

**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 IH-10 EAST PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.8264 ACRES OF LAND LOCATED AT 9208-9226 NEWCOMBE DRIVE, LEGALLY DESCRIBED AS LOTS 8-11, BLOCK 1, NCB 16533 FROM “LOW DENSITY RESIDENTIAL” TO “REGIONAL COMMERCIAL.”**

\* \* \* \* \*

**WHEREAS**, the IH-10 East Perimeter Plan was adopted in February 2001 and updated in March 2008 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 November 13, 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 IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.8264 acres of land located at 9208-9226 Newcombe Drive, legally described as Lots 8-11, Block 1, NCB 16533, from “Low Density residential” to “Regional 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:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I  
Proposed Amendment:

