

**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 NEAR  
NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE  
COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING  
THE FUTURE LAND USE OF APPROXIMATELY 0.3765 ACRES OF  
LAND LOCATED AT 1010 WARNER AVENUE LEGALLY DESCRIBED  
AS LOT 64, BLOCK 2, NCB 1774 FROM “URBAN LOW DENSITY  
RESIDENTIAL” TO “REGIONAL COMMERCIAL”.**

\* \* \* \* \*

**WHEREAS**, the Near Northwest Community Plan was adopted February 2002 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 Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.3765 acres of land located at 1010 Warner Avenue, legally described as Lot 64, Block 2, NCB 1774, from “Urban Low Density Residential” to “Regional 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:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

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