

**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 LACKLAND
EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION
AREA LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE
MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND
USE OF APPROXIMATELY 3.608 ACRES OF LAND LOCATED AT 9852
MARBACH ROAD, LEGALLY DESCRIBED AS LOT 5, BLOCK 126 CB
4332 FROM “URBAN LOW DENSITY RESIDENTIAL” TO
“COMMUNITY COMMERCIAL”**

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WHEREAS, the Lackland 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 January 8, 2025 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 Lackland 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 3.608 acres of land located at 9852 Marbach Road, legally described as Lot 5, Block 126, CB 4332, from “Urban Low Density Residential” 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 {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

Suburban Tier

Natural Tier

Mixed Use Center

Natural Tier

Proposed Community Commercial

Community Commercial

Urban Low Density Residential

ETJMPA-2

Urban Low Density Residential

Community Commercial

Marbach Rd

Overlook Acres

Overlook Canyon

Overlook Ck

City of San Antonio

Legend:

- 200' Notification Area**
- Proposed Land Use Change**
- Military Protection Area**
- Future Land Use**
 - Community Commercial
 - Urban Low Density Residential
- Sector Land Use**
 - Mixed Use Center
 - Natural Tier
 - Suburban Tier

Lackland Extraterritorial Jurisdiction Feet Military Protection Area Land Use Plan Proposed Plan Amendment 2411600083 Area

City of San Antonio Development Services Department

North Arrow

Scale Bar

Contact Information:

City of San Antonio
Development Services Department
Attn: Tolman, KC, CDO
CDD Section Development and Planning Services Group
PO Box 970000
San Antonio, TX 78207