

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 I-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 3.976 ACRES OF LAND LOCATED AT 6135 FM 78, LEGALLY DESCRIBED AS LOTS 5-8, BLOCK 2, NCB 17630 FROM “COMMUNITY COMMERCIAL” TO “MEDIUM DENSITY RESIDENTIAL”.

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WHEREAS, the I-10 East Perimeter Plan was adopted on February 2001, 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 I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 3.976 acres of land located at 6135 FM 78, legally described as Lots 5-8, Block 2, NCB 17630, from “Community Commercial” to “Medium 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:

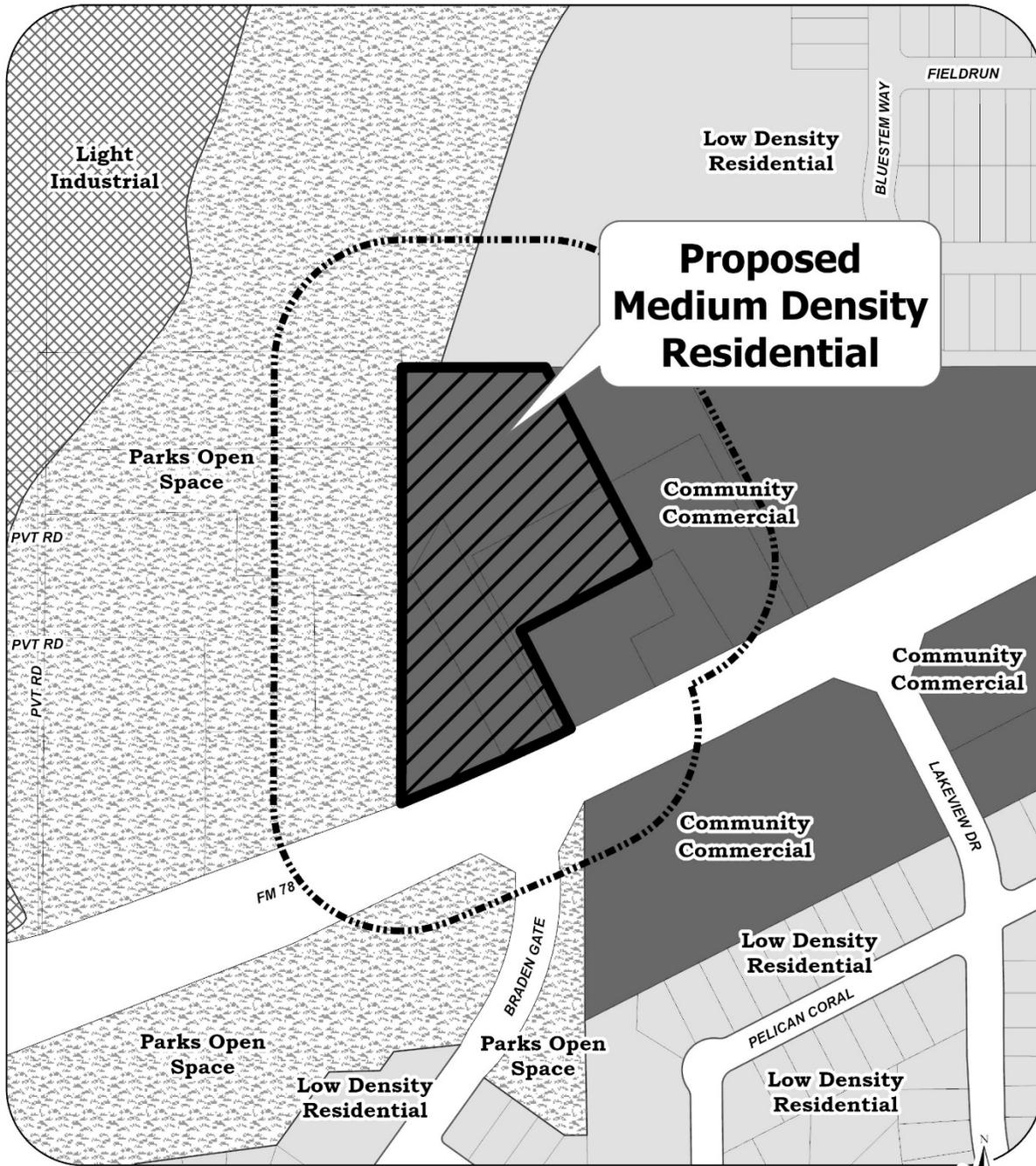
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

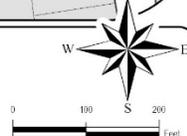
Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



- 200' Notification Area
- Proposed Land Use Change
- Community Commercial
- Light Industrial
- Low Density Residential
- Parks Open Space



Data Source: City of San Antonio Enterprise GIS, BaseMap 911, Devar Appraisal District
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IH-10 E Corridor Perimeter Plan
Proposed Plan Amendment 2411600071 Area

