

**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 0.4515 ACRES OF LAND
LOCATED AT 707 VANCE JACKSON ROAD, LEGALLY DESCRIBED AS
LOT 21, NCB 8410 FROM “HIGH DENSITY RESIDENTIAL” TO
“COMMUNITY COMMERCIAL”**

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WHEREAS, the Near Northwest Community Plan was adopted on February 14, 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 February 28, 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 0.4515 acres of land located at 707 Vance Jackson Road, legally described as Lot 21, NCB 8410, from “High Density Residential” to “Community 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:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

High Density Residential

Community Commercial

Urban Low Density Residential

Proposed Community Commercial

200' Notification Area

Proposed Land Use Change

Community Commercial

Urban Low Density Residential

High Density Residential

Near Northwest Community Plan

Proposed Plan Amendment 2311600078 Area

City of San Antonio
Development Services
Department

Michael G. Santos, P.E., C.E.O.
City of San Antonio
1500 N. Nueces Street
San Antonio, TX 78202