

AN ORDINANCE 2017-12-07-0954

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 more specifically 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
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, Low Density Residential	Light Industrial	1265153	CB 5100 P-25D ABS 665
Parks Open Space, Low Density Residential	Light Industrial	1265154	CB 5100 P-25E ABS 665
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

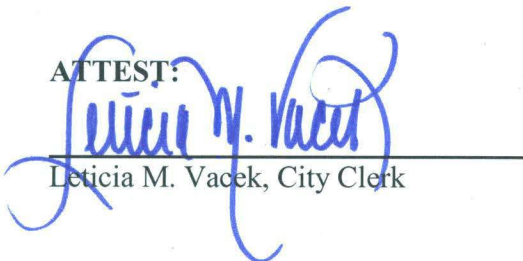
Low Density Residential	Regional Commercial	357606	CB 5875 LOT S TRI 248.74FT OF 21
Low Density Residential	Regional Commercial	357602	CB 5875 LOT 20A
Low Density Residential	Regional Commercial	357603	CB 5875 LOT W 100 FT OF S PT OF 20
Low Density Residential	Regional Commercial	357601	CB 5875 LOT 20B
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

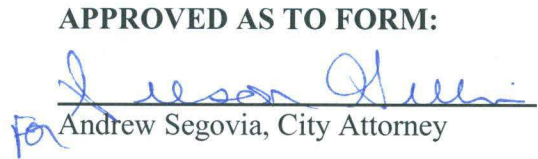
SECTION 2. All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

SECTION 3. This ordinance shall take effect December 17, 2017.

PASSED AND APPROVED on this 7th day of December 2017.


M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Andrew Segovia, City Attorney

Agenda Item:	P-5 (in consent vote: 19, Z-1, Z-2, Z-6, P-4, Z-7, Z-8, Z-10, Z-11, P-5, Z-12, P-6, Z-13, P-7, Z-15, Z-16, Z-17, P-8, Z-18, Z-19, P-9, Z-20, Z-24, Z-25, Z-26, Z-27, Z-28, P-10, Z-29, Z-31, P-11, Z-32, Z-33, Z-35, P-13, Z-39)						
Date:	12/07/2017						
Time:	04:12:59 PM						
Vote Type:	Motion to Approve						
Description:	PLAN AMENDMENT CASE # 17081 (Council District 2): An Ordinance amending the IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space", "Low Density Residential", "Neighborhood Commercial", "Community Commercial", and "Industrial" to "Regional Commercial", "Light Industrial", and "Industrial" on 1,139 acres out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017272)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				x

SG/lj
12/07/2017
Item No. P-5

Attachment “I”

ATTACHMENT I
Proposed Amendment:

