

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 PORT SAN ANTONIO AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.2760 ACRES OF LAND LOCATED AT 2435 FRIO CITY ROAD, LEGALLY DESCRIBED AS LOT B-1, BLOCK 3, NCB 8184, FROM “COMMUNITY COMMERCIAL” TO “URBAN LOW DENSITY RESIDENTIAL”

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WHEREAS, the Port San Antonio Area Regional Center Plan was adopted on December 2, 2021 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 26, 2025, 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 Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.2760 acres of land located at 2435 Frio City Road, legally described as Lot B-1, Block 3, NCB 8184, from “Community Commercial” to “Urban Low Density Residential”. 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:

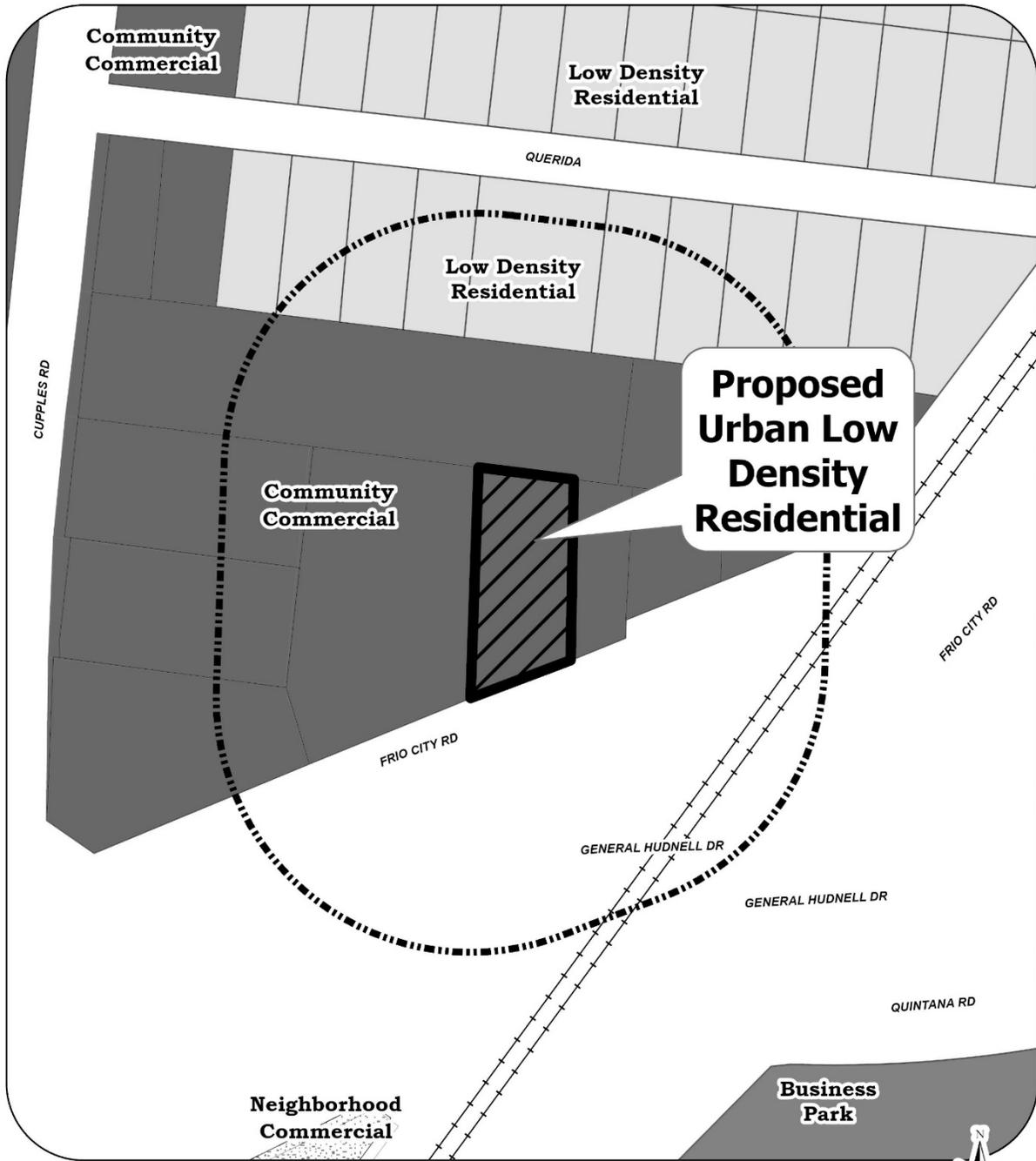
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

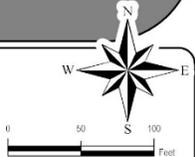
Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



- 200' Notification Area
- Proposed Land Use Change
- Low Density Residential
- Community Commercial
- Business Park
- Neighborhood Commercial



Data Source: City of San Antonio Enterprise GIS, BaseMap 911, Devar Approval District
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Port San Antonio Area Regional Center
Proposed Plan Amendment 2411600101 Area

