

**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 UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 120.578 ACRES OF LAND LOCATED AT 13976 QUINTANA ROAD, LEGALLY DESCRIBED AS LOT TR-A1, LOT TR-A2, LOT TR-B1, LOT TR-B6, LOT TR-C4, LOT TR-E1, LOT TR-E2, LOT P-1, LOT P-1D, LOT P-26A, NCB 13976 FROM “AGRICULTURAL” TO “LIGHT INDUSTRIAL”.**

\* \* \* \* \*

**WHEREAS**, the United Southwest Communities Plan was adopted on August 4, 2005, 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 January 22, 2025, 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 United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 120.578 acres of land located at 13976 Quintana Road, legally described as Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, from “Agricultural” to “Light Industrial”. All portions of land mentioned are depicted in **Attachment “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:**

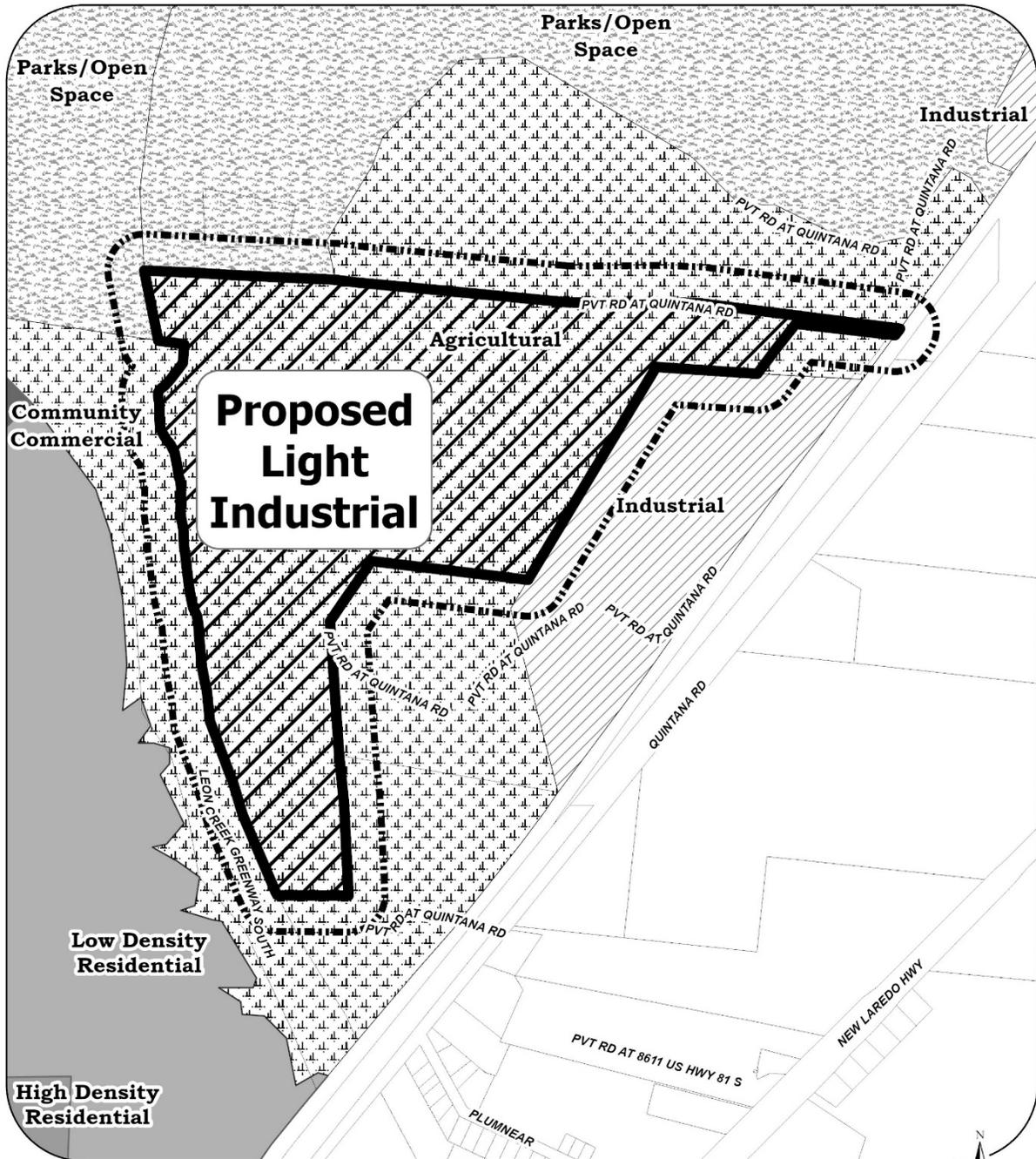
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

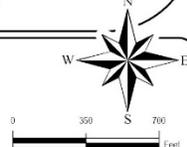
DRAFT

**ATTACHMENT I**  
**Proposed Amendment:**



Date Source: City of San Antonio Enterprise GIS, BaseMap 911, BaseMap Approval District  
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- 200' Notification Area
- Proposed Land Use Change
- Low Density Residential
- High Density Residential
- Agricultural
- Community Commercial
- Industrial
- Parks/Open Space



**United Southwest Community Plan**  
 Proposed Plan Amendment 2411600096 Area

City of San Antonio  
 Development Services  
 Department  
 Aris Tolmas, PE, CSD  
 GIS Manager/Development and  
 San Jose Garcia Center  
 100 San Antonio  
 San Antonio, TX 78205

