

**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 4.4626 ACRES OF LAND GENERALLY LOCATED IN THE 14000 BLOCK OF NACOGDOCHES ROAD, LEGALLY DESCRIBED AS LOT P-5, NCB 15831 FROM “SUBURBAN TIER” TO “GENERAL URBAN TIER”**

\* \* \* \* \*

**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 April 24, 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 future land use of approximately 4.4626 acres of land generally located in the 14000 block of Nacogdoches Road, legally described as Lot P-5, NCB 15831, 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:**

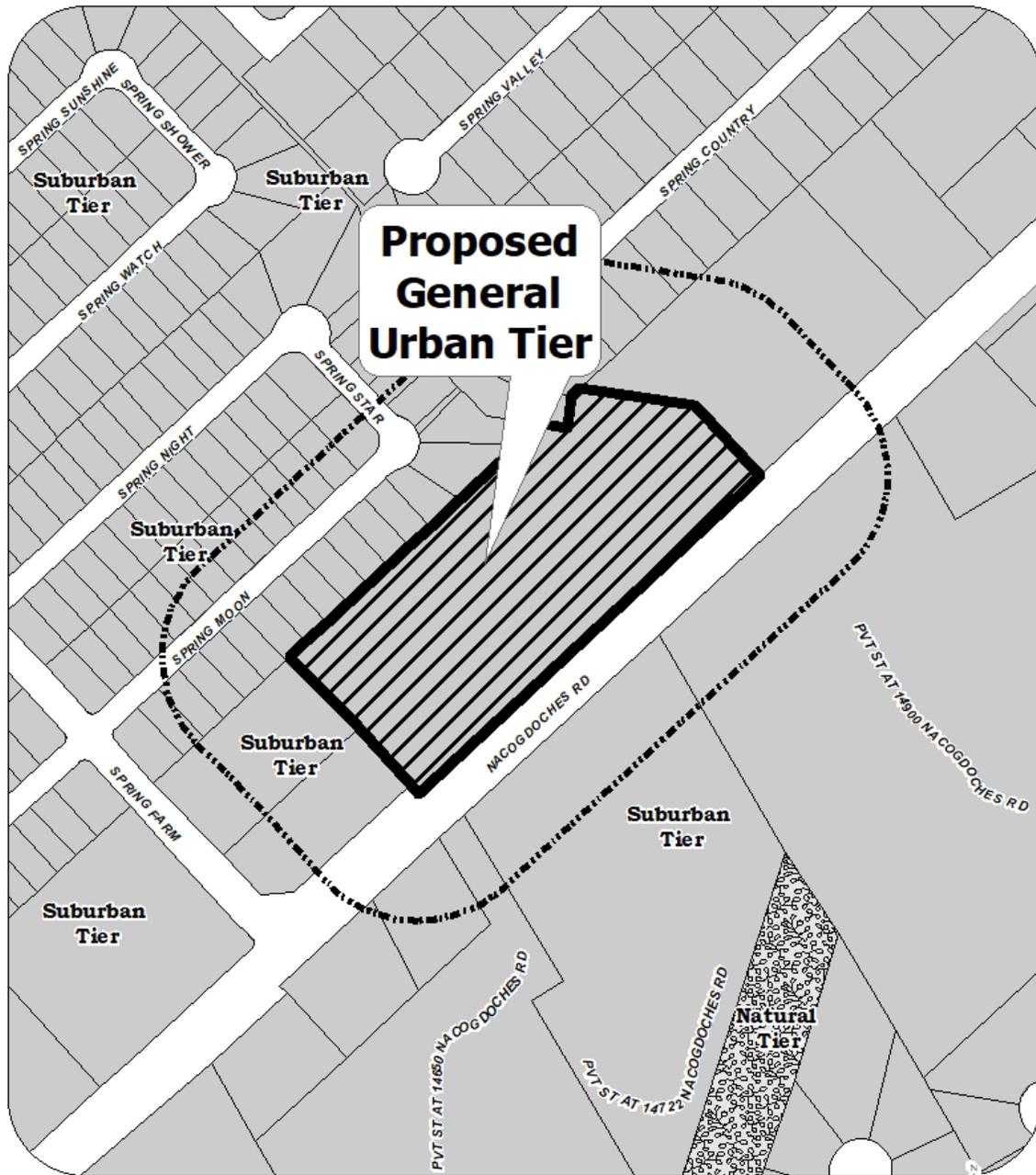
**APPROVED AS TO FORM:**

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

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

DRAFT

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



200' Notification Area  
 Proposed Land Use Change  
 Suburban Tier  
 Natural Tier

City of San Antonio  
 Development Services  
 Department  
 Michael Gonzalez, PE, CSD  
 Planning Director

**North Sector Land Use Plan**  
**Proposed Plan Amendment 2411600016 Area**