

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 LAND USE OF APPROXIMATELY 18.827 ACRES OF LAND LOCATED AT 23211 US HIGHWAY 281 NORTH, LEGALLY DESCRIBED AS 18.827 ACRES OUT OF CB 4900 FROM "SUBURBAN 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 October 12, 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 future land use of approximately 18.827 acres of land located at 23211 US Highway 281 North, legally described as 18.827 acres out of CB 4900, from "Suburban 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. A description of the property is attached as **Attachment "II"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. 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 illustrates the proposed General Urban Tier in the City of San Antonio. The area is bounded by a thick black line and filled with diagonal hatching. Surrounding areas are labeled as Suburban Tier (light gray) and Regional Center (dark gray). Key roads shown include St. Croix, South Breeze, Northwind Blvd, and Highway 281. A callout box with the text "Proposed General Urban Tier" points to the hatched area. Other labels include "City of San Antonio City Limits", "SUMMIT CHURCH RD", "PVT RD AT 2560 SUMMIT CHURCH RD", "PVT RD AT 2321 US HWY 281 N", "PVT ST AT 2203 US HWY 281 N", "PVT ST", "PVT ST AT 20855 STONE OAK PKWY", and "US HWY 281 N".

