AN ORDINANCE 2014-08-07-0553

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 11.132 ACRES OF LAND OUT OF NCB 7456 LOCATED AT 2327 AND 2343 ROOSEVELT AVENUE, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND TO INCUDE "MHP" MANUFACTURING HOUSING PARK DISTRICT AS A RELATED ZONING DISTRICT FOR THE MEDIUM DENSITY RESIDENTIAL LAND USE CLASSIFICATION.

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WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 1999 and updated on November 10, 2005 and December 6, 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 May 28, 2014 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 11.132 acres of land out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue, from Low Density Residential to Medium Density Residential and to include "MHP" Manufacturing Housing Park as a related zoning district for the Medium Density Residential land use classification. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, and all proposed text amendments are depicted in **Attachment "III"** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall become effective August 17, 2014.

PASSED AND APPROVED this 7th day of August, 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

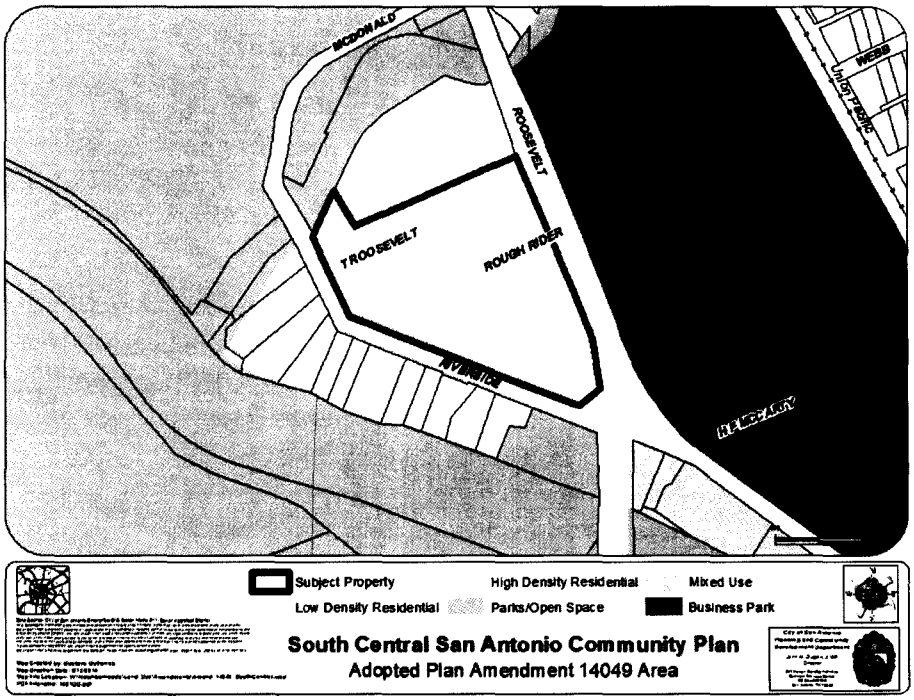
APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

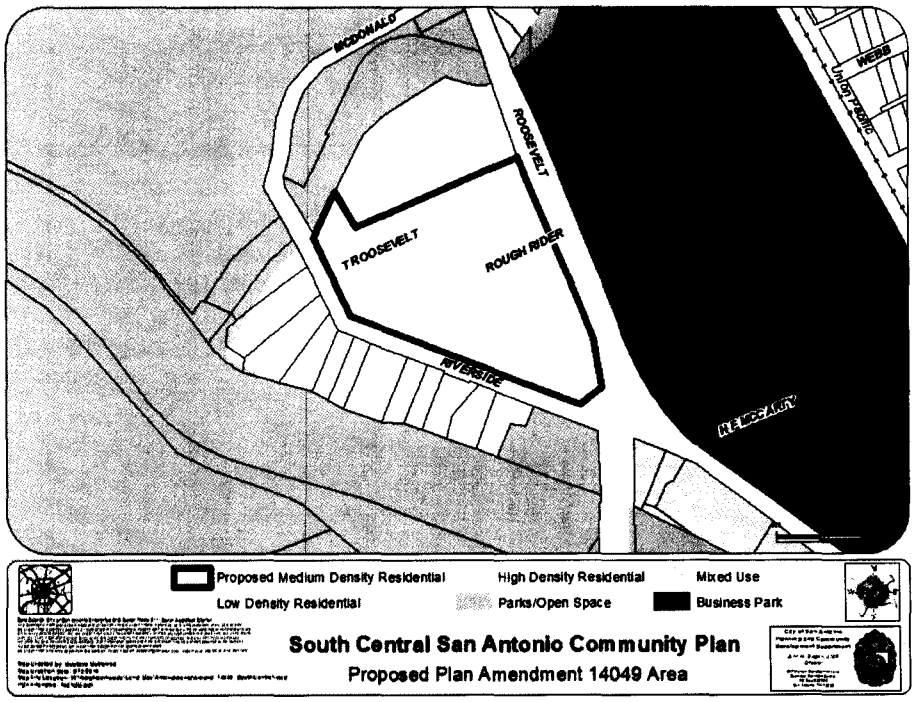
Agenda Item:	**P-4 (in consent vote: P-1, Z-1, P-2, Z-2, Z-3, Z-4, P-4, Z-7, Z-8, Z-10, Z-11, Z-14, Z-15, Z-16, P-7, Z-17, P-8, Z-18, P-9, Z-19)**
Date:	08/07/2014
Time:	02:16:21 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT #14049 (District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.132 acres of land out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue from Low Density Residential to Medium Density Residential and to include "MHP" Manufacturing Housing Park District as a related zoning district for the Medium Density Residential land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014136) (Continued from June 19, 2014)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				x
	District 2	x					
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:



ATTACHMENT III
Proposed Amendment:

Land Use Classification	Description
Low Density Residential (single family, accessory dwellings)	Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multi-family use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.
Medium Density Residential (single family, accessory dwellings, duplexes, triplexes, fourplexes, Townhomes, manufactured home parks)	Medium density residential mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes fourplexes, and townhomes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

ATTACHMENT III (CONTINUED)
Proposed Amendment:

THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as comparative guide to utilize when evaluating for "consistency" between development / rezoning proposals, and the goals of the plan.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Low Density Residential	Residential Single Family Districts, Neighborhood Preservation Districts
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts, Manufactured Housing Park District
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Neighborhood Commercial	Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C-2 and C-3)
Community Commercial	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts
Mixed Use	Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts
Business Park	Commercial Districts, Office Districts, Business Park District
Light Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Mixed Light Industrial Flex District
Heavy Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Heavy Industrial District, Mixed Heavy Industrial Flex District