

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 GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.335 ACRES OF LAND LOCATED AT 1333 BUENA VISTA STREET, LEGALLY DESCRIBED AS 0.335 ACRES OUT OF NCB 2309 AND NCB 2310, FROM “COMMUNITY COMMERCIAL” TO “HIGH DENSITY MIXED USE”.

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WHEREAS, the Guadalupe Westside Community Plan was adopted on May 3, 2007 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 April 9, 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 Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.335 acres of land located at 1333 Buena Vista Street, legally described as 0.335 acres out of NCB 2309 and NCB 2310, from “Community Commercial” to “High Density Mixed Use”. 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 “II”** 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

DRAFT

Proposed High Density Mixed Use

Legend:

- 200' Notification Area (Dashed line)
- Proposed Land Use Change (Thick black outline)
- Low Density Mixed Use (Light gray with dots)
- Community Commercial (Dark gray)
- Low Density Residential (Light gray)
- Parks/Open Space (Light gray with diagonal lines)

Guadalupe Westside Community Plan
Proposed Plan Amendment 2511600024 Area

City of San Antonio Development Services Department
 Michael Starnon, P.E., CBO
 City of San Antonio
 100 N. Nueces Street
 San Antonio, TX 78202