

**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 GREATER
DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE
COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING
THE FUTURE LAND USE OF APPROXIMATELY 1.529 ACRES OF
LAND LOCATED AT 3838 AND 3900 WEST AVENUE, LEGALLY
DESCRIBED AS LOT 11, NCB 11690 FROM “HIGH-DENSITY
RESIDENTIAL” TO “COMMUNITY COMMERCIAL”**

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WHEREAS, the Greater Dellview Area Community Plan was adopted on September 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 February 12, 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 Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 1.529 acres of land located at 3838 and 3900 West Avenue, legally described as Lot 11, NCB 11690, from “High-Density Residential” to “Community Commercial.” 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

Low Density Residential

WAYSIDE

Low Density Residential

Public Institutional

Neighborhood Commercial

High Density Residential

NAMNON DR

DRESDEN DR

LOCKNER

CRAIGMONT LN

BUCKEYE

WEST AVE

Proposed Community Commercial

High Density Residential

Low Density Residential

Low Density Residential

Low Density Residential

Low Density Residential

Low Density Residential

200' Notification Area

Proposed Land Use Change

Low Density Residential

High Density Residential

Public Institutional

Neighborhood Commercial

City of San Antonio Development Services Department

Greater Dellview Area Community Plan

Proposed Plan Amendment 2511600001 Area