

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 NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 12.622 ACRES OF LAND GENERALLY LOCATED IN THE 7200 BLOCK OF NORTH LOOP 1604 EAST, LEGALLY DESCRIBED AS 12.622 ACRES OUT OF NCB 16588 FROM “SPECIALIZED CENTER” TO “REGIONAL CENTER”.

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WHEREAS, the North Sector Plan was adopted on August 5, 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 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 North Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 12.622 acres of land generally located in the 7200 block of North Loop 1604 East, legally described as 12.622 acres out of NCB 16588, from “Specialized Center” to “Regional Center”. 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

This map illustrates the proposed Regional Center area in San Antonio, Texas. The central focus is a large, rectangular area with diagonal hatching, labeled "Proposed Regional Center" in a white callout box. This area is bordered by a thick, dashed black line. To the left of the proposed center is a large, irregularly shaped area labeled "Natural Tier," which is filled with a dense pattern of small, stylized tree icons. Surrounding these central areas are various other urban tiers, including "Suburban Tier" (light gray) and "Specialized Center" (dark gray). The map also shows major roads, including N Loop 1604 E, and several smaller streets: Concerto Dr, Quartett Ln, Scordato Dr, and Tranquillo Way. A road sign for "1604" is visible near the bottom center. A north arrow is located in the bottom right corner.

