

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 HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 3.924 ACRES OF LAND LOCATED AT 7540 BANDERA ROAD, LEGALLY DESCRIBED AS 3.924 ACRES OUT OF NCB 17973, FROM "MEDIUM DENSITY RESIDENTIAL" AND "COMMUNITY COMMERCIAL" TO "COMMUNITY COMMERCIAL"

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WHEREAS, the Huebner/ Leon Creeks Community Plan was adopted on August 21, 2003 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 Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the land use of approximately 3.924 acres of land located at 7540 Bandera Road, legally described as 3.924 acres out of NCB 17973, from "Medium Density Residential" and "Community Commercial" 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

The map displays the following land use zones and features:

- Proposed Community Commercial:** A large, irregularly shaped area in the center, outlined with a thick black border and filled with diagonal hatching. A callout box points to this area with the text "Proposed Community Commercial".
- Community Commercial:** Two areas, one to the west of the proposed site and one to the east.
- Medium-Density Residential:** Located north of the proposed site.
- High Density Residential:** Located northeast of the proposed site.
- Neighborhood Commercial:** Located east of the proposed site.
- Mixed Use:** Located southwest of the proposed site.
- Regional Commercial:** Located south of the proposed site.

Streets and Boundaries:

- Bluegrass Run:** A winding road at the top.
- Woodchase Dr:** Located at the top right.
- Eckhart Rd:** A major road running diagonally from the bottom left to the top right.
- Bandera Rd:** A road running diagonally from the bottom left to the top right, parallel to Eckhart Rd.
- Linkcrest Dr, Linkside Dr, Linkview Dr:** A series of parallel roads running diagonally from the bottom left to the top right.
- Linkhaven Dr:** A road running diagonally from the bottom left to the top right.
- City of Leon Valley:** Labeled in the bottom right corner.
- City of City of San Antonio City Limits:** Labeled along the boundary between Leon Valley and San Antonio.
- FM 1517:** Labeled at the bottom left.

