AN ORDINANCE 2016-06-16-0496

AMENDING THE LAND USE PLAN CONTAINED IN THE NOGALITOS / SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.989 ACRES OF LAND LOCATED AT 4407 INTERSTATE HIGHWAY 35 SOUTH, LEGALLY DESCRIBED AS BEING 0.989 ACRES OF LAND OUT OF NCB 3736, FROM MIXED USE TO REGIONAL COMMERCIAL.

* * * * *

WHEREAS, the Nogalitos / South Zarzamora Community Plan was adopted on September 30, 2004 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 11, 2016 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 Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.989 acres of land located at 4407 Interstate Highway 35 South, legally described as being 0.989 acres of land out of NCB 3736, from Mixed Use to Regional Commercial. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect June 26, 2016.

PASSED AND APPROVED on this 16th day of June 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

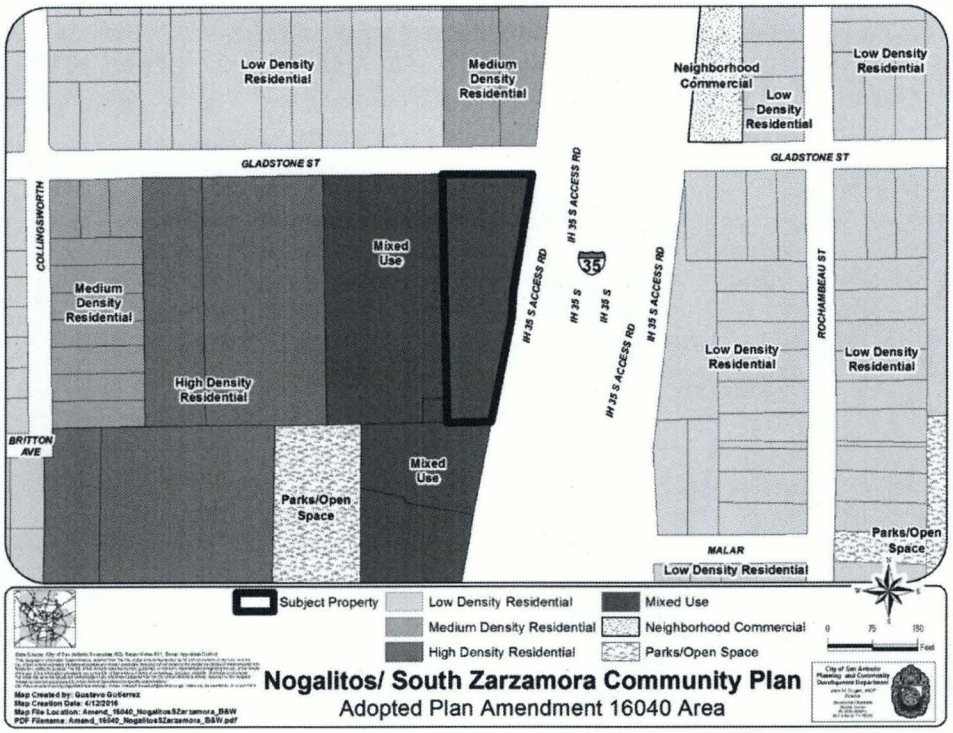
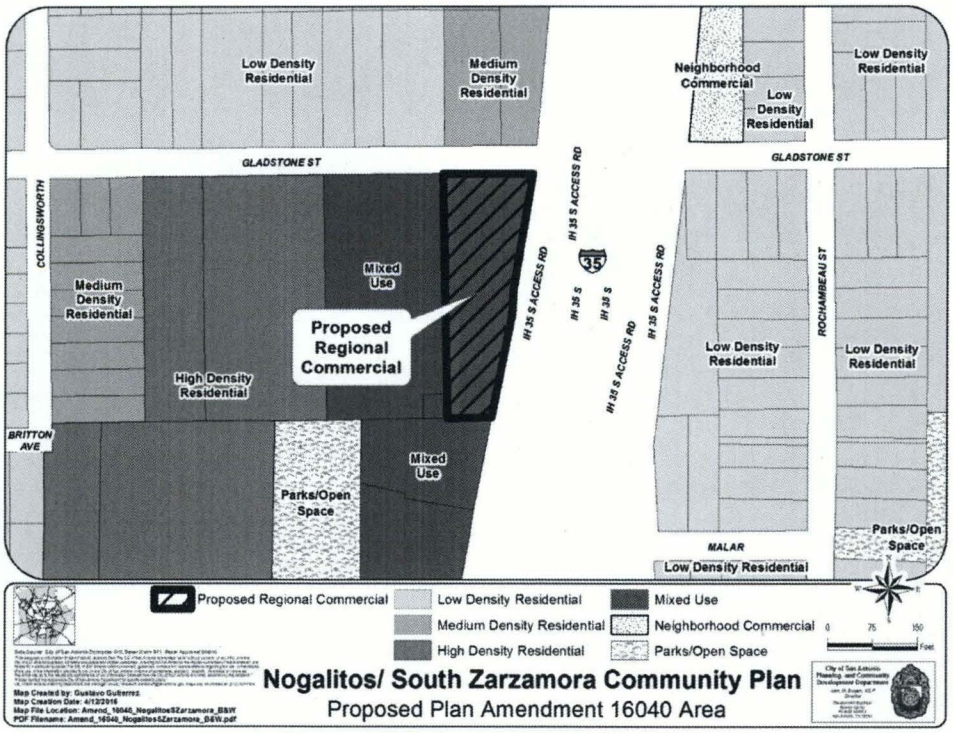
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**P-4 (in consent vote: 39, 40, P-1, Z-1, Z-2, Z-3, Z-4, P-4, Z-8, Z-9)**
Date:	06/16/2016
Time:	02:08:17 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT # 16040 (Council District 5): An Ordinance amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.989 acres of land out of NCB 3736 located at 4407 IH 35 S Expressway from "Mixed Use" to "Regional Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016149)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment: