

**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 SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.290 ACRES OF LAND LOCATED AT 3238 MISSION ROAD AND 3244 MISSION ROAD, LEGALLY DESCRIBED AS 0.290 ACRES OUT OF NCB 7659 FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL".**

\* \* \* \* \*

**WHEREAS**, the South Central San Antonio Community Plan was adopted on August 19, 1999 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 June 22, 2022 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 South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.290 acres of land located at 3238 Mission Road and 3244 Mission Road, legally described as 0.290 acres out of NCB 7659, 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.** A description of the property is attached as Attachment "II" and is 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:**

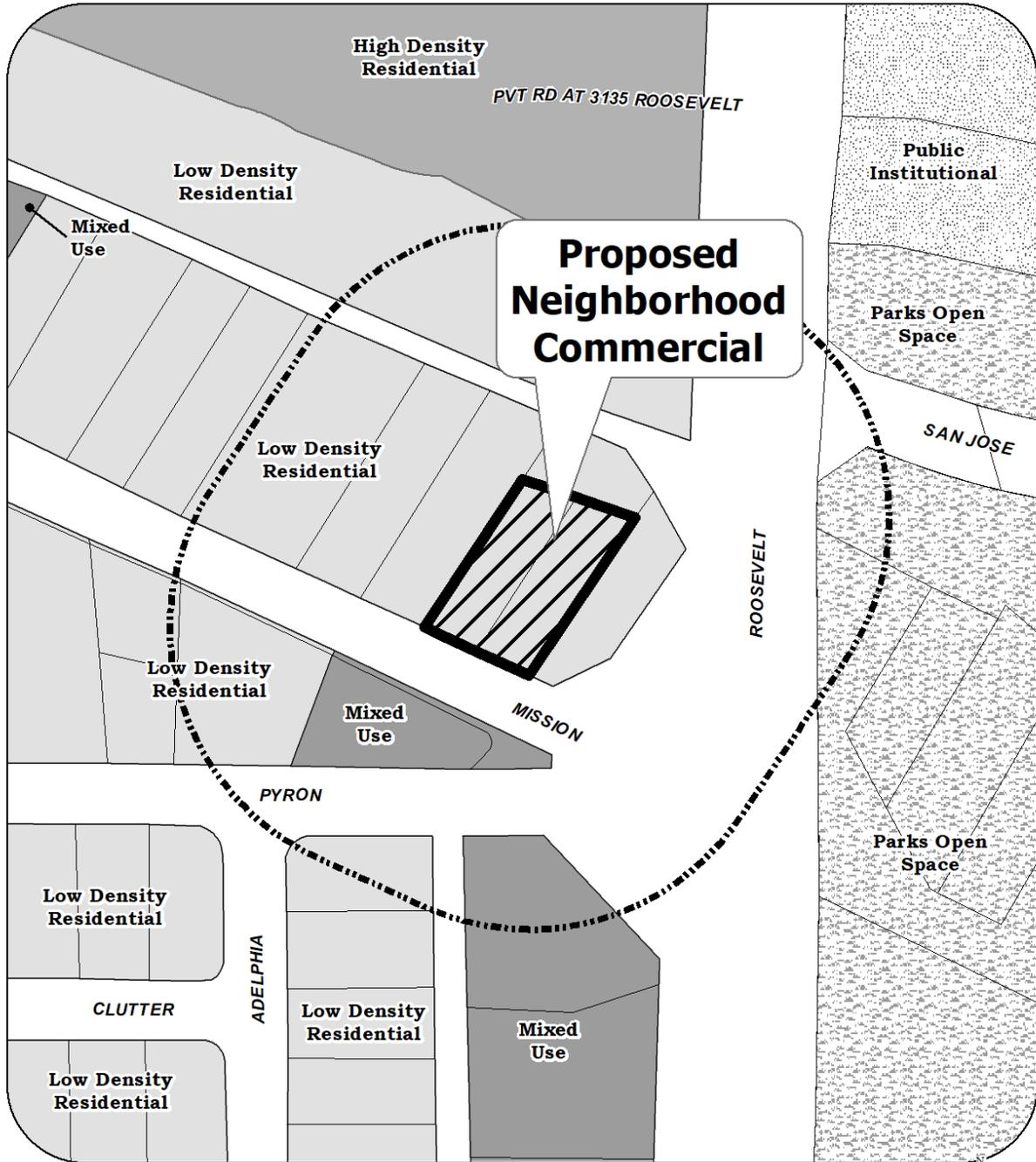
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

**ATTACHMENT I**  
**Proposed Amendment:**



		200' Notification Area		Low Density Residential		Parks Open Space
		Proposed Land Use Change		High Density Residential		Public Institutional
				Mixed Use		

**South Central San Antonio Community Plan**  
 Proposed Plan Amendment 2211600048 Area

Data Source: City of San Antonio, Desktop GIS, Street Maps 011, Street Appraisal District  
 The information on this map was derived from the City of San Antonio, Texas. It is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map.

Map Created by: Bentley Systems  
 Map File Location: D:\Projects\2211600048\MapFiles\MapFiles\MapFiles.mxd  
 Date: 11/15/2022 10:51:00 AM  
 User: jay@bentley.com

City of San Antonio  
 Planning and Community  
 Development Department  
 1001 E. Commerce Street  
 San Antonio, TX 78202