

**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  
WEST/SOUTHWEST SECTOR PLAN BY CHANGING THE FUTURE  
LAND USE CLASSIFICATION FROM “GENERAL URBAN TIER”,  
“CIVIC CENTER”, AND “MIXED USE CENTER” TO “REGIONAL  
CENTER” AND “SUBURBAN TIER”, AND ALSO AMENDING THE  
NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN BY  
CHANGING THE FUTURE LAND USE CLASSIFICATION FROM  
“MIXED USE” TO “REGIONAL COMMERCIAL”, AND ALSO  
AMENDING THE KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN  
BY CHANGING THE FUTURE LAND USE CLASSIFICATION FROM  
“MIXED USE” AND “LOW DENSITY RESIDENTIAL” TO “REGIONAL  
COMMERCIAL”, ALL OF WHICH ARE COMPONENTS OF THE  
COMPREHENSIVE MASTER PLAN OF THE CITY, ON  
APPROXIMATELY 815 ACRES OUT OF NCB 8525, 8609, 11186, 13401,  
13616, 13617, 17244, 17431, AND 17550, GENERALLY BOUNDED BY IH-  
35 TO THE EAST AND SOUTH, PALO ALTO ROAD AND SOMERSET  
ROAD TO THE WEST AND WEST MAYFIELD BOULEVARD TO THE  
NORTH.**

**\* \* \* \* \***

**WHEREAS**, the West/Southwest Sector Plan was adopted in April 21, 2011 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the Kelly/South San PUEBLO Community Plan was adopted in 2010 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the Nogalitos/ South Zarzamora Community Plan was adopted in 2004 as a component of the 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 May 22, 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 West/Southwest Sector Plan is being amended from “General Urban Tier”, “Civic Center”, and “Mixed Use Center” to “Regional Center” and “Suburban Tier”, and also amending the Nogalitos/South Zarzamora Community Plan by changing the future land use classification from “Mixed Use” to “Regional Commercial”, and also amending the Kelly/South San PUEBLO Community Plan by changing the future land use classification from “Mixed Use” and “Low Density Residential” to “Regional Commercial”, all of which are components of the Comprehensive Master Plan of the City, on approximately 815 acres out of NCB 8525, 8609, 11186, 13401, 13616, 13617, 17244, 17431, and 17550. All portions of land mentioned are depicted in **Attachment “I”** attached hereto and incorporated herein for all purposes.

**SECTION 2.** A description of the property is attached as **Attachment “A”** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** 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

## ATTACHMENT I

### Proposed Amendment:

