

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 2.216 ACRES OF LAND LOCATED AT 28295 INTERSTATE 10 WEST, LEGALLY DESCRIBED AS 2.216 ACRES OUT OF CB 5996 AND CB 4709 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 February 12, 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 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 2.216 acres of land located at 28295 Interstate 10 West, legally described as 2.216 acres out of CB 5996 and CB 4709, 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:

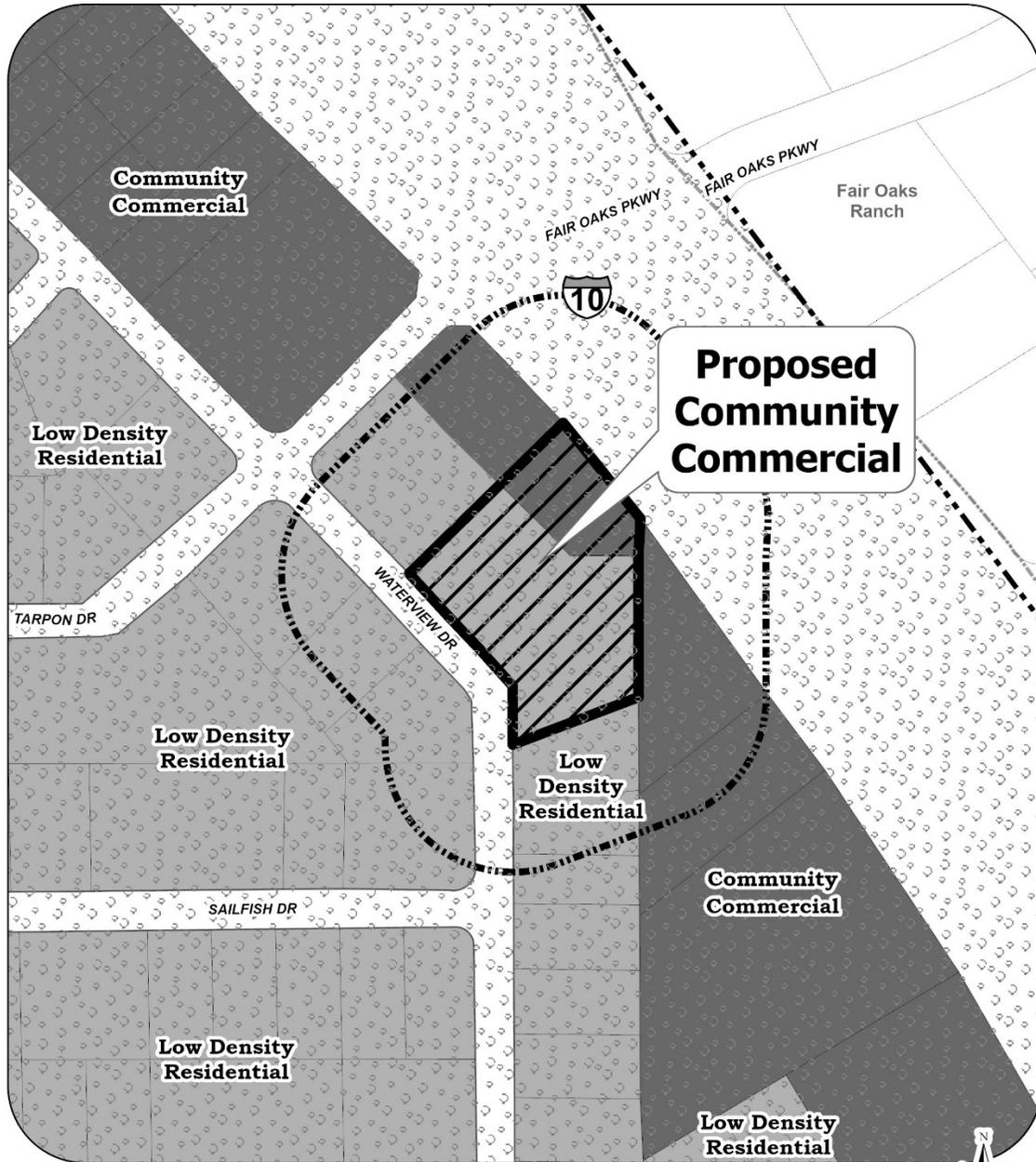
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



	200' Notification Area		Low Density Residential
	Proposed Land Use Change		City of San Antonio
	Community Commercial		Military Protection Area

Camp Bullis Extraterritorial Jurisdiction Military Protection Area Land Use Plan
Proposed Plan Amendment 2411600095 Area

Map Created by: Gretchen Goffinger
 Map Creation Date: 12/29/24
 Map File Location: C:\Users\goffinger\Documents\2411600095_LU\Map\2411600095_LU_Map.mxd
 Map Scale: 1" = 100 Feet
 Map Projection: NAD 83 / Texas StatePlane (8000 Feet) / Feet
 Data Source: City of San Antonio Enterprise GIS, Source Name: 911, User: goffinger

City of San Antonio
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 Avon Talamuz, P.C., CDD
 City Manager Development and Economic Growth
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 San Antonio, TX 78202