

**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 0.41 ACRES, LOCATED AT 2950 WEIR AVENUE LEGALLY DESCRIBED AS 0.41 ACRES OUT OF NCB 11316, SAVE AND EXCEPT THE NORTH 5.03 FEET (0.018 ACRES) OUT OF NCB 11316, FROM “EMPLOYMENT/FLEX MIXED USE” TO “URBAN LOW DENSITY RESIDENTIAL”.**

\* \* \* \* \*

**WHEREAS**, the Port San Antonio Area Regional Center Plan was adopted on December 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 January 11, 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 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 0.3854 acres of land located at 2950 Weir Avenue, legally described as 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, from “Employment/ Flex Mixed Use” 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.** 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

**Low Density Residential**

**Proposed Neighborhood Commercial**

**Neighborhood Commercial**

**Low Density Residential**

**Neighborhood Commercial**

**Low Density Residential**

**Neighborhood Commercial**

**Low Density Residential**

**Neighborhood Commercial**

**Low Density Residential**

**Parks Open Space**

**Low Density Residential**

**200' Notification Area**

**Proposed Land Use Change**

**Low Density Residential**

**Neighborhood Commercial**

**Parks Open Space**

**Nogalitos/South Zarzamora Community Plan**

**Proposed Plan Amendment 2211600112 Area**

**City of San Antonio**  
Development Services  
Department  
Michael Shannon, PE, CEG  
10000 North Loop West  
Suite 100  
San Antonio, TX 78213