

**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 CAMP BULLIS
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 5.586 ACRES OF LAND LOCATED AT 27413
INTERSTATE 10, LEGALLY DESCRIBED AS 5.586 ACRES OUT OF CB
4710 FROM “LOW DENSITY RESIDENTIAL” & “COMMUNITY
COMMERCIAL” TO “COMMUNITY COMMERCIAL”**

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WHEREAS, the Camp Bullis 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 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 Camp Bullis 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 5.586 acres of land located at 27413 Interstate 10, legally described as 5.586 acres out of CB 4710, from “Low Density Residential” & “Community Commercial” to “Community Commercial”. 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 {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

The map illustrates the proposed Community Commercial site, highlighted with a thick black border and diagonal hatching. The site is located near Highway 101, indicated by a shield with the number 10. Surrounding land uses include Low Density Residential, Community Commercial, and Residential Estate. Key roads shown are Nichols Crk, Nichols Pass, Dana Elms, Fox Briar, Misty Grove, and Hidden. A callout box points to the proposed site, labeled "Proposed Community Commercial".

