

**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 NE I-35 AND LOOP 410 AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 1.745 ACRES OF LAND LOCATED AT 10601 NACOGDOCHES ROAD, LEGALLY DESCRIBED AS 1.749 ACRES OUT OF NCB 13873 FROM "EMPLOYMENT/FLEX MIXED USE" TO "BUSINESS/INNOVATION MIXED USE"**

\* \* \* \* \*

**WHEREAS**, the NE I-35 and Loop 410 Area Regional Center Plan was adopted on September 1, 2022 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 April 10, 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 NE I-35 and Loop 410 Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 1.749 acres of land located at 10601 Nacogdoches Road, legally described as 1.749 acres out of NCB 13873, from "Employment/Flex Mixed Use" to "Business/Innovation Mixed Use". 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:**

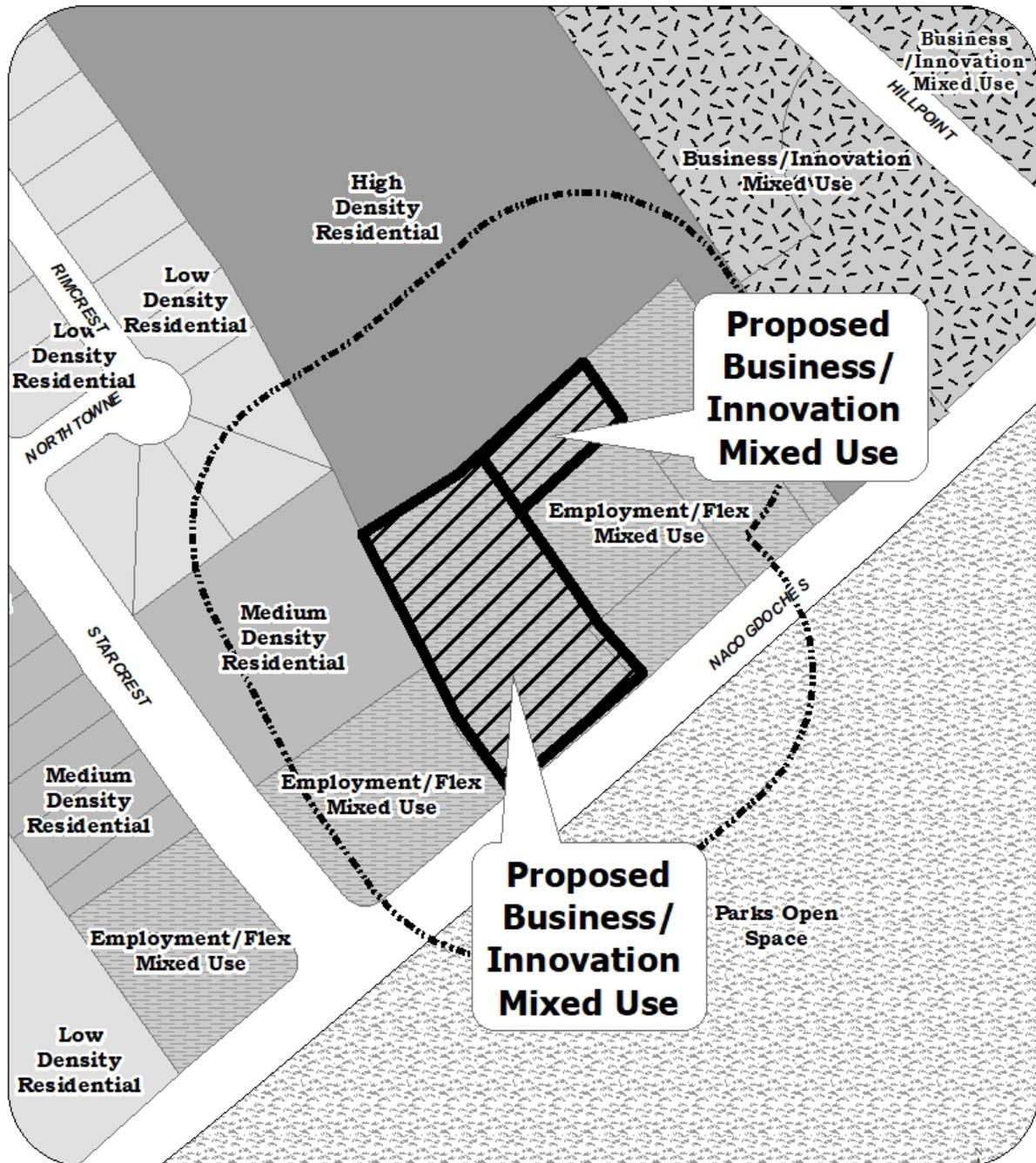
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

**ATTACHMENT I**  
**Proposed Amendment:**



	200' Notification Area	Medium Density Residential	Employment/Flex Mixed Use	 0 25 50 Feet
	Proposed Land Use Change	High Density Residential	Business/Innovation Mixed Use	
	Low Density Residential	Parks Open Space		

**NE I-35 and Loop 410 Area**  
 Proposed Plan Amendment 2411600024 Area