

**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 12.138 ACRES OF LAND GENERALLY LOCATED IN THE 20200 BLOCK OF CRESTA BELLA, LEGALLY DESCRIBED AS 12.138 ACRES OF NCB 34760 AND NCB 18333 FROM “RURAL ESTATE TIER” TO “GENERAL URBAN TIER”.**

\* \* \* \* \*

**WHEREAS**, the North Sector Plan was adopted on August 5, 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 July 13, 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 12.138 acres of land generally located in the 20200 Block of Cresta Bella, legally described as 12.138 acres of NCB 34760 and NCB 18333, from “Rural Estate Tier” to “General Urban Tier”. 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, City Clerk

---

Andrew Segovia, City Attorney

DRAFT

The map displays the North Sector Land Use Plan with various tiers and roads. A large hatched area is labeled "Proposed General Urban Tier". Other areas are labeled "General Urban Tier", "Rural Estate Tier", and "Natural Tier". Roads shown include BELLA VERSO, CRESTA AVENIDA, CRESTA BELL, CRESTA BULVAR, PVT ST AT 19702 BELLA LOMA, and BELLA LOMA.

**Legend:**

- 200' Notification Area
- Proposed Land Use Change
- General Urban Tier
- Rural Estate Tier
- Natural Tier

**North Sector Land Use Plan  
Proposed Plan Amendment 2211600060 Area**

City of San Antonio Planning and Community Development Department  
John M. Dugan, AICP Director  
City Manager's Office  
San Antonio, Texas 78202