

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, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 57.2224 ACRES OF LAND LOCATED AT 2440 CELEBRATION DRIVE AND 2455 CELEBRATION DRIVE, AND 25560 US HIGHWAY 281 NORTH, LEGALLY DESCRIBED AS LOTS 19-A (4.0482 ACRES), CB 4865; P-4D, CB 4900; P-19B (0.189 ACRES), CB 4865; P-4A (20.1759 ACRES), CB 4900; P-19D (0.069 ACRES) AND P-19E (0.137 ACRES), CB 4865; P-4B (11.6729 ACRES) AND P-4E (10.7031 ACRES), CB 4900; AND P-3A (0.5333 ACRES), CB 4926 FROM "RURAL ESTATE TIER" AND "SUBURBAN TIER" TO "MIXED USE CENTER"

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WHEREAS, the North Sector Plan was adopted on August 10, 2010 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 27, 2022 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, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 57.2224 acres of land located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North, legally described as Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, from "Rural Estate Tier" and "Suburban Tier" to "Mixed Use Center". All portions of land mentioned are depicted in **Attachment "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:

Debbie Racca-Sittre, Interim City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:

