

**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 WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 5.248 ACRES OF LAND LOCATED AT 3400 GOLDEN AVENUE, LEGALLY DESCRIBED AS 5.248 ACRES OUT OF NCB 11262 FROM “RURAL ESTATE TIER” TO “SUBRUBAN TIER”.**

\* \* \* \* \*

**WHEREAS**, the West/Southwest Sector Plan was adopted on April 21, 2011, 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 September 11, 2024, 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 future land use of approximately 5.248 acres of land located at 3400 Golden Avenue, legally described as 5.248 acres out of NCB 11262, from “Rural Estate Tier” to “Suburban Tier”. All portions of land mentioned are depicted in **Attachment “I”** attached hereto and incorporated herein for all purposes.

**SECTION 2.** A description of the property is attached as **Attachment “II”** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** 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:**

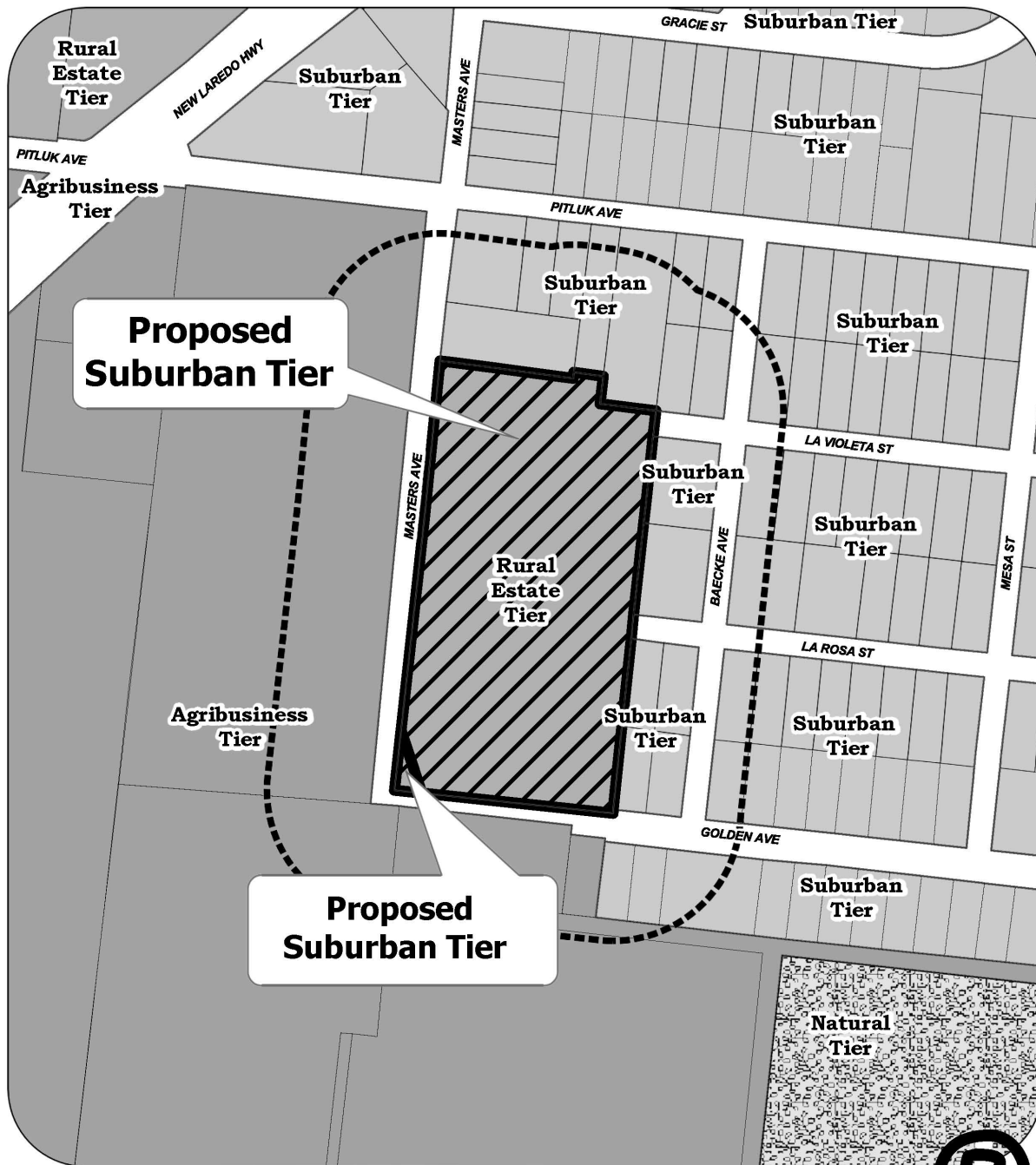
**APPROVED AS TO FORM:**

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

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

DRAFT

ATTACHMENT I  
Proposed Amendment:



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
This map depicts information furnished to the City of San Antonio by the Bexar Appraisal District and the City of San Antonio. The City of San Antonio does not warrant the accuracy or completeness of the information provided by the Bexar Appraisal District or the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map.

- 200' Notification Area
- Proposed Land Use Change
- Suburban Tier

- Agribusiness Tier
- Natural Tier
- Rural Estate Tier

**West-Southwest Sector Plan**  
Proposed Plan Amendment 2411600060 Area

