

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 CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 2.141 ACRES OF LAND LOCATED AT 3831 FOSTER ROAD, LEGALLY DESCRIBED AS LOT P-63, NCB 16612 FROM “COMMUNITY COMMERCIAL” TO “REGIONAL COMMERCIAL”.

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WHEREAS, the IH-10 East Corridor 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 April 10, 2019 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 Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 2.141 acres of land located at 3831 Foster Road, legally described as Lot P-63, NCB 16612, from “Community Commercial” to “Regional Commercial”. 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:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT

The map displays the IH-10 E Corridor Perimeter Plan, highlighting a proposed regional commercial area. The map includes the following features:

- Land Use Zones:**
 - High Density Residential:** Shaded in dark gray.
 - Community Commercial:** Shaded in medium gray.
 - Low Density Residential:** Shaded in light gray.
 - Parks/Open Space:** Shaded with a pattern of small circles.
- Proposed Regional Commercial:** A specific area is outlined with a thick black border and filled with diagonal hatching. A callout box points to this area with the text "Proposed Regional Commercial".
- Geographic Features:**
 - SUNRISE CLIFF** and **SUNRISE COVE** are labeled on the left side.
 - GLACIER SUN** is labeled near the bottom left.
 - FOSTER** is labeled vertically along the right side.
 - BINZ-ENGLEMAN** is labeled near the bottom right.
- City of San Antonio:** A dashed line indicates the city boundary.
- Legend:**
 - 200' Notification Area
 - Proposed Regional Commercial
 - Low Density Residential
 - High Density Residential
 - Community Commercial
 - Parks/Open Space
- Scale and Orientation:**
 - A scale bar shows distances of 0, 75, and 150 feet.
 - A north arrow is located in the bottom right corner.
- City of San Antonio Planning and Community Development Department:**
 - John M. Dugan, AICP, Director
 - City of San Antonio Planning and Community Development Department
 - 100 N. Nueces Street, Suite 1000, San Antonio, TX 78202