

**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 NORTH  
SECTOR PLAN, WEST/SOUTHWEST SECTOR PLAN, EASTERN  
TRIANGLE COMMUNITY PLAN, AND THE I-10 EAST PERIMETER  
PLAN, COMPONENTS OF THE COMPREHENSIVE MASTER PLAN OF  
THE CITY, BY CHANGING THE USE OF PROPERTIES LOCATED  
WITHIN THE FOLLOWING LOCATIONS:**

- A) Amending the North Sector Plan, by changing the future land use from “Natural Tier”, “Suburban Tier”, and “Rural Estate Tier” to “Country Tier”, “Rural Estate Tier”, “Natural Tier”, “Suburban Tier”, and “General Urban Tier” on approximately 1.82 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area - Council District 8)
- B) Amending the West/Southwest Sector Plan, by changing the future land use from “Regional Center” and “Suburban Tier” to “Regional Center” and “Suburban Tier” on approximately 0.6 square miles located in Bexar County, Texas, generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area - Council District 6)
- C) Amending the West/Southwest Sector Plan, by changing the future land use from “General Urban Tier”, “Suburban Tier”, “Mixed Use Center”, “Regional Center”, and “Civic Center” to “General Urban Tier”, “Suburban Tier”, “Regional Center”, and “Civic Center” on approximately 1.96 square miles located in Bexar County, Texas, generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo Ranch Parkway (The Wiseman Boulevard Corridor Annexation Area - Council District 6)
- D) Amending the West/Southwest Sector Plan, by changing the future land use from “Suburban Tier”, “Regional Center”, “Agribusiness Tier”, “Natural Tier”, “Civic Center”, “General Urban Tier” and “Rural Estate Tier” to “Regional Center”, “Rural Estate Tier”, “Agribusiness Tier”, “Civic Center”, “General Urban Tier”, “Natural Tier” and “Suburban Tier” on approximately 8.27 square miles located in Bexar County, Texas, generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 North and South Corridors Annexation Area - Council District 4 and 6)
- E) Amending the North Sector Plan, by changing the future land use from “Regional Center” and “Mixed Use Center”, on approximately 0.1 square miles located in Bexar

County, Texas, generally located north of Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of northwest Military Highway. (The Vance Jackson - North Loop 1604 West Tracts Annexation Area - Council District 8)

- F) Amending the Eastern Triangle Community Plan and IH 10 East Perimeter Plan, by changing the future land use from “Community Commercial”, “Industrial”, “Low Density Residential”, “Neighborhood Commercial”, “Rural Living”, “Public Institutional”, “Medium Density Residential”, “Agricultural” and “Parks Open Space” to “Industrial”, “Public Institutional”, “Light Industrial”, “Low Density Residential”, “Heavy Industrial” and “Neighborhood Commercial”, on approximately 3.94 square miles located in Bexar County, Texas, generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area - Council District 2)
- G) Amending the IH-10 East Perimeter Plan, by changing the future land use from “Urban Living”, “Low-Density Residential”, “Parks/Open Space”, and “Regional Commercial” to “Low-Density Residential”, “Community Commercial”, “Regional Commercial”, “Heavy Industrial”, “Urban Living” and “Industrial”, on approximately 2.36 square miles located in Bexar County, Texas, generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area - Council District 2)

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**WHEREAS**, the North Sector Plan was adopted on August 5, 2010, and the West/Southwest Sector Plan was adopted on April 21, 2011, and the Eastern Triangle Community Plan on May 21, 2009, and the I-10 East Perimeter Plan on February 22m 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 August 9, 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 North Sector Plan, West/Southwest Sector Plan, Eastern Triangle Community Plan, and the I-10 East Perimeter Plan, components of the Comprehensive Master Plan of the City, is hereby amended by changing the use of certain properties located within the proposed 2017 Corridors Annexation Areas from Multiple Land Use Categories to Multiple Land Use Categories. All portions of land mentioned are depicted in **Attachments “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:**

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Leticia M. Vacek, City Clerk

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Andrew Segovia, City Attorney