

**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 GREATER  
DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE  
COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE  
USE OF APPROXIMATELY 0.1377 ACRES OF LAND LOCATED AT 1815  
THORAIN BOULEVARD, LEGALLY DESCRIBED AS LOT 14, BLOCK  
159, NCB 8817 FROM "LOW DENSITY RESIDENTIAL" TO  
"NEIGHBORHOOD COMMERCIAL"**

\* \* \* \* \*

**WHEREAS**, the Greater Dellview Area Community Plan was adopted on September 29, 2005 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 August 12, 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.** The Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.1377 acres of land located at 1815 Thorain Boulevard, legally described as Lot 14, Block 159, NCB 8817, from "Low Density Residential" to "Neighborhood Commercial". All portions of land mentioned are depicted in **Attachments "I"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** 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:**

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Tina J. Flores, City Clerk (Acting)

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Andrew Segovia, City Attorney

DRAFT

# ATTACHMENT I Proposed Amendment:

