

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 INGRAM HILLS NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.833 ACRES OF LAND LOCATED AT THE 4300 BLOCK OF PARKWAY DRIVE, LEGALLY DESCRIBED AS 0.833 ACRES OUT OF NCB 11543 FROM "LOW DENSITY RESIDENTIAL ESTATE" TO "COMMUNITY COMMERCIAL"

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WHEREAS, the Ingram Hills Neighborhood Plan was adopted on May 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 25, 2024 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 Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.833 acres of land located at the 4300 block of Parkway Drive, legally described as 0.833 acres out of NCB 11543, from "Low Density Residential Estate" to "Community Commercial". 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:

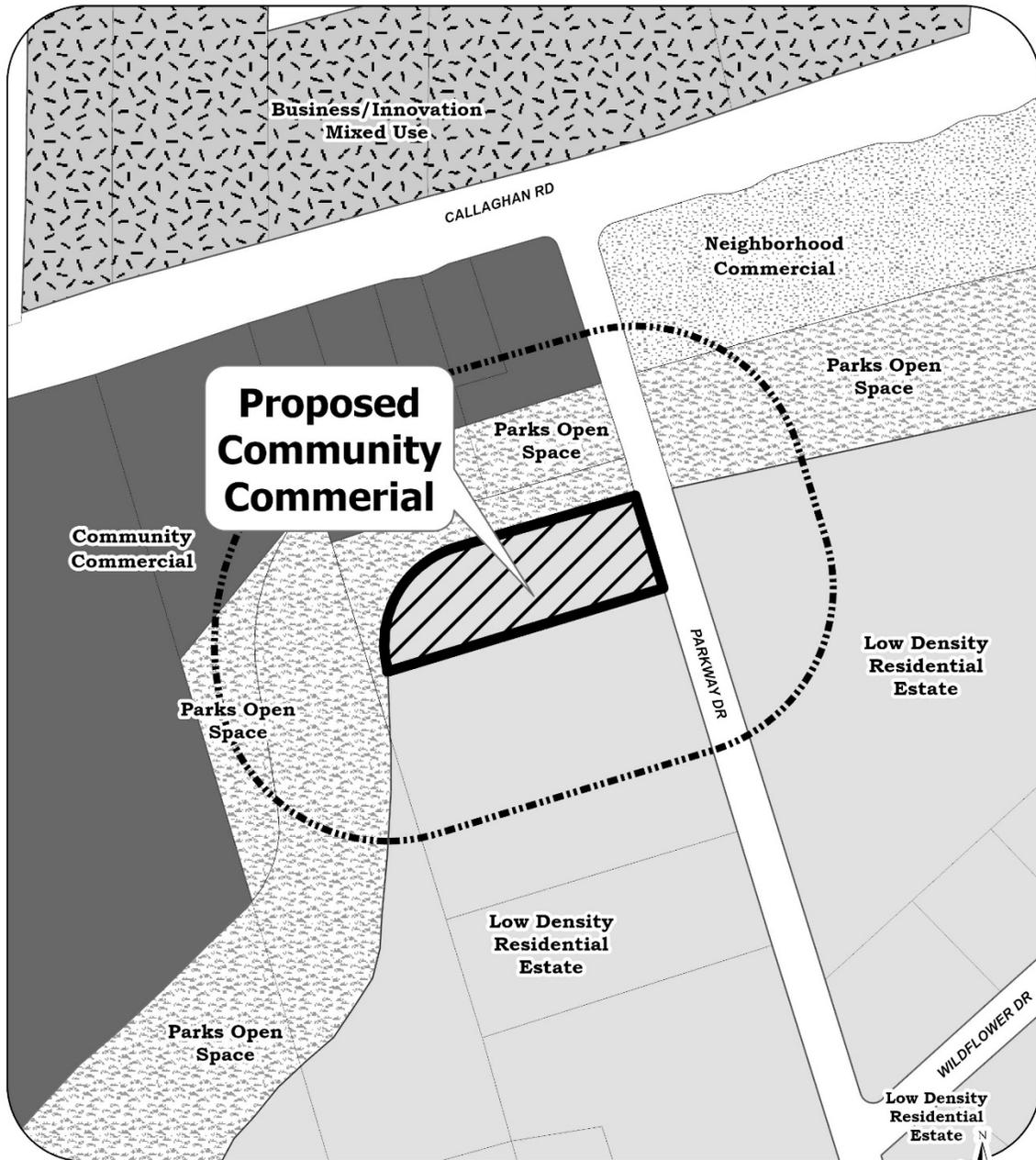
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



Data Source: City of San Antonio, Citywide GIS, Block Maps 311, Geospatial Division

This map is a technical drawing and does not constitute a legal document. It is intended for informational purposes only. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

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File Name: 11600062_Plan_Architectural\Neighborhoods

File Extension: .mxd

	200' Notification Area		Neighborhood Commercial
	Proposed Land Use Change		Community Commercial
	Low Density Residential Estate		Business/Innovation Mixed Use
	Parks Open Space		

Ingram Hills Plan

Proposed Plan Amendment 2411600062 Area

City of San Antonio
 Development Services
 Department