

**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 USE OF APPROXIMATELY  
5.861 ACRES OF LAND LOCATED 12591 AND 12615 JUDSON ROAD,  
LEGALLY DESCRIBED AS LOT 5, BLOCK 1, NCB 17106 AND LOT P-  
6B, NCB 15724 FROM “SUBURBAN TIER” TO “GENERAL URBAN  
TIER”.**

\* \* \* \* \*

**WHEREAS**, the North Sector Plan was adopted on August 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 December 11, 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 North Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 5.861 acres of land located 12591 and 12615 Judson Road, legally described as Lot 5, Block 1, NCB 17106 and Lot P-6B, NCB 15724, from “Suburban Tier” to “General Urban Tier”. 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

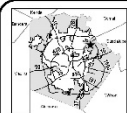
This map illustrates the urban tiers of the City of San Antonio, with a focus on the area around the proposed General Urban Tier. The map is divided into several zones, each labeled with a tier name:

- Suburban Tier:** Labeled in multiple locations, including the top left, top center, and bottom left.
- General Urban Tier:** Labeled in the top right and center right.
- Regional Center:** Labeled in the center and bottom center.

A callout box labeled **Proposed General Urban Tier** points to a specific area within the Regional Center, which is shaded with diagonal lines. This area is bounded by PVT ST AT 12607 JUDSON RD, PVT RD AT 12615 JUDSON RD, and FORT MADDIN.

Other labels on the map include:

- Streets:** PRAIRIE FALCON, MERLIN WAY, KESTREL LN, JUDSON RD, JUD-TOEPPER WAY, TARRYTOWN, HOPES FERRY, BARTON MILL, BREY SPGS, MCDERMOTS PARK, FORT MADDIN, PVT ST AT 12607 JUDSON RD, PVT RD AT 12615 JUDSON RD, PVT RD AT 12690 JUDSON RD, RANDOLPH BLVD.
- Geographic Features:** Live Oak, City of San Antonio.
- Infrastructure:** A shield icon with the number 35, indicating a highway.

[illegible] 200' Notification Area Proposed Land Use Change

City of San Antonio

☐ Suburban Tier

General Urban Tier

Regional Center

# North Sector Land Use Plan

## Proposed Plan Amendment 2411600092 Area



A horizontal scale bar with markings at 0, 150, and 300 feet. The bar is divided into two segments: the first segment from 0 to 150 feet is solid black, and the second segment from 150 to 300 feet is white with a black outline.

City of San Antonio  
Development Services  
Department

**Arvin Tothmaz, PE, CSO**  
 Giff-Morley Development and  
 Building Estimating Division  
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