAND LOCATED AT 719 BRIGHTON AVENUE AND 714 KEATS STREET, LEGALLY DESCRIBED AS SOUTHEAST TRIANGULAR 29.62 FEET OF LOT 1, ON THE NORTHEAST 16.66 FEET OF LOT 2, LOT 3, LOT 4, LOTS 10 THROUGH 12, BLOCK 10, NCB 8965 FROM "LOW DENSITY RESIDENTIAL " TO "NEIGHBORHOOD COMMERCIAL"**

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**WHEREAS**, the South Central San Antonio Community Plan was adopted in August 1999 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 27, 2021 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 South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.559 acres of land located at 719 Brighton Avenue and 714 Keats Street, legally described as the southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, from "Low Density Residential" to "Neighborhood Commercial". All portions of land mentioned are depicted in **Attachments "I"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** 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:**

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Debbie Racca-Sittre, Interim City Clerk

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Andrew Segovia, City Attorney

DRAFT

**CRYSTAL**

**Low Density Residential**

**Neighborhood Commercial**

**Proposed Neighborhood Commercial**

**KEATS**

**Low Density Residential**

**Neighborhood Commercial**

**Low Density Residential**

**BRIGHTON**

**FLANDERS**

**TUNA**

**35**

**200' Notification Area**

**Proposed Neighborhood Commercial**

**Low Density Residential**

**Neighborhood Commercial**

**South Central San Antonio  
Community Plan  
Proposed Plan Amendment 211600092 Area**

**City of San Antonio  
Planning and Community  
Development Department  
John M. Cooper, AICP  
Director**