

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, COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.3718 ACRES OF LAND LOCATED AT 1921 NORTH ZARZAMORA STREET, LEGALLY DESCRIBED AS LOT 27 AND LOT 28, BLOCK 12, NCB 2043 FROM “NEIGHBORHOOD COMMERCIAL” TO “COMMUNITY COMMERCIAL”

* * * * *

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 August 14, 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 0.3718 acres of land located at 1921 North Zarzamora Street, legally described as Lot 27 and Lot 28, Block 12, NCB 2043, from “Neighborhood Commercial” 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:

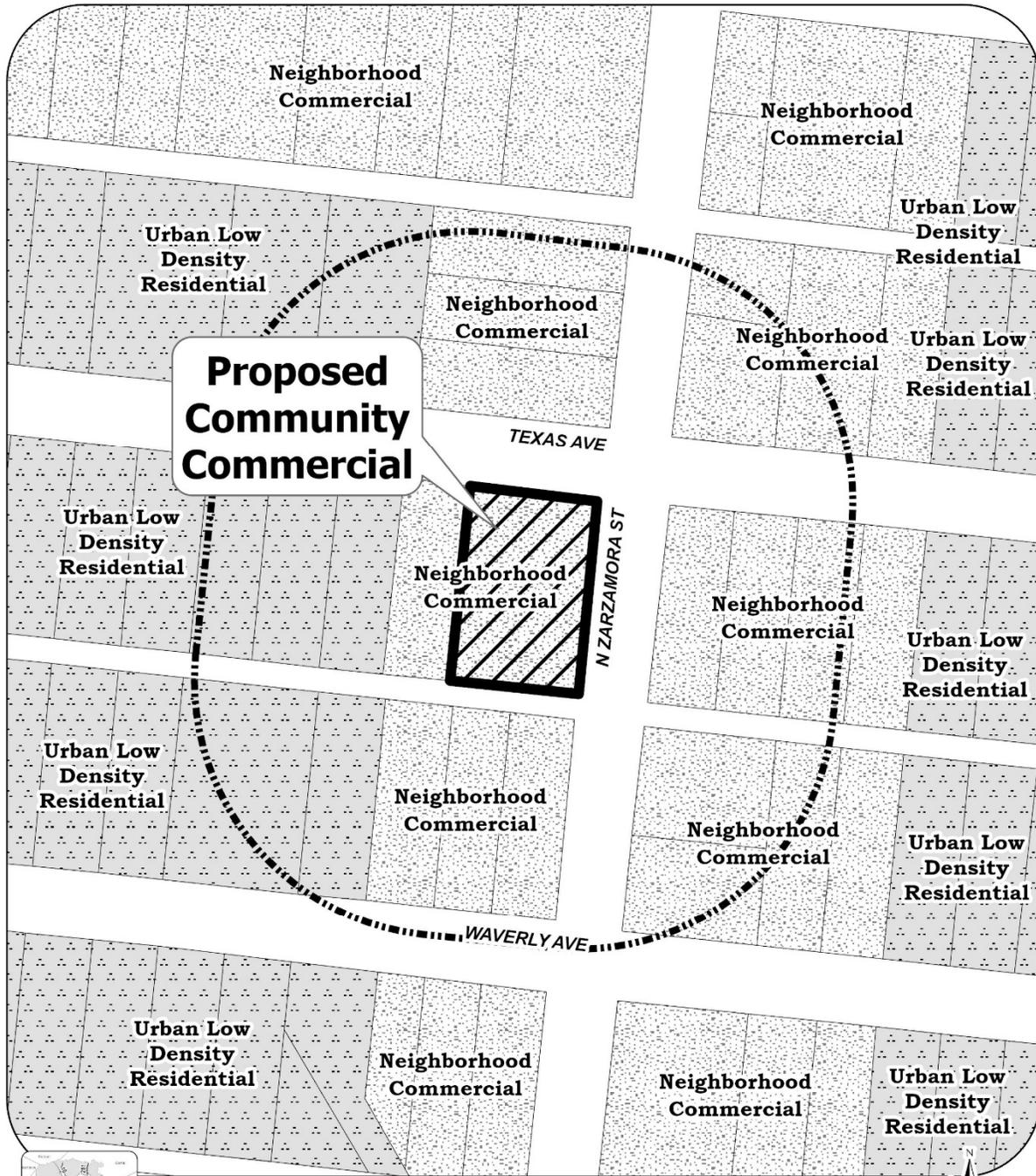
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:

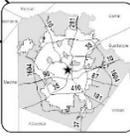


**Proposed
 Community
 Commercial**

TEXAS AVE

N ZARZAMORA ST

WAVERLY AVE



- 200' Notification Area
- Neighborhood Commercial
- Proposed Land Use Change
- Urban Low Density Residential



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Map Created by: Gustavo Quiroz
 Map Creation Date: 8/12/2024
 Map File Location: \\bexarcom\mms\2905\Plan_ID\Archived\Neighborhoods
 Land_Use\Amendments\Amend_2411600050_NearNWC_B&W.mxd
 PDF Filename: 240802.pdf

**Near Northwest Community Plan
 Proposed Plan Amendment 2411600050 Area**

City of San Antonio
 Development Services
 Department
 Michael Stumm, PE, CDO
 City Engineer
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