

**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 PORT SAN  
ANTONIO REGIONAL CENTER PLAN, A COMPONENT OF THE  
COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE  
FUTURE LAND USE OF APPROXIMATELY 5.0820 ACRES OF LAND  
LOCATED AT 7702 SOUTHWEST LOOP 410, LEGALLY DESCRIBED AS  
LOT 43, BLOCK 139, NCB 15229, FROM “LOW DENSITY  
RESIDENTIAL” TO “URBAN MIXED USE.”**

\* \* \* \* \*

**WHEREAS**, the Port San Antonio Regional Center Plan was adopted on December 2021, 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 June 26, 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 Port San Antonio Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 5.0820 acres of land located at 7702 Southwest Loop 410, legally described as Lot 43, Block 139, NCB 15229, from “Low Density Residential” to “Urban Mixed Use.” 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

DRAFT

The map illustrates the Freedom Hills area with the following land use designations and features:

- Proposed Urban Mixed Use:** A central rectangular area shaded with diagonal lines.
- Low Density Residential:** Multiple areas surrounding the central zone, including sections north, east, and south.
- High Density Residential:** Located in the top left corner.
- Employment /Flex Mixed Use:** Located to the east of the central zone.
- Regional Mixed Use:** Located in the bottom left corner, adjacent to a highway.
- Major Roads:**
  - Freedom Hills (top)
  - Freedom Rdg (top center)
  - Freedom Oaks (center)
  - Freedom A CRES (left side)
  - Lark Valley (right side)
  - Walnut Valley (right side)
  - Big Valley (bottom right)
  - Pike Valley (bottom right)
  - Slate Valley (bottom right)
- Highway:** A shield labeled 410 is shown on the left side of the map.

