

**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 SAN  
ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A  
COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE  
CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY  
0.1901 ACRES OF LAND LOCATED AT 4502 WALZEM ROAD,  
LEGALLY DESCRIBED AS LOT 1, BLOCK 2, NCB 11901 FROM "LOW  
DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL"**

\* \* \* \* \*

**WHEREAS**, the San Antonio International Airport Vicinity Land Use Plan was adopted on May 2010 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 September 13, 2023 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 San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.1901 acres of land located at 4502 Walzem Road, legally described as Lot 1, Block 2, NCB 11901, from "Low Density Residential" to "Neighborhood 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:**

