

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 IH-10 EAST PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 1,139 ACRES OF LAND GENERALLY LOCATED NORTH OF FM 1346, SOUTH OF IH-10 EAST, EAST OF NORTH FOSTER ROAD, AND WEST OF FM 1516, LEGALLY DESCRIBED AS 1.78 SQUARE MILES OUT OF CB 5100, CB 5875, CB 5973, NCB 17994 AND NCB 17995 FROM “PARKS OPEN SPACE”, “LOW DENSITY RESIDENTIAL”, “NEIGHBORHOOD COMMERCIAL”, “COMMUNITY COMMERCIAL”, AND “INDUSTRIAL” TO “REGIONAL COMMERCIAL”, “LIGHT INDUSTRIAL”, AND “INDUSTRIAL”.

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WHEREAS, the IH-10 East Perimeter Plan was adopted on February 22, 2001 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 October 11, 2017 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 IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 1,139 acres of land generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516, legally described as 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, from “Parks Open Space”, “Low Density Residential”, “Neighborhood Commercial”, “Community Commercial”, and “Industrial” to “Regional Commercial”, “Light Industrial”, and “Industrial”. All portions of land mentioned are described as follows:

| Existing Land Use | Proposed Land Use | Prop ID | Legal Description |
|--|---------------------|---------|--|
| Neighborhood Commercial | Regional Commercial | 357577 | CB 5875 LOT N 133.29 FT OF 3 OR ARB 3B & MID 249.50 FT OF ARB 4B |
| Neighborhood Commercial | Regional Commercial | 357574 | CB 5875 LOT S IRR 26 3.6 FT OF N 342.31FT OF 2 |
| Neighborhood Commercial | Regional Commercial | 357576 | CB 5875 LOT 2C |
| Neighborhood Commercial | Regional Commercial | 357575 | CB 5875 LOT N IRRG 78.7 FT OF 2 |
| Parks Open Space, Neighborhood Commercial | Regional Commercial | 357573 | CB 5875 LOT 1B |
| Parks Open Space, Neighborhood Commercial | Regional Commercial | 357571 | CB 5875 LOT 1A |
| Parks Open Space, Neighborhood Commercial | Regional Commercial | 357579 | CB 5875 LOT 4A |
| Parks Open Space, Neighborhood Commercial | Regional Commercial | 1180695 | CB 5875 LOT N IRR 15FT OF OF 5 |
| Neighborhood Commercial | Regional Commercial | 357582 | CB 5875 LOT SW IRR 478.16 FT OF 5 |
| Neighborhood Commercial | Regional Commercial | 357581 | CB 5875 LOT S IRR 18.9FT OF 5 |
| Parks Open Space, Neighborhood Commercial, Low Density Residential | Regional Commercial | 357583 | CB 5875 LOTS 6 & 7 |
| Neighborhood Commercial | Regional Commercial | 357584 | CB 5875 LOT S 616.6 FT OF W 80 FT OF 8 |
| Parks Open Space, Low Density Residential | Regional Commercial | 357588 | CB 5875 LOT W 80.0 FT OF N 468.8 FT OF 8 |
| Parks Open Space, Neighborhood Commercial, Low Density Residential | Regional Commercial | 357590 | CB 5875 LOT 9, & E 40.26 FT OF 8 |
| Parks Open Space, Neighborhood Commercial, Low Density Residential | Regional Commercial | 985864 | CB 5875 LOT 10 AND 11 |
| Parks Open Space, Low Density Residential | Industrial | 357592 | CB 5875 LOT 12 |

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| Residential | | | |
| Parks Open Space, Low Density Residential | Regional Commercial | 357593 | CB 5875 LOT 13 |
| Parks Open Space, Low Density Residential | Regional Commercial | 357594 | CB 5875 LOT 14A, 15A, 16A |
| Low Density Residential | Regional Commercial | 357605 | CB 5875 LOT 23A AND 21A |
| Low Density Residential | Regional Commercial | 357612 | NCB 5875 LOT SW 50 X 118 OF 24 ARB 24D |
| Low Density Residential | Regional Commercial | 357609 | NCB 5875 LOT E IRR 904.34FT OF W 954.34FT OF 24 ARB 24E |
| Low Density Residential | Regional Commercial | 357610 | NCB 5875 LOT E TRI 649 FT OF 24 ARB 24C |
| Parks Open Space, Low Density Residential | Industrial | 327888 | CB 5100 P-22 ABS 665 |
| Low Density Residential | Industrial | 1195676 | CB 5100C BLK 2 LOT 1 |
| Parks Open Space, Low Density Residential | Industrial | 1091698 | CB 5100 P-23 (42.8164 AC) & P-23A (63.218 AC) |
| Parks Open Space, Low Density Residential | Industrial | 327889 | CB 5100 P-23B |
| Parks Open Space, Low Density Residential | Industrial | 1209164 | CB 5100C BLK 2 LOT 2 |
| Parks Open Space | Industrial | 685529 | NCB 17995 P-4, 6A, 7, 7A, 7B, 7C, 7D, 7E, 7F, 13, 13A, 13B, 13C, 20 NCB 17994 BLK TR-A, B, C,C1, P-11, 11A, & LOT 36 CB 5100 P-3, 4, 13, 13A, 20, 24A, 25D, & 26A ABS 665 |
| Parks Open Space | Industrial | 1139397 | CB 5973A BLK 1 LOT & P-100 |
| Low Density Residential | Industrial | 1091696 | CB 5100 P-24C ABS 665 |
| Parks Open Space, Low Density Residential | Industrial | 327891 | CB 5100 P-24 ABS 665 |
| Parks Open Space, Industrial | Industrial | 327898 | CB 5100 P-25 (91.812) & P-26 (55.0348) ABS 665 |
| Community Commercial | Regional Commercial | 685449 | NCB 17994 P-1(3.363 AC) & P-2 (14.87 AC) & CB 5100 P-2 (95.642 AC) |
| Parks Open Space, Low Density Residential | Light Industrial | 327914 | CB 5100C LOT 1 |
| Parks Open Space, | Light Industrial | 1265153 | |

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| Low Density Residential | | | |
| Parks Open Space, Low Density Residential | Light Industrial | 1265154 | |
| Industrial | Regional Commercial | 327903 | CB 5100 P-27A ABS 665 PT OF RAILROAD |
| Industrial | Regional Commercial | 357613 | CB 5875 LOT P-100 |
| Neighborhood Commercial | Regional Commercial | 1177893 | CB 5875B LOT 25 |
| Low Density Residential | Regional Commercial | 357608 | CB 5875 LOT S IRR 137.54 FT OF 21A & S 100 FT OF W 59 FT OF 23A |
| Low Density Residential | Regional Commercial | 357607 | CB 5875 LOT PT, OF 20, 21 AND 23 |
| Low Density Residential | Regional Commercial | 357606 | CB 5875 LOT S TRI 248.74FT OF 21 |
| Low Density Residential | Regional Commercial | 357602 | CB 5875 LOT 20A |
| Low Density Residential | Regional Commercial | 357603 | CB 5875 LOT W 100 FT OF S PT OF 20 |
| Low Density Residential | Regional Commercial | 357601 | CB 5875 LOT 20B |
| Low Density Residential | Regional Commercial | 357604 | CB 5875 LOT N, 504 FT OF 20 |
| Low Density Residential | Regional Commercial | 357600 | CB 5875 LOT 19A |
| Low Density Residential | Regional Commercial | 357599 | CB 5875 LOT 19 |
| Low Density Residential | Regional Commercial | 357596 | CB 5875 LOT 18 |
| Low Density Residential | Regional Commercial | 357595 | CB 5875 LOT 17 |
| Low Density Residential | Regional Commercial | 357592 | CB 5875 LOT 12 |

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

SG/lj
[Date]
Item No. [Number]

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT

