

**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 EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.3444 ACRES OF LAND LOCATED AT 1411 UPLAND DRIVE, LEGALLY DESCRIBED AS LOT 1, BLOCK 2, NCB 13736 FROM “MEDIUM DENSITY RESIDENTIAL” TO “NEIGHBORHOOD COMMERCIAL”**

\* \* \* \* \*

**WHEREAS**, the Eastern Triangle Community Plan was adopted on May 21, 2009 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 May 24, 2023 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 Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.3444 acres of land located at 1411 Upland Drive, legally described as Lot 1, Block 2, NCB 13736, from “Medium Density Residential” to “Neighborhood 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

**Proposed Neighborhood Commercial**

High Density Residential

Community Commercial

Community Commercial

Low Density Residential

Low Density Residential

Low Density Residential

Low Density Residential

Low Density Residential

Medium Density Residential

ALPHA KAPPA ALPHA

KILREA

UPLAND

SKELTON

**200' Notification Area**

**Proposed Land Use Change**

**Low Density Residential**

**Medium Density Residential**

**High Density Residential**

**Community Commercial**

**Eastern Triangle Community Plan**  
**Proposed Plan Amendment 2311600026 Area**

City of San Antonio  
 Development Services Department  
 Michael (Sharon) PE, CSD  
 CIP Studies Development and  
 Planning Services Center  
 San Antonio, TX 78202