

ORDINANCE 2020-11-05-0810

**AMENDING THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 32.217 ACRES OF LAND LOCATED AT 7900 BLOCK OF WEST LOOP 1604 NORTH, LEGALLY DESCRIBED AS 32.217 ACRES OUT OF NCB 17636 FROM "MIXED USE" TO "COMMUNITY COMMERCIAL".**

\* \* \* \* \*

**WHEREAS**, the Northwest Community Plan was adopted on May 21, 2009 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 23, 2020 by the Planning Commission allowing all interested citizens to be heard; and

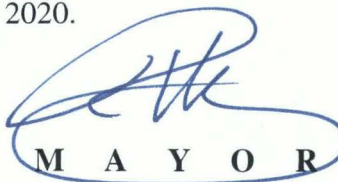
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans;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

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

**SECTION 1.** Northwest Community Plan, A Component Of The Comprehensive Master Plan of the City, by changing the use of approximately 32.217 Acres of Land located at 7900 block of West Loop 1604 North, legally described as 32.217 acres out of NCB 17636 from "Mixed Use" to "Community 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 November 15, 2020.

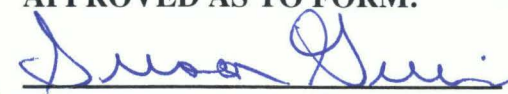
**PASSED AND APPROVED** on this 5<sup>th</sup> day of November, 2020.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



# City of San Antonio

## City Council

November 05, 2020

**Item: P-5**

**File Number: 20-6298**

**Enactment Number:**

**2020-11-05-0810**

PLAN AMENDMENT CASE PA-2020-11600061 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Community Commercial" on 32.217 acres out of NCB 17636, located in the 7900 block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700200)

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

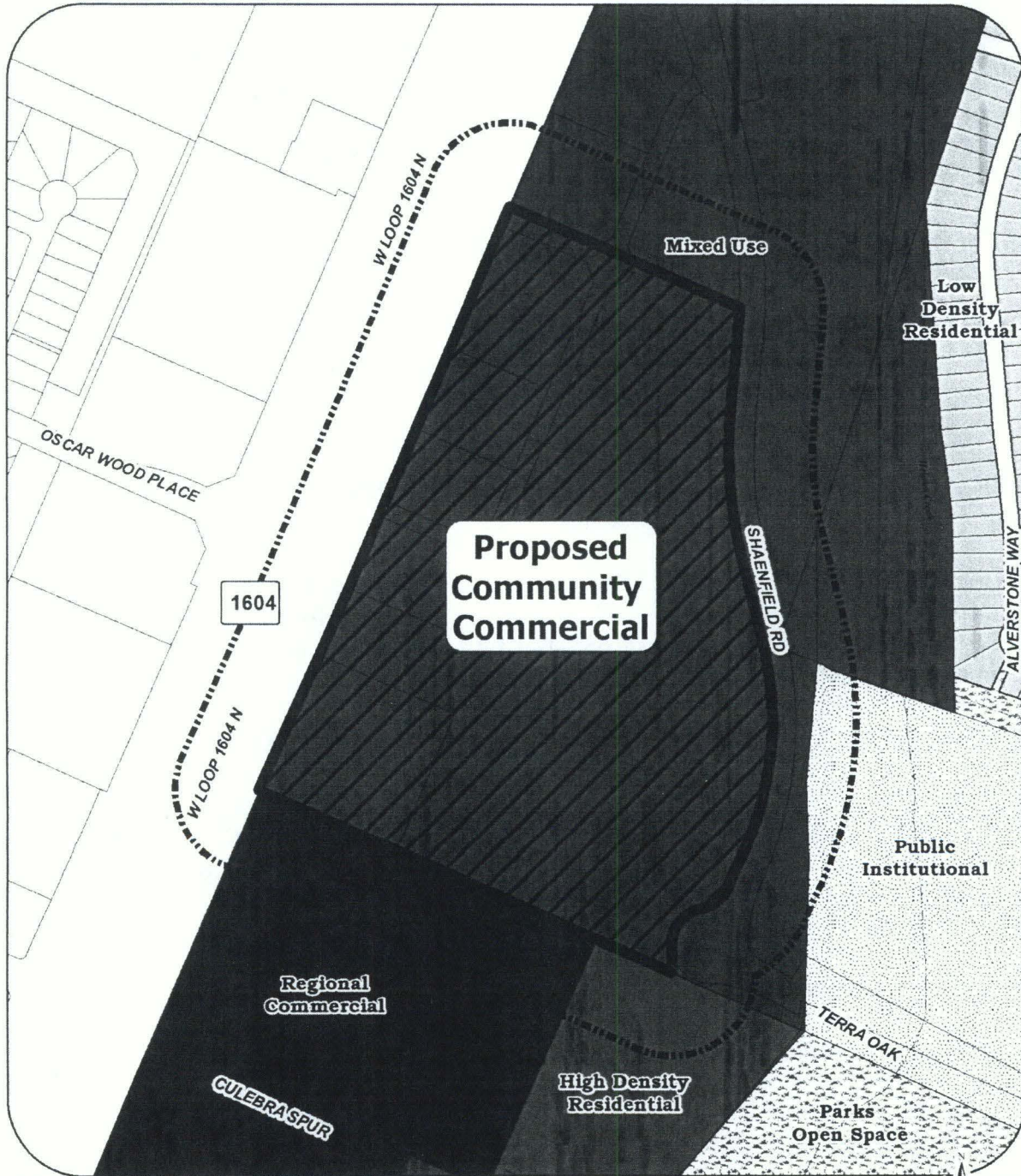
**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage and Perry










**Absent:** 1 Pelaez



0180-20-11-0505

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



	 200' Notification Area	 Low Density Residential	 Mixed Use
 Proposed Community Commercial	 High Density Residential	 Public Institutional	
	 Regional Commercial	 Parks Open Space	

**Near Northwest Community Plan**  
 Proposed Plan Amendment 2011600061 Area

City of San Antonio  
 Planning and Community Development Department  
 4815 Ogden Street  
 Director