AN ORDINANCE 2015-10-01-0853

AMENDING THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 5.026 ACRES OF LAND OUT OF NCB 15910, GENERALLY LOCATED AT 9823 MARBACH ROAD, FROM SUBURBAN TIER TO MIXED USE CENTER AND TO INCLUDE "C-3" GENERAL COMMERCIAL DISTRICT AS A RELATED ZONING DISTRICT TO THE MIXED USE CENTER LAND USE CLASSIFICATION.

* * * * *

WHEREAS, the West/Southwest Sector Plan was adopted on April 21, 2010 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 August 26, 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 West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use approximately 5.026 acres of land out of NCB 15910, generally located at 9823 Marbach Road, from Suburban Tier to Mixed Use Center and to include "C-3" General Commercial District as a related zoning district to the Mixed Use Center land use classification. All portions of land mentioned are depicted in **Attachments "I"** and **"II"**, and the current and proposed amendment adding "C-3" General Commercial District as a related zoning district for the "Mixed Use Center" land use classification are included as **Attachment "III"**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect October 11, 2015.

PASSED AND APPROVED this 1st day of October, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

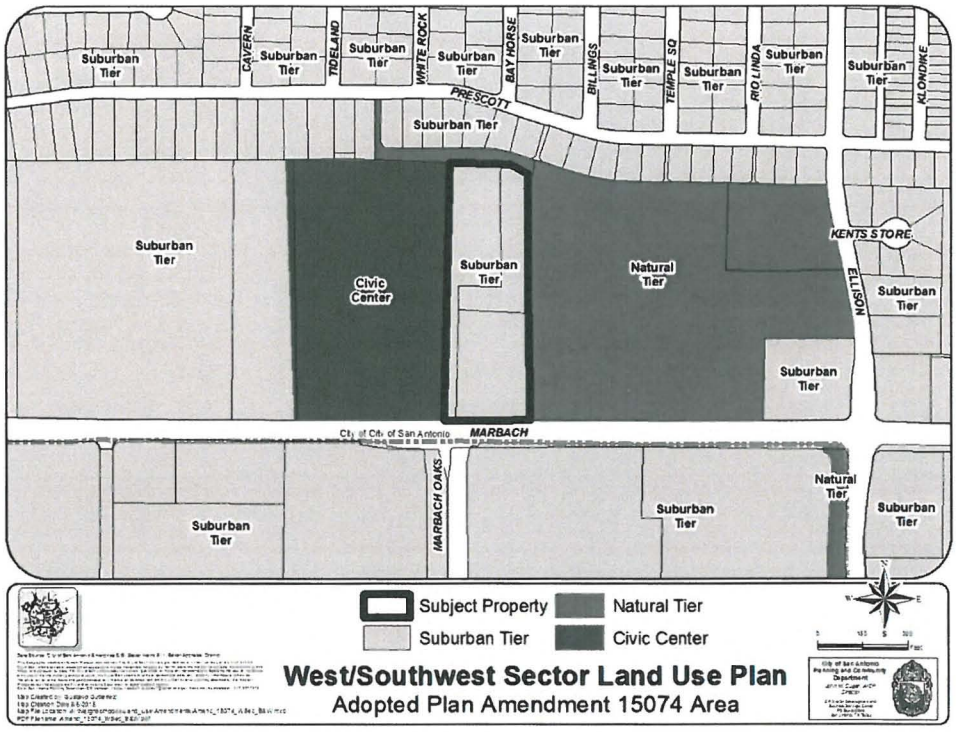
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

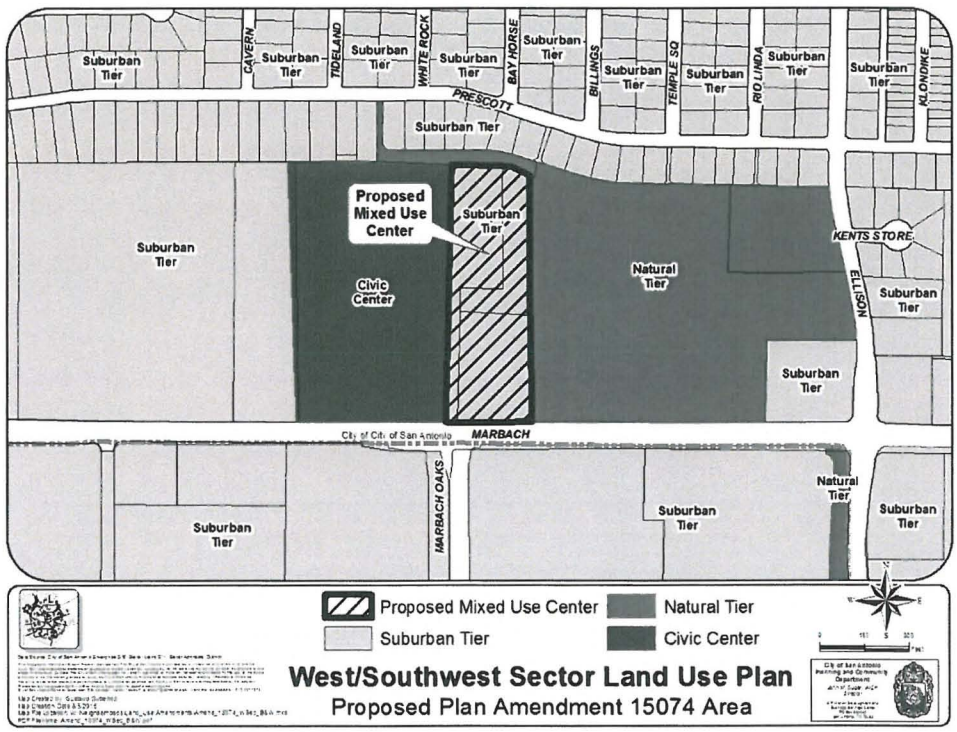
Agenda Item:	**P-1 (in consent vote: 17, Z-2, Z-3, Z-5, P-1, Z-6, Z-8, P-2, Z-10, Z-11)**
Date:	10/01/2015
Time:	02:07:41 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT # 15074 (Council District 4): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road from "Suburban Tier" to "Mixed Use Center" and to include "C-3" General Commercial District as a related zoning district for the "Mixed Use Center" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015264 S)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				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:



ATTACHMENT III

Mixed Use Center

RESIDENTIAL: Very High Density
Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use
Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, smaller scale auto and commercial services, other businesses.

RELATED ZONING DISTRICTS:
MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-3, C-2P, UD, FBZD, TOD, MXD, MPCD

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. General Commercial uses in mixed use areas will allow both small scale auto and services as well as "big box" and "power centers." The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

RESIDENTIAL: High Density
Generally: Attached single family and multi-family housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office
Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing