SG/cla
05/21/2015
P-3

Comprehensive Master Plan Amendment # 15029
Nogalitos/South Zarzamora Community Plan

AN ORDINANCE 2015-05-21-0454

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 USE OF LOTS 6, 7, 8, & 9, BLOCK 60, NCB 7990 LOCATED AT 1510 WEST SOUTHCROSS BOULEVARD, FROM "MEDIUM-DENSITY RESIDENTIAL" TO "MIXED USE" AND TO INCLUDE "C-2" COMMERCIAL DISTRICT AS A RELATED ZONING DISTRICT FOR THE "MIXED USE" LAND USE CLASSIFICATION.

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WHEREAS, the Nogalitos/South Zarzamora Community Plan was adopted on September 30, 2004 and Updated June 18, 2009 by City Council as a component of the City's Comprehensive Master Plan; 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 April 8, 2015 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 use of Lots 6, 7, 8, & 9, Block 60, NCB 7990 located at 1510 West Southcross Boulevard, from Medium-Density Residential to Mixed Use and to include "C-2" Commercial District as a related zoning district for the "Mixed Use" land use classification. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, and the amended text adding "C-2" Commercial District to the related zoning districts in "Mixed Use" Land Use Classification is included as **Attachment "III",** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect May 31, 2015.

PASSED AND APPROVED on this 21st day of May 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

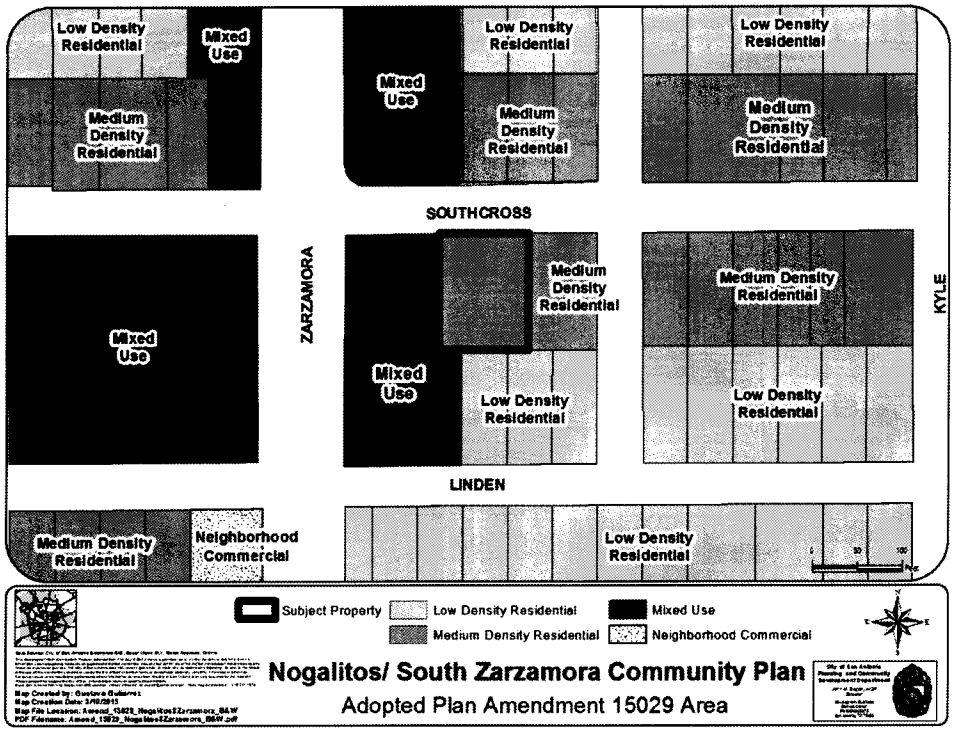
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

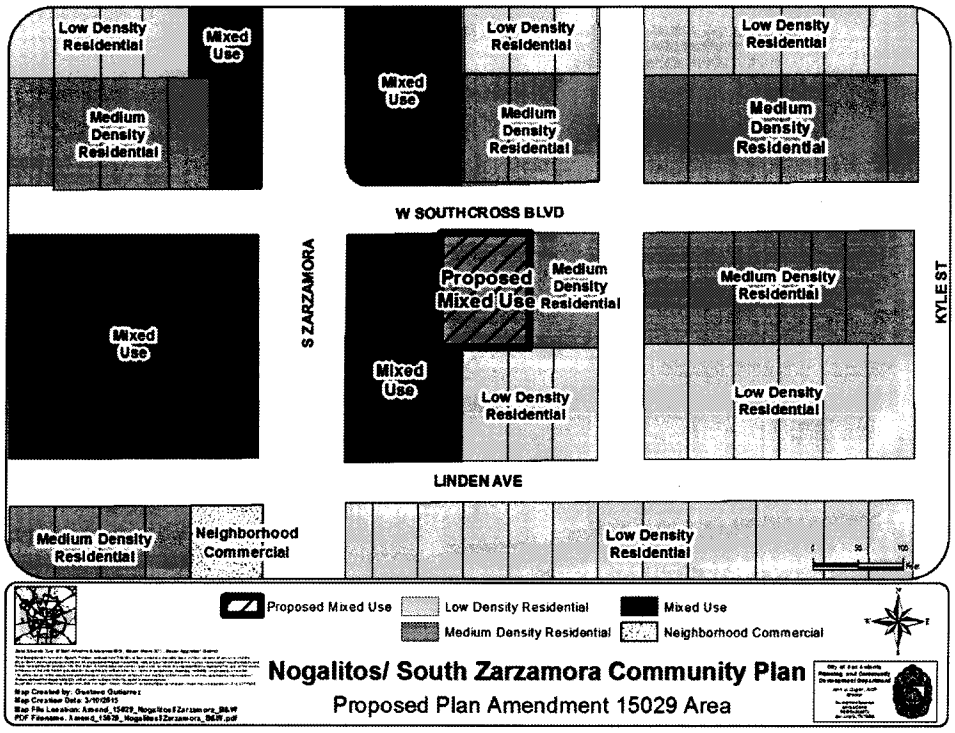
Agenda Item:	**P-3 (in consent vote: Z-2, Z-3, Z-6, Z-7, Z-8, Z-9, P-1, Z-10, P-2, Z-11, P-3, Z-12, P-4, Z-13, Z-16, P-5)**
Date:	05/21/2015
Time:	02:01:09 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT # 15029 (Council District 5): An Ordinance amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use being Lots 6, 7, 8, & 9 Block 60 out of NCB 7990, located at 1510 Southcross, from "Medium Density Residential" to "Mixed Use - Residential/Office/and Commercial" and to include "C-2" Commercial District as a related zoning district for the "Mixed Use - Residential/Office/and Commercial" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015136)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	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				

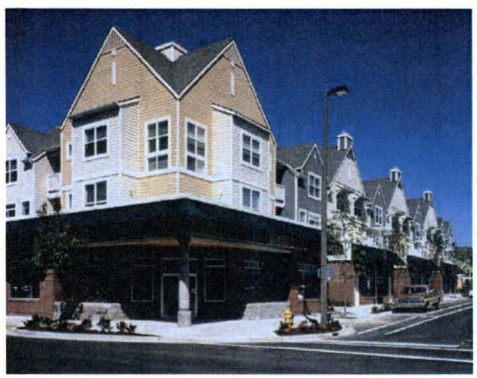
ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:



Land Use Classification	Description	Related Zoning
Mixed Use-Residential/ Office/and Commercial Red	Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.	NC C-1 C-2 P C-2 O-1 O-2 RM-4 RM-5 RM-6 MF-25 MF-33 MF-40 MXD TOD IDZ



Mixed-use Development

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Depending on the particular lot size and characteristics, some Mixed-use areas could be candidates for a Mixed-use Development. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Development incentives that might apply to a Mixed-use project can be viewed at http://www.sanantonio.gov/incentives/index.asp.