

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:

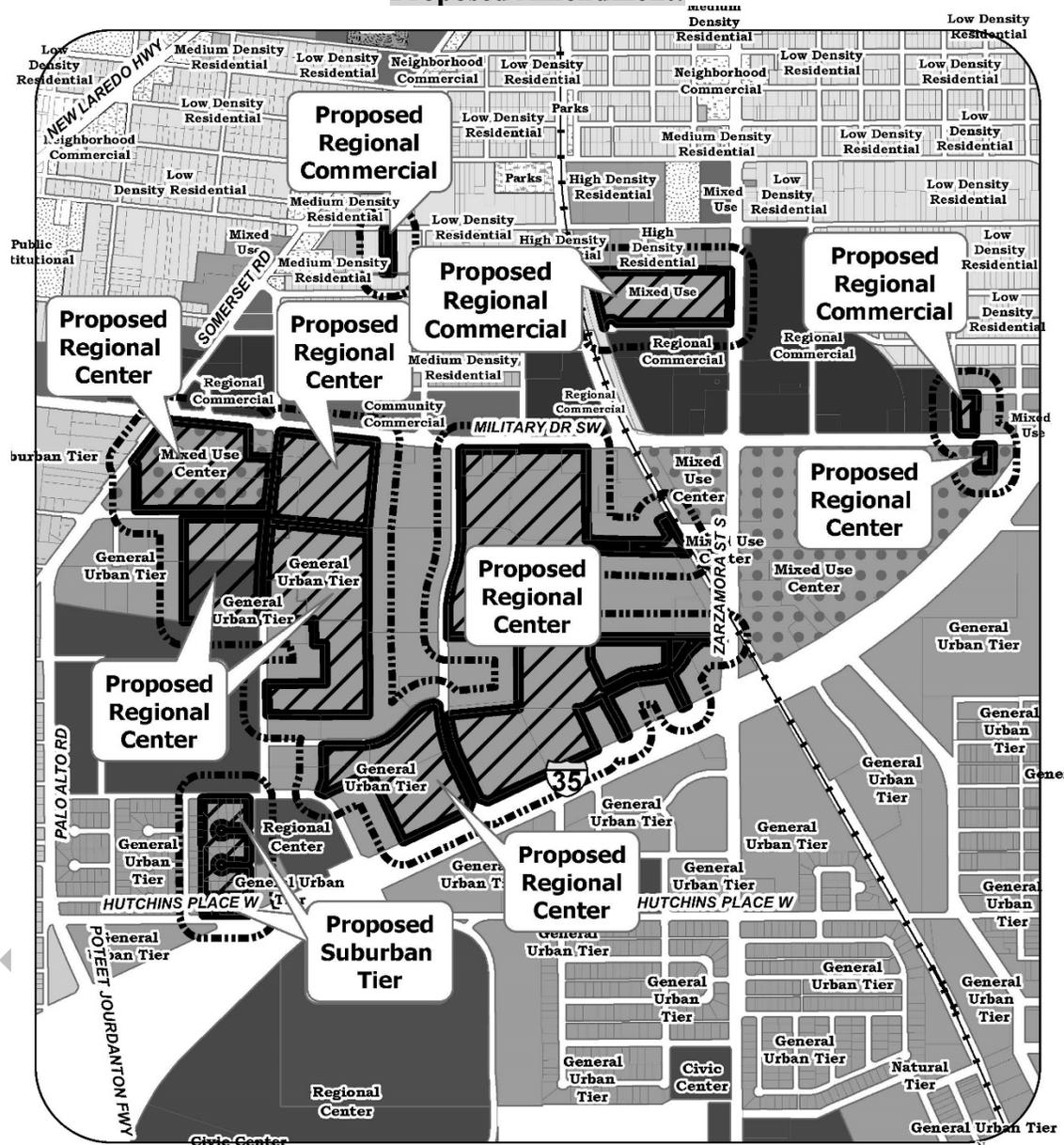
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

ATTACHMENT I

Proposed Amendment:



		Sector Land Use	Future Land Use	

City of San Antonio
 Development Services
 Department
 PROJECT NUMBER: 24-002
 DATE: 02/26/2024
 SCALE: AS SHOWN
 SHEET NO. 241160033

West/Southwest Sector Plan, Nogalitos/South Zarcamora Community Plan,
 and Kelly/South San PUEBLO Community Plan
 Proposed Plan Amendment 241160033 Area