

**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 SOUTHEAST COMMUNITY AREA PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE BOUNDARY OF THE PLAN AREA TO INCLUDE 794.5 ACRES OF LAND, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF LOOP 410 AND NEW SULPHUR SPRINGS ROAD, AND APPLYING THE “BUSINESS/INNOVATION MIXED USE” FUTURE LAND USE DESIGNATION TO 218.3 ACRES OUT OF CB 5151 AND CB 5152, AND THE “URBAN MIXED USE” FUTURE LAND USE DESIGNATION TO 528 ACRES OUT OF CB 5132 AND CB 5151, AND 48.2 ACRES OUT OF CB 5132.**

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**WHEREAS**, the Southeast Community Area Plan was adopted on December 15, 2022 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 9, 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 Southeast Community Area Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the boundary of the plan area to include 794.5 acres of land, generally located southeast of the intersection of Loop 410 And New Sulphur Springs Road, legally described as 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132, and applying the applying the “Business/Innovation Mixed-Use” future land use designation to 218.3 acres out of CB 5151 and CB 5152, and the “Urban Mixed-Use” future land use designation to 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132. 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 February 20, 2025.

**PASSED AND APPROVED** on this 20th day of February 2025.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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**Debbie Racca-Sittre, City Clerk**

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**Andrew Segovia, City Attorney**

**DRAFT**