

ORDINANCE

2021-12-02-0941

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 29.73 ACRES OF LAND GENERALLY LOCATED IN THE 17000 BLOCK OF GREEN MOUNTAIN ROAD, LEGALLY DESCRIBED AS LOT P-1 AND LOT P-5, NCB 16583 FROM "GENERAL URBAN TIER" AND "SUBURBAN TIER" TO "GENERAL URBAN TIER."

* * * * *

WHEREAS, the North Sector Plan was adopted on August 5, 2021 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 September 22, 2021 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 29.73 acres of land generally located in the 17000 Block of Green Mountain Road, legally described as Lot P-1 and Lot P-5, NCB 16583, from "General Urban Tier" and "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. This ordinance shall take effect December 12, 2021.


PASSED AND APPROVED on this 2nd day of December, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, Acting City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 2, 2021

63. 2021-12-02-0941

PLAN AMENDMENT PA-2021-11600074 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" and "Suburban Tier" to "General Urban Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700227) (Continued from November 18, 2021)

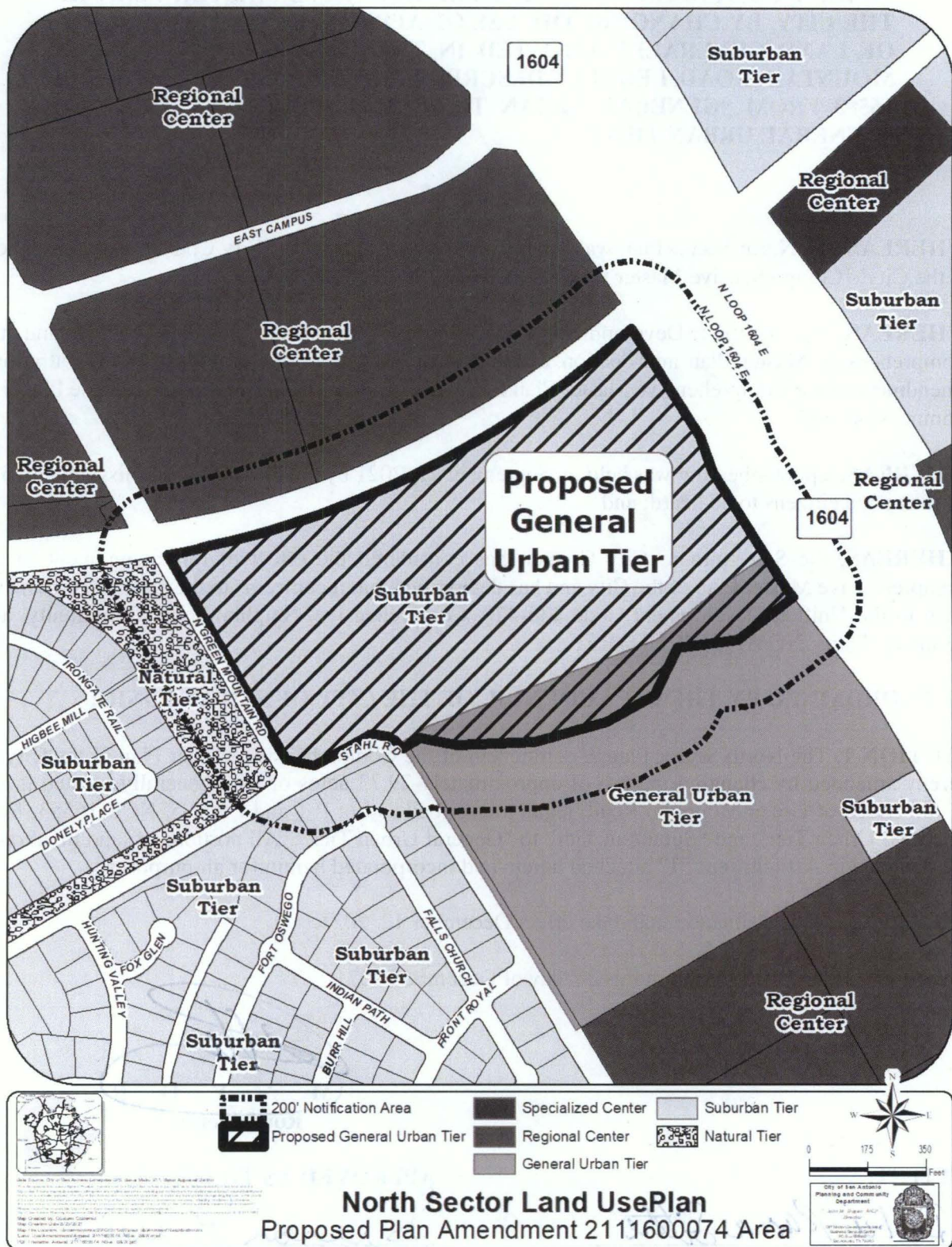
Councilmember Cabello Havrda moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

Absent: Sandoval

1490-S0-S1-150S

ATTACHMENT I
Proposed Amendment:



#63

&

#64 **PLAN AMENDMENT CASE PA-2021-074 & ZONING CASE Z-2021-227 (Council District 10):**

- amending the North Sector Plan
- from "General Urban Tier" and "Suburban Tier"
- to "General Urban Tier"
- from "C-2NA", "C-3", and "MF-33"
- to "MF-33"
- generally located in the 17000 Block of Green Mountain Road.
- **Staff, Planning and Zoning Commission recommend Approval**
- **11 notices; 0 favor ; 1 opposed**

-Keep on Consent

During consent agenda discussion you're going to say **"I am submitting these exhibits as part of the record for item #63 & #64 that identifies the future dedication and expansion of Green Mountain rd."

-Fox Run is in support

-This is for the apartments on Green Mountain and Stahl

-For 360 units

Leah Bojo
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DRENNER GROUP

November 30, 2021

City of San Antonio
Development Services Department
1901 South Alamo Street
San Antonio, TX 78204

Re: PA-2021-11600074 and Z-2021-10700227 – Plan Amendment and Rezoning application for the 29.773 acre piece of property generally located in the 17000 block of Green Mountain Road in San Antonio, Bexar County, Texas (the “Property”)

To Whom It May Concern:

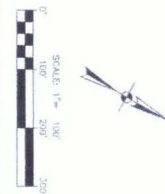
As representatives of the owners of the property generally located in the 17000 block of Green Mountain Road (the “Owner”), we confirm the Owner’s intention to give the City of San Antonio the approximately 2.75-acres of land along Green Mountain Road, as shown in the attached exhibit, in order to widen and realign the connection of Green Mountain Road and Stahl Road.

Please let me know if you or your team members require additional information or have any questions.

Sincerely,



Leah M. Bojo



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.5000
P&P: PPM REGISTRATION #470 | T&E: PPM REGISTRATION #140289

[illegible]

GREEN MOUNTAIN RD

STAHL ROAD

NORTHWEST F.M.
LOOP 1604

KEY MAP

1. SIDEWALK
2. POOL COURTYARD
3. LANDSCAPE AREAS
4. TURF AREAS
5. EXISTING TREES
6. PROPOSED SHADE TREES
7. PROPOSED ORNAMENTAL TREES
8. DOG PARK
9. NATURE PLAY AREA
10. PLANTING BUFFER
11. PROPERTY FENCE
12. TRAIL

SCHEMATIC LANDSCAPE MASTERPLAN
ALTA NACOGDOCHES

Scale: 1" = 100' - 0"
2023 November 25

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