

ORDINANCE

2021-12-02-0943

**AMENDING THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.9458 ACRES OF LAND LOCATED AT 291 EMPORIA BOULEVARD, LEGALLY DESCRIBED AS THE EAST 276.17 FEET OF LOT 6, NCB 8699 FROM "PUBLIC INSTITUTIONAL" TO "NEIGHBORHOOD COMMERCIAL"**

\* \* \* \* \*

**WHEREAS**, the Northeast Inner Loop Neighborhood Plan was adopted in March 2001 and updated in August 2008 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 October 13, 2021 by the Planning Commission allowing all interested citizens to be heard; and

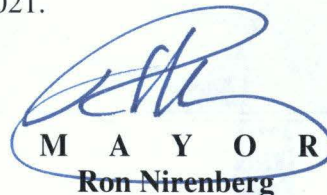
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.9458 acres of land located at 291 Emporia Boulevard, legally described as the east 276.17 feet of Lot 6, NCB 8699, from "Public Institutional" 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 December 12, 2021.


**PASSED AND APPROVED** on this 2<sup>nd</sup> day of December, 2021.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Debbie Racca-Sittre, Acting City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting December 2, 2021

65.

2021-12-02-0943

PLAN AMENDMENT CASE PA-2021-11600086 (Council District 10): Ordinance amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Neighborhood Commercial" on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700251)

Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

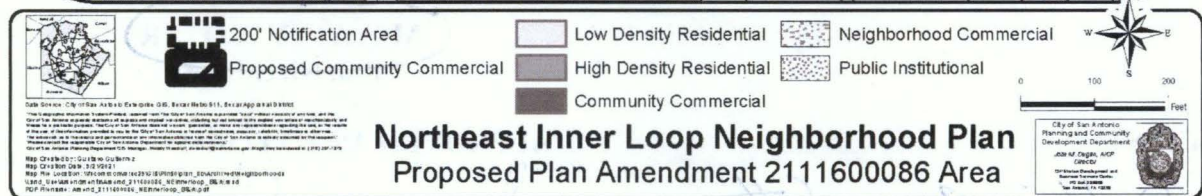
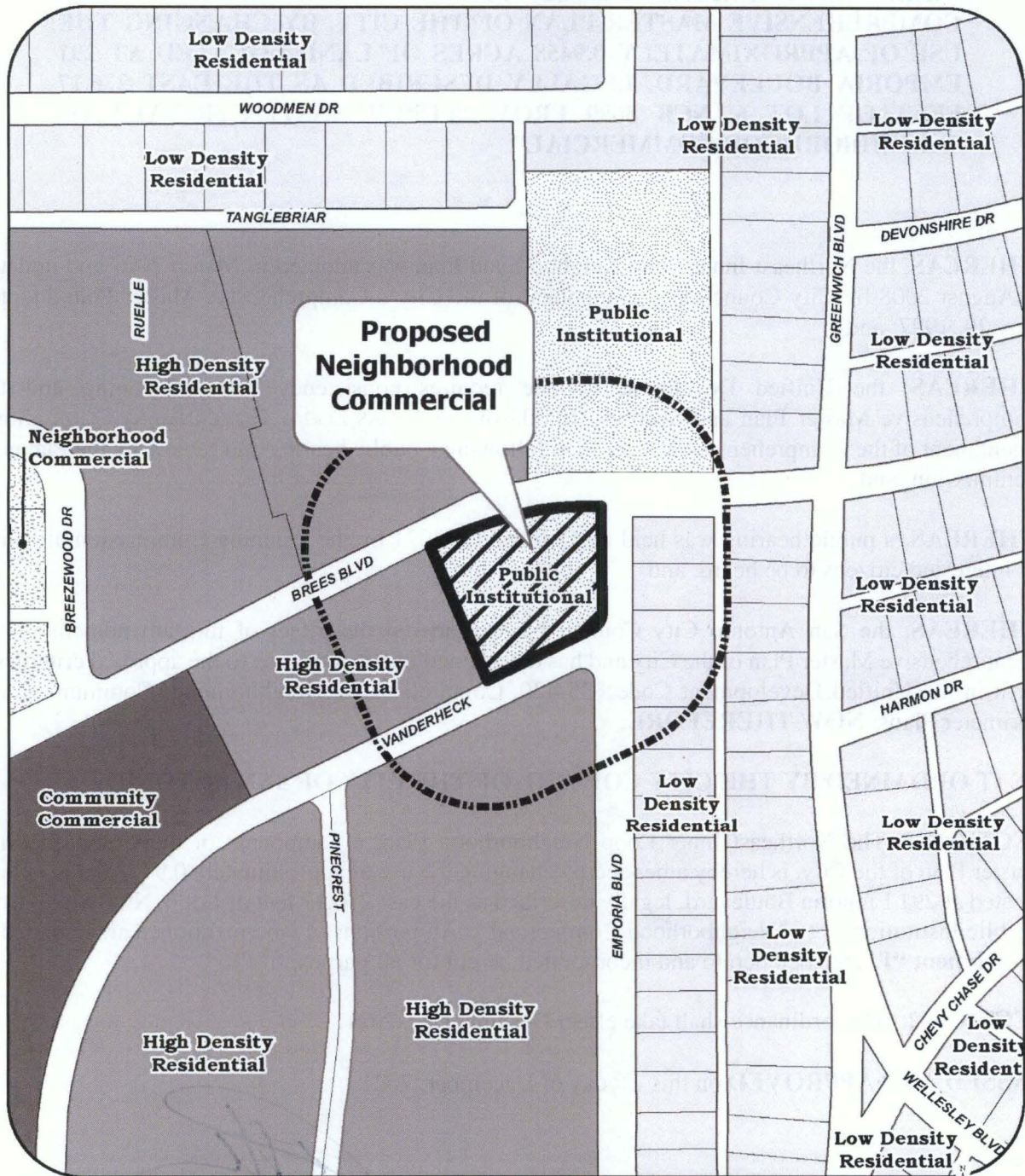
**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**Absent:** Sandoval



2490-50-51-1505

ATTACHMENT I  
Proposed Amendment:



#65

&amp;

#66 **PLAN AMENDMENT CASE PA-2021-086 & ZONING CASE Z-2021-251 (Council District 10):**

- amending the Northeast Inner Loop Neighborhood Plan
- from "Public Institutional"
- to "Neighborhood Commercial"
- from "O-2"
- to "C-1"
- located at 291 Emporia Boulevard.
- **Staff, Planning and Zoning Commission recommend Approval.**
- **18 Notices; 1 Favor; 1 Opposed**
- Property Owner: Sunset Ridge Church of Christ
- Applicant: Sunset Ridge Church of Christ

-Keep on Consent

**\*\*During consent agenda discussion you're going to say "I am submitting this letter as part of the record for item #65 & #66 that states there will be no permanent parking of food trucks on property."**

-This is for the church parking lot that will be turned into an outdoor gathering space for the neighborhood

-They will be ripping out concrete and adding green space, garden beds, a pavilion, and have food trucks on the weekends

-11 support letters from neighbors

-Going from O-2 to C-1

- Sunset Ridge Church of Christ



**From:** Emilie Weissler <Emilie@KGFTX.com>  
**Sent:** Wednesday, December 1, 2021 12:05 AM  
**To:** Samantha Wickwire (City Council) <Samantha.Wickwire@sanantonio.gov>  
**Subject:** [EXTERNAL] Z-2021-10700251/PA-2021-11600086 (Emporia)

Hi Samantha,

Thanks so much for your time earlier today and efforts thus far. Please see below for Councilman Perry to enter into the record on Thursday:

On behalf of the Property Owner, Sunset Ridge Church of Christ, we confirm that the proposed community gathering space at 291 Emporia Boulevard will be limited to no more than two (2) food trucks on the property in accordance with the Unified Development Code and the food trucks will remain moveable/not permanent.

Do not hesitate to call with any questions or additional information needed. Thank you again!

**Emilie Christian Weissler**  
Director of Land Use and Development  
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[San Antonio, Texas 78216](#)  
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Mobile: 210.845.7289  
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