

**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 1.9972 ACRES OF LAND LOCATED AT 2634 SOUTHWEST 34TH STREET LEGALLY DESCRIBED AS LOTS 23 AND 24, BLOCK 5, NCB 11370 FROM “URBAN LOW DENSITY RESIDENTIAL” TO “EMPLOYMENT/FLEX MIXED USE”**

\* \* \* \* \*

**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 April 12, 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 1.9972 acres of land located at 2634 Southwest 34th Street, legally described as Lots 23 and 24, Block 5, NCB 11370, from “Urban Low Density Residential” to “Employment/Flex 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

**Urban Low Density Residential**

**Low Density Residential**

**Employment/Flex Mixed Use**

**Proposed Employment/Flex Mixed-Use**

**Low Density Residential**

**Urban Low Density Residential**

**Low Density Residential**

**Low Density Residential**

**Low Density Residential**

**Low Density Residential**

**Business/Innovation Mixed Use**

**Neighborhood Mixed Use**

DALE

CALLE VALENCIA

CARNATION

BARNEY BAY

BEECH

GROWDON

36TH

Port Authority of San Antonio

200' Notification Area

Proposed Land Use Change

Low Density Residential

Business/Innovation Mixed Use

Urban Low Density Residential

Employment/Flex Mixed Use

Neighborhood Mixed Use

City of San Antonio  
Development Services Department  
Michael Shannon, PE, CBD

Map Creation Date: 2/29/2023  
Map File Location: \\scomms\misa\2301160009\Plan\_Alt\lchc\wd\neighborhoods  
Land\_Use\Amendment\2311600009\_PortSanAntonio\_BA.mxd  
PDF Filename: Amend\_2311600009\_PortSanAntonio\_BA.pdf

Map Created by: Gustavo Gutierrez

**Port San Antonio Area Regional Center**  
**Proposed Plan Amendment 2311600009 Area**