

**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 SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.1300 ACRES OF LAND LOCATED AT 350 STONEWALL AVENUE LEGALLY DESCRIBED AS THE EAST 49 FEET OF THE WEST 140 FEET OF LOT 1, BLOCK 4, NCB 7798 FROM "LOW DENSITY RESIDENTIAL" TO "MIXED USE"**

\* \* \* \* \*

**WHEREAS**, the South Central San Antonio Community Plan was adopted on August 19, 1999, updated October 26, 2005, 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 October 9, 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 South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.1300 acres of land located at 350 Stonewall Avenue, legally described as the east 49 feet of the west 140 feet of Lot 1, Block 4, NCB 7798, from "Low Density Residential" to "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:**

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

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

DRAFT

**South Central San Antonio Community Plan**

**Proposed Plan Amendment 2411600075 Area**

**Legend:**

- 200' Notification Area
- Proposed Land Use Change
- Low Density Residential
- Mixed Use
- Parks Open Space

**Map Information:**

City of San Antonio Development Services Department  
 400 West Alamo Street, Suite 1000  
 San Antonio, TX 78205  
 2025

**Map Scale:** 0 to 100 Feet

**Map Orientation:** North Arrow

**Map Data:** City of San Antonio Development Services Department, 2025

**Map Notes:** This map is for informational purposes only. It is not a legal document. For more information, please contact the City of San Antonio Development Services Department.