

**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  
EXTRATERRITORIAL MILITARY PROTECTION AREA LAND USE  
PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF  
THE CITY, BY CHANGING THE FUTURE LAND USE OF  
APPROXIMATELY 13.08 ACRES OF LAND LOCATED ALONG  
MARBACH ROAD, LEGALLY DESCRIBED AS A 13.080 ACRE TRACT  
OUT OF WILLIAM T NEIL SURVEY NUMBER 62, ABSTRACT 544,  
COUNTY BLOCK 5197, ALSO KNOWN AS CB 5197 P-3K, FROM  
"COMMUNITY COMMERCIAL" TO URBAN LOW DENSITY  
RESIDENTIAL"**

\* \* \* \* \*

**WHEREAS**, the Extraterritorial Jurisdiction Military Protection Area Land Use Plan was adopted on September 19, 2019 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 December 13<sup>th</sup>, 2023 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 Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 13.08 acres of land located at 16205 Marbach Road, legally described as 13.080 acre tract out of William T Neil survey Number 62, Abstract 544, County Block 5197, also known as CB 5197 P-3K, from "Community Commercial" to "Urban Low Density Residential ". 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 {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:**

