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".

* * * * *

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	Regional	357577	CB 5875 LOT N 133.29 FT OF 3 OR ARB 3B & MID
Commercial	Commercial	33/3//	249.50 FT OF ARB 4B
Neighborhood	Regional	357574	CB 5875 LOT S IRR 26 3.6 FT OF N 342.31FT OF 2
Commercial	Commercial	33/3/4	CB 36/3 LOT 3 IKK 20 3.0 FT OF N 342.31FT OF 2
Neighborhood	Regional	357576	CB 5875 LOT 2C
Commercial	Commercial	33/3/0	CB 3873 LOT 2C
Neighborhood	Regional	257575	CB 5875 LOT N IRRG 78.7 FT OF 2
Commercial	Commercial	357575	CB 5875 LOT IN IRRG 78.7 FT OF 2
Parks Open Space,	Dogional		
Neighborhood	Regional Commercial	357573	CB 5875 LOT 1B
Commercial	Commercial		
Parks Open Space,	Dogional		
Neighborhood	Regional Commercial	357571	CB 5875 LOT 1A
Commercial	Commercial		
Parks Open Space,	Dagianal		
Neighborhood	Regional	357579	CB 5875 LOT 4A
Commercial	Commercial		
Parks Open Space,	D		
Neighborhood	Regional	1180695	CB 5875 LOT N IRR 15FT OF OF 5
Commercial	Commercial		
Neighborhood	Regional	257502	CD 5075 LOT CW IDD 470 46 5T OF 5
Commercial	Commercial	357582	CB 5875 LOT SW IRR 478.16 FT OF 5
Neighborhood	Regional	357581	CB 5875 LOT S IRR 18.9FT OF 5
Commercial	Commercial	33/361	CB 3873 LOT 3 IKK 18.9FT OF 3
Parks Open Space,			
Neighborhood	Dogional		
Commercial, Low	Regional Commercial	357583	CB 5875 LOTS 6 & 7
Density	Commercial		
Residential			
Neighborhood	Regional	357584	CB 5875 LOT S 616.6 FT OF W 80 FT OF 8
Commercial	Commercial	337364	CB 3873 LOT 3 010.011 OF W 8011 OF 8
Parks Open Space,	Regional		
Low Density	Commercial	357588	CB 5875 LOT W 80.0 FT OF N 468.8 FT OF 8
Residential	Commercial		
Parks Open Space,			
Neighborhood	Dogional		
Commercial, Low	Regional Commercial	357590	CB 5875 LOT 9, & E 40.26 FT OF 8
Density	Commercial		
Residential			
Parks Open Space,			
Neighborhood	Regional		
Commercial, Low	Commercial	985864	CB 5875 LOT 10 AND 11
Density	Commercial		
Residential			
Parks Open Space,	Industrial	357592	CB 5875 LOT 12
Low Density	iiiuustilal	33/332	CD 3073 LOT 12

Residential			
Parks Open Space,	Desta del		
Low Density	Regional	357593	CB 5875 LOT 13
Residential	Commercial		
Parks Open Space,			
Low Density	Regional	357594	CB 5875 LOT 14A, 15A, 16A
Residential	Commercial		
Low Density	Regional	257605	CD 5075 LOT 224 AND 244
Residential	Commercial	357605	CB 5875 LOT 23A AND 21A
Low Density	Regional	257612	NCD FOZE LOT SWED V 119 OF 24 APR 24D
Residential	Commercial	357612	NCB 5875 LOT SW 50 X 118 OF 24 ARB 24D
Low Density	Regional	357609	NCB 5875 LOT E IRR 904.34FT OF W 954.34FT OF 24
Residential	Commercial	337003	ARB 24E
Low Density	Regional	357610	NCB 5875 LOT E TRI 649 FT OF 24 ARB 24C
Residential	Commercial	337010	THE SOLVE OF ETTING TO THE ETTING ETC
Parks Open Space,			
Low Density	Industrial	327888	CB 5100 P-22 ABS 665
Residential			
Low Density	Industrial	1195676	CB 5100C BLK 2 LOT 1
Residential			
Parks Open Space,	1	1001500	CD 5400 D 33 (43 0464 A6) 0 D 334 (63 340 A6)
Low Density Residential	Industrial	1091698	CB 5100 P-23 (42.8164 AC) & P-23A (63.218 AC)
Parks Open Space, Low Density	Industrial	327889	CB 5100 P-23B
Residential	illuustilai	327003	CB 3100 1 -230
Parks Open Space,			
Low Density	Industrial	1209164	CB 5100C BLK 2 LOT 2
Residential			
			NCB 17995 P-4, 6A, 7, 7A, 7B, 7C, 7D, 7E, 7F, 13, 13A,
Darles On an Engage	Industrial	COFFO	13B, 13C, 20 NCB 17994 BLK TR-A, B, C,C1, P-11, 11A,
Parks Open Space	Industrial	685529	& 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	Industrial	1091696	CB 5100 P-24C ABS 665
Residential	maastriar	1031030	CB 31001 24C AB3 003
Parks Open Space,			
Low Density	Industrial	327891	CB 5100 P-24 ABS 665
Residential			
Parks Open Space,	Industrial	327898	CB 5100 P-25 (91.812) & P-26 (55.0348) ABS 665
Industrial			
Community	Regional	685449	NCB 17994 P-1(3.363 AC) & P-2 (14.87 AC) & CB 5100
Commercial	Commercial		P-2 (95.642 AC)
Parks Open Space,	Light Industrial	227014	CD 5100C LOT 1
Low Density Residential	Light Industrial	327914	CB 5100C LOT 1
	Light Industrial	1265153	
Parks Open Space,	Ligiit iiiuustiidi	1203133	

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

Andrew Segovia, City Attorney

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

Leticia M. Vacek, City Clerk

ATTEST:	APPROVED AS TO FORM:



ATTACHMENT I Proposed Amendment:

