

**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 SAN
ANTONIO INTERNATIONAL AIRPORT VICINITY PLAN, A
COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE
CITY, BY CHANGING THE FUTURE LAND USE OF
APPROXIMATELY 2.1915 ACRES OF LAND LOCATED AT 13807
BULVERDE ROAD, LEGALLY DESCRIBED AS LOT 99, BLOCK 7, NCB
17825 FROM “MEDIUM DENSITY RESIDENTIAL” TO “COMMUNITY
COMMERCIAL”**

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WHEREAS, the San Antonio International Airport Vicinity Plan was adopted on May 2010 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 January 24, 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 San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 2.1915 acres of land located at 13807 Bulverde Road, legally described as Lot 99, Block 7, NCB 17825, from “Medium Density Residential” to “Community Commercial”. 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

ATTACHMENT I Proposed Amendment:

