

**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 NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 1.0150 ACRES OF LAND LOCATED AT 5650 CLIFFBRIER DRIVE, LEGALLY DESCRIBED AS LOT 1, BLOCK 1, NCB 15097 FROM "LOW DENSITY RESIDENTIAL" TO "COMMUNITY COMMERCIAL"**

\* \* \* \* \*

**WHEREAS**, the Northwest Community Plan was adopted on September 24, 1998 and updated in June 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 25, 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 Northwest Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 1.0150 acres of land located at 5650 Cliffbrier Drive, legally described as Lot 1, Block 1, NCB 15097, from "Low 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:**

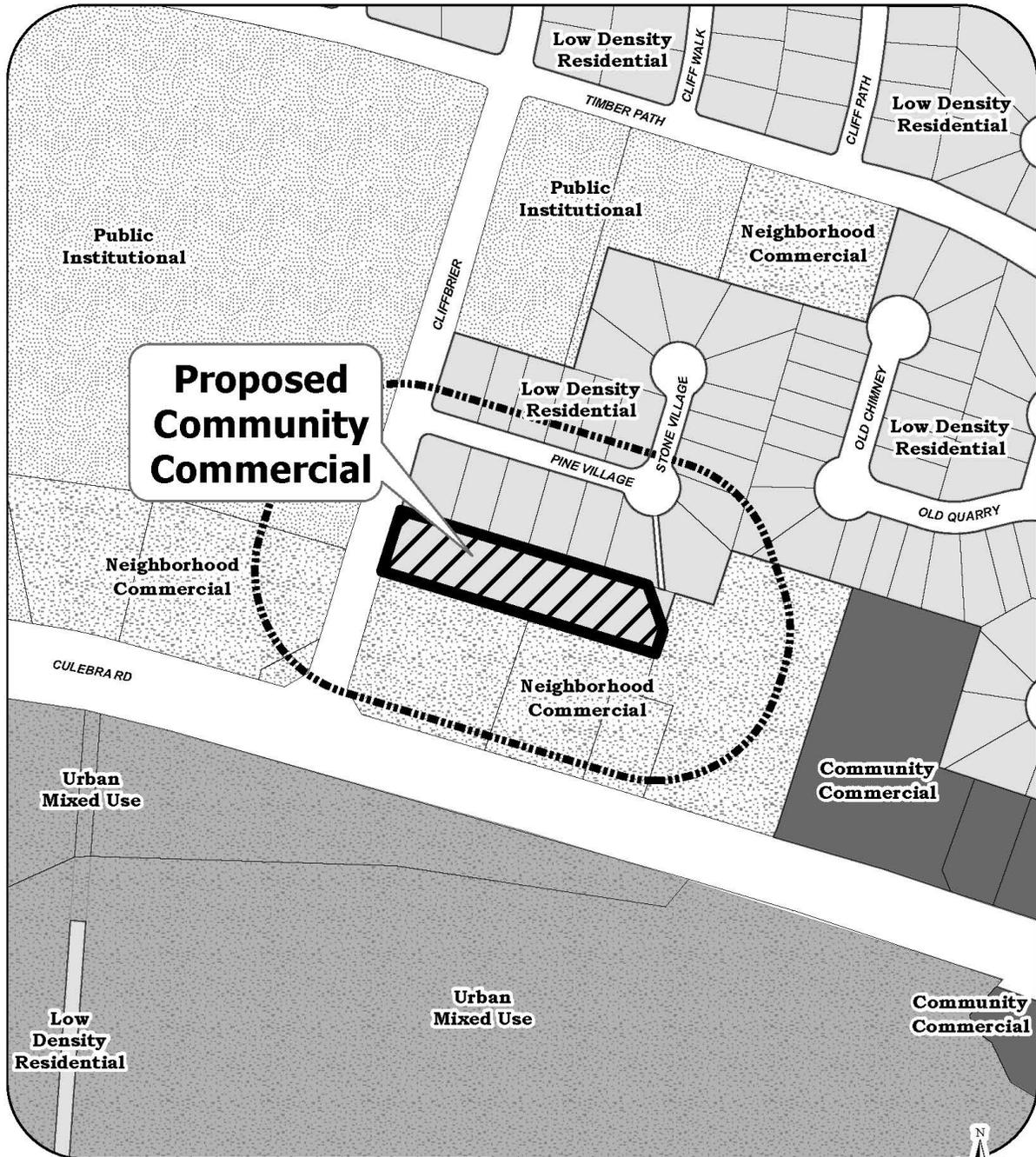
**APPROVED AS TO FORM:**

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

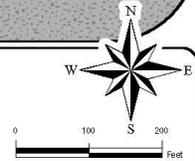
\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

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



- 200' Notification Area
- Proposed Land Use Change
- Low Density Residential
- Community Commercial
- Neighborhood Commercial
- Public Institutional
- Urban Mixed Use



Data Source: City of San Antonio Enterprise GIS, Bear Metro 911, Bear Appraisal District  
 This map is for informational purposes only. It is not intended to be used for legal or financial purposes. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

**Northwest Community Plan**  
 Proposed Plan Amendment 2411600063 Area

