

**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 EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 4.10 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST INTERSECTION OF LOST CREEK GAP AND INTERSTATE 10 WEST FRONTAGE ROAD, LEGALLY DESCRIBED AS CB 4733 P-2, "COMMUNITY COMMERCIAL" TO "URBAN MIXED-USE"**

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**WHEREAS**, the 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 September 14, 2022 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 Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the land use of approximately 4.10 acres of land generally located at the southeast intersection of Lost Creek Gap and Interstate 10 West Frontage Road, legally described as CB 4733 P-2, from "Community Commercial" to "Urban Mixed-Use". All portions of land mentioned are depicted in **Attachments "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

The map displays the ETJMPA-1 area with the following features:

- Proposed Urban Mixed Use:** Indicated by a large white callout box pointing to a central area.
- Community Commercial:** Labeled in the top left and bottom right.
- Regional Commercial:** Labeled in the top center.
- Low Density Residential:** Labeled in the top right and middle right.
- Agricultural:** Labeled in the bottom right.
- Contributing Zone:** Labeled in the top center and bottom center, with arrows pointing to specific areas.
- ETJMPA-1:** A central area with diagonal hatching.
- Highway 10:** Represented by a shield icon at the bottom center.
- Streets:** PVT ST AT I-10 (top left), OLD FREDERICKS BLVD (top right), and LOST CREEK GAP (top right).
- Other Labels:** LOST CREEK, PRESIDIO CR, and Urban Mixed Use (bottom left).

