

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 PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 5.825 ACRES OF LAND LOCATED AT 3402 GROSENBACHER ROAD, LEGALLY DESCRIBED AS LOT P-2A, ABS 365, CB 4338 AND LOT P-2A, ABS 594, CB 4334 FROM "URBAN LOW DENSITY RESIDENTIAL" TO "EMPLOYMENT/FLEX MIXED USE"

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WHEREAS, the Extraterritorial Jurisdiction Military Protection Area 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 August 9, 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 Extraterritorial Jurisdiction Military Protection Area Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 5.825 acres of land located at 3402 Groesenbacher Road, legally described as Lot P-2A, ABS 365, CB 4338 and Lot P-2A, AB S 594, CB 4334, from "Urban Low Density Residential" to "Employment/Flex Mixed Use". 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:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

The map displays the ETJMPA-2 area, which is divided into two primary zones. A large, irregularly shaped area is shaded with diagonal lines and labeled "Employment / Flex Mixed Use". This area is bordered by a dashed line. To the right of this shaded area, a larger, unshaded area is labeled "Urban Low Density Residential". The map also shows several streets: "KEUKA PARK" and "LAMO KA LAKE" at the top left; "STONEY BLUE" below them; "HONDO CRK" and "MISSION RIVER" in the middle left; "ONION CRK" and "MULBERRY CRK" at the bottom left; and "GROSENBACHER" running vertically through the center. A callout box points to the "Employment / Flex Mixed Use" area.

