## **Amendments to the North Sector Plan**

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#### Overview of San Antonio's North Sector Plan

The North Sector Plan for San Antonio<sup>1</sup> was developed in order to provide guidance in land use as the City continues to expand. The Plan aims to ensure that the community and its vital resources are protected and quality of life is maximized for present and future members of the community. The North Sector Plan was developed with the intention of best serving all aspects of the community which is outlined by the plan as: transportation, housing, economic development, parks, open spaces, community facilities, land use, urban design, and military compatibility. In serving the community, the Plan declares three key values: Preserving, Enhancing, and Developing. Within these values, preserving the natural resources of the land including the Edwards Aquifer is identified as invaluable to the community now and in the future, and therefore its protection is vital to the City's development.

The Plan's jurisdiction encompasses the area bounded by: the City's Extraterritorial Jurisdiction boundary in the north which includes unincorporated land within Bexar, Comal, Kendall, and Medina Counties; Toepperwein Road and Interstate Highway 35 in the east; Loop 410, Grissom Road, and Culebra Road in the south; and Loop 1604 and Texas Highway 16 (Bandera Road) in the west. This area includes a wide range of Land Use Components to manage, divided into Tiers and Centers, from rural plots of land and natural spaces to higher-density urban areas.<sup>2</sup>

Within this diverse sector of San Antonio, the Plan works in partnership with thirty-eight entities to achieve its development goals by delineating responsibilities among them in the form of actionable strategies. These strategies are divided into two groups by priority—Near-Term Strategy Responsibility and Overall Strategy Responsibility—and correspond with the needs of the community. Additionally, the Plan includes five neighborhood and community plans that detail specific land uses which supersede the North Sector Plan's recommendations.

The Plan was adopted in 2010, being the first sector plan serving as an additional component to the City's Comprehensive Master Plan. Its adoption allowed San Antonio to better serve its residents by focusing on the North Sector's geographic conditions and socioeconomic needs specifically. However, if the land use structure presented in the Plan becomes inadequate, the City is able to pass amendments to adapt to possible changes to better meet its needs. Specifically, the Plan states that amendments must serve to contribute to an overall improvement for the North Sector and not the benefit of specific landowners; further, the plan must not negatively affect the overall community by altering existing land use patterns, affect the existing character of the area, nor significantly alter recreational amenities.

<sup>&</sup>lt;sup>1</sup> City of San Antonio Planning Department, *North Sector Plan: Shaping the Future of San Antonio*, San Antonio, Texas, 2010, https://www.sanantonio.gov/Portals/0/Files/Planning/NPUD/NorthSectorPlan2010.pdf (accessed July 22, 2021).

<sup>&</sup>lt;sup>2</sup> The map that outlines the original land usage in the North Sector of the City can be found on page 57 in the official North Sector Plan document.

#### Amendments to the Plan

City of San Antonio archived court documents reveal 180 filed cases which contain proposed plan amendments between the years 2013 through 2021. In total, 85 of the proposed plan amendments have been approved since 2013. When categorically broken down by land use type, a sector change from Suburban Tier to General Urban Tier was filed most frequently with 15 approved cases; land use changes from Rural Estate Tier to Suburban Tier were close behind at 14 approved cases thus far. Of the approved amendments, 26 are located within the Edwards Aquifer recharge zone, 28 on the contributing zone, 29 on the artesian zone, and 2 fall within both the recharge zone and the contributing zone. Two firms represented about half of all approved cases—Brown & Ortiz P.C. represented 27 of the cases and Kaufman & Killen Inc. represented 15, totaling 42 of the 85 approved cases.

One can request a plan amendment or zoning change through an online application or by submitting a paper application to the City's Zoning Section office; after payment, the amendment process can take 2 months or longer, depending on if it requires additional review by other City departments.<sup>3</sup> For the North Sector Plan, the applications are reviewed by a Planner in the Zoning Section, and it is then determined whether a plan amendment needs to be created if the land use proposed by the applicant is inconsistent with its current use.<sup>4</sup> Additionally, any changes made within the Edwards Recharge Zone Overlay District are reviewed by San Antonio Water Systems in a Site Investigation Report, and a public hearing will commence once the report is submitted.<sup>5</sup>

#### Methodologies

We used the City of San Antonio's digital legislative archive Legistar to search for proposed land use changes that would require amendments to the North Sector Plan. Legistar catalogs legislation files and City Council, Board, and Committee meetings and hearings, providing their agendas and meeting information. Under the "Legislation" tab on the website, we were able to specify our search within the archive by using drop-down menus to denote type of document and year. Specifically, we input a search query containing the words "Plan Amendment North Sector" and selected the document type "Plan Amendment" from the drop-down menu. We did a separate search for each year, as early as 2013 all the way through 2021.

Within all files pertaining to North Sector Plan amendments, we then located important legislation details of each case: file number, legislation type, agenda date, approval status, and background information which includes the location of the land use change and the applicants or

<sup>&</sup>lt;sup>3</sup> City of San Antonio Development Services Department Zoning Section, *General Information and Application Instructions*, Cliff Morton and Business Services Center, last modified July 10, 2020, https://docsonline.sanantonio.gov/FileUploads/DSD/ZoningandPlanAmendmentApplication.pdf (accessed July 22, 2021).

<sup>&</sup>lt;sup>4</sup> City of San Antonio Development Services Department Zoning Section, *General Information and Application Instructions* 

<sup>&</sup>lt;sup>5</sup> City of San Antonio Development Services Department Zoning Section, *General Information and Application Instructions*.

representatives of each case. We were able to determine whether the amendment was approved by verifying if the file contained a signed ordinance.

After identifying all approved plan amendments, we then used ArcGIS software derived from the Interactive Regulatory Zone Map on the Edwards Aquifer Authority website to locate which aquifer zones would be affected by the land use changes. We searched each address used in the ordinances to do so, and then categorized approved plan amendments based on their location on the aquifer.

#### Conclusions

Overall, our findings suggest that the City of San Antonio is approving a considerable amount of plan amendments to the San Antonio North Sector Plan since its adoption in 2010; these amendments are consequently altering the land use plans that were originally approved. Our findings demonstrate that a large portion of amendments are changing land dedication to urban and high-density suburban development. These changes are significant in that higher-density development can result in an increase in pollution within the recharge and contributing zones. According to the U.S. Environmental Protection Agency, urbanization causes more pollutants, such as sediments, oil, or even toxic chemicals from motor vehicles, to enter stormwater runoff.<sup>6</sup>

Since both the contributing and the recharge zones play a vital role in supplying water to the Edwards Aquifer, their contamination is of great concern—this is due to the way water is gathered and stored. The contributing zone encompasses the area above ground where rainwater is accumulated and then transported to the recharge zone.<sup>7</sup> The recharge zone is where this water enters the aquifer, drained below the surface through porous karst limestone; the water is then stored completely underground in the artesian zone.<sup>8</sup> As water travels through the Texas Hill Country, then directly funneling into our water source, pollution of these aquifer zones will inevitably impact water quality.

As aforementioned, the Sector Plan was made in partnership with several organizations who provided valuable insight into the best interest of San Antonio as the City continues to develop. In order to achieve the desired benefits of the San Antonio North Sector Plan, there must only be minimal changes to the plan in order to ensure the desired outcome. We concluded that a large number of amendments poses a risk to the San Antonio water supply and undermines the original intention of the North Sector Plan.

<sup>&</sup>lt;sup>6</sup> "Nonpoint Source: Urban Areas," United States Environmental Protection Agency, accessed July 22, 2021, https://www.epa.gov/nps/nonpoint-source-urban-areas.

<sup>&</sup>lt;sup>7</sup> Gregg Eckhardt, "Introduction to the Edwards Aquifer," The Edwards Aquifer Website, accessed July 22, 2021, https://www.edwardsaquifer.net/intro.html.

<sup>&</sup>lt;sup>8</sup> Eckhardt, "Introduction to the Edwards Aquifer."

#### References

City of San Antonio Development Services Zoning Section. *General Information and Application Instructions*. Cliff Morton and Business Services Center. Last Modified July 10, 2020. PDF,

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# Appendix A San Antonio North Sector Map

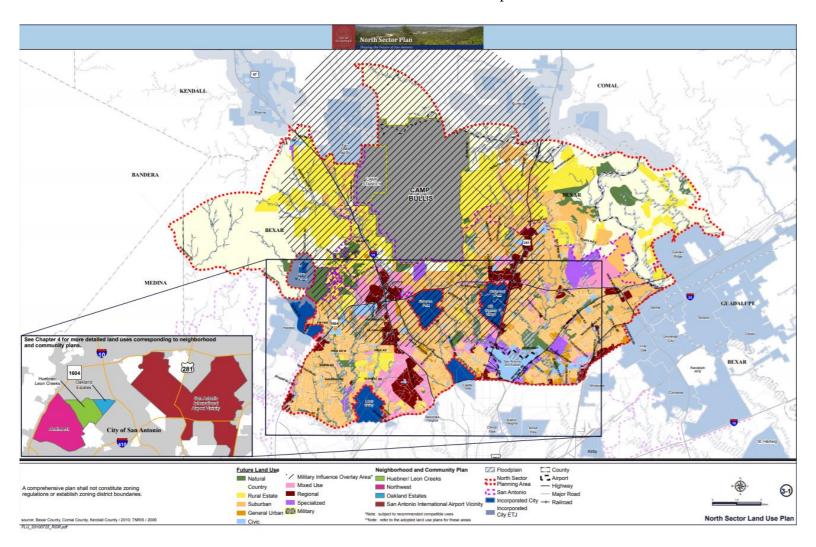


Fig. 1 The San Antonio North Sector Neighborhood and Community Plan

# Appendix B All Approved and Denied City Plan Amendments

	enda Date	Type of Amendment	Applicant	Representative	File Number	Amendment Number	Final Status	Address/Location Aquifer Zone
2013	11/21/2012	Suburban Tier to General Urban Tier	City of San Antonio, Development Services Department	n/a	13-1029	14001	Approved	2.19 acres of land located on Texas Elm west of the inters Recharge zone
2013		Suburban Tier to General Urban Tier Suburban Tier to General Urban Tier	Brown & Ortiz, P.C		13-1029		Approved	12.203 acre tract of land located on Texas Elm west of the inters recharge zone
2013		Regional Center to Mixed Use Center.	Kaufman and Killen, Inc		13-1014		Approved	6.75 acre tract of land located at 4949 Hamilton Wolfe Artesian zone
2013		Regional Center to Mixed Use Center. Regional Center to Specialized Center	Ralph Eugene Mullins		13-1014	13053	Approved Approved	5.87 acre tract of land located at 4949 Hamilton Wolfe     Artesian zone     5.87 acre tract of land out of Block 1, NCB 15911, located Artesian zone
2013		Regional Center to Specialized Center Rural Estate Tier to General Urban Tier	Ralph Eugene Mullins Roberto Kenigstein		13-1178	14002	Approved Approved	5.87 acre tract of land out of Block 1, NCB 15911, located Artesian zone 7.101 acre tract of land out of NCB 34732 located at the s Contributing zone
2014		Rural Estate Tier to General Urban Tier Suburban Tier to General Urban Tier	Roberto Kenigstein Klove Engineering		14-238	14017	Approved Approved	7.101 acre tract of land out of NCB 34732 located at the s Contributing zone 25.951 acre tract of land out of NCB 14049 located south. Artesian zone
2014		Suburban Tier to General Urban Tier Suburban Tier to General Urban Tier	Klove Engineering Brown & Ortiz, P.C.		14-419	14015	Approved Approved	25.951 acre tract of land out of NCB 14049 located south Artesian zone 22.745 acres of land out of NCB 34034, NCB 18338 and I Contributing zone
2014		Mixed Use Center land use to Regional Center land use	Kaufman & Killen, Inc.		14-1128		Approved	3.565 acres of land out NCB 14697 located at the Southe Artesian zone
2014		Rural Estate Tier to General Urban Tier	Brown & Ortiz, P. C		14-1421		Approved	20.552 acres of land out of NCB 18333, located on the so Contributing zone
2014		Suburban Tier to Regional Center on 3.511 acres and Specialized Center or			14-1251		Approved	7.415 acre tract of land located at 18952 Redland Road Recharge zone
2014		Suburban Tier to Specialized Center	Memo's Landscaping and Lawn care, by Christine Hernan		14-1558		Approved	4.337 acres out of Lot 21, NCB 14941 located on a portion Artesian zone
2014	8/21/2014	Regional Center land use to Agribusiness Tier land use	Brown & Ortiz, P. C.	n/a	14-1638	14062	Approved	13.135 acres of land out Parcel 3, NCB 15911 located on Artesian zone
2014	9/18/2014	Rural Estate Tier land use to Regional Center land use	P.W. Christensen, P.C.	n/a	14-1918	14059	Approved	Lots 15 and 18, Block 11, NCB 19216 located on a portior Recharge zone
2014	12/4/2014	Mixed Use Center land use to General Urban Tier land use	Brown & Ortiz, P.C.	n/a	14-2894	14080	Approved	5.00 acres out of NCB 15825 located on a portion of the 1 Contributing zone
2015	2/19/2015	Rural Estate Tier to Suburban Tier	Kaufman & Killen, Inc.	n/a	15-1358	14083	Approved	1.347 acres of land out of Lots 18 and 19, Block 1, NCB 1 Recharge zone
2015	2/19/2015	Mixed Use Center to Regional Center	Tesla Motors	Tesia Motors (Matthew Mefford)	15-1324		Approved	4.563 acres on Lot 1, Block 2, NCB 15671, located at 210 Recharge zone
2015	4/3/3016	Regional Center land use to Mixed Use Center land use	P. W. Christensen, P.C.	P. W. Christensen, P.C.	15-2014	15010	Approved	3.999 acres of land being Lots 11 and 16 in NCB 13663, k Artesian zone
2015		"Rural Estate Tier" to "Suburban Tier" on 6.277 acres and from "Rural Estate			15-2886		Approved	Lots 1 and 2, Block 91, CB 4709T located at the Northwet Contributing zone
2015		"Specialized Center" to "Suburban Tier" on 6.277 acres and from "Rural Estate "Specialized Center" to "Suburban Tier"	Brown & Ortiz, P.C. Brown & Ortiz, P.C.	Brown & Ortiz, P.C. Brown & Ortiz, P.C.	15-2886	15032	Approved	8.289 acres of land being out P-5 NCB 34917 and P-1 NC Recharge zone
						15043	Approved	
2015		"Rural Estate Tier" to "Suburban Tier"	KRMK Development, LLC (Kevin Fitzgerald, Managing Me		15-3815		Approved	8.701 acres of Lot P-1A, NCB 34719 located at the 19300 Contributing zone
2015		"Suburban Tier" to "Specialized Center"		Pulman, Cappuccion, Pullen, Ben			Approved	1.893 acres of land out of NCB 14851, located at the 500( Contributing zone
2015		"Suburban Tier" to "General Urban Tier"	Brown and Ortiz, L.P.	Brown and Ortiz, L.P.	15-3923		Approved	0.658 acres of land out of NCB 16390, located at the 790( Contributing zone
2015		"Mixed Use Center" to "General Urban Tier."	Jaime Israel Trejo Rojas	Jaime Israel Trejo Rojas	15-4467		Approved	1.981 acres of land out of NCB 11624 located at 7547 Mo Artesian zone
2015	9/17/2015	"Country Tier" to "Suburban Tier."	John Bass (member, Bass Properties Management, LLC,	Brown & Ortiz, P.C. (c/o James M	15-4527	15070	Approved	9.164 acres out of Lot P-22, CB 4862 located in the 2600( Contributing zone
2015		"Country Tier" to "Suburban Tier."	Brown & Ortiz, P.C. (c/o Daniel Ortiz)	Brown & Ortiz, P.C. (c/o Daniel Or		15049	Approved	36.123 acres out of CB 4915 and CB 4917 generally local Recharge zone
2015		"Suburban Tier" to "General Urban Tier."	Lloyd Denton, Jr.		15-4937	15068	Approved	35.739 acres out of CB 4864, generally located in the 271 Contributing zone
2015		"Suburban Tier" to "General Urban Tier."	Lloyd A. Denton, Jr. (President of Bitterblue, Inc.)	Brown & Ortiz, PC (c/o James Mc			Approved	18.977 acres out of CB 4926 located in the 25500 Block o Recharge zone
2016		"Suburban Tier" to "Regional Center."	TRC Engineers, Inc.		16-1075		Approved	5.87 acres out of NCB 15724 located in the 12600 Block (Artesian zone
2016		"Suburban Tier" to "Regional Center."  "Suburban Tier" to "Specialized Center": include "L" Light Industrial District		Kaufman & Killen, Inc. (Ashley Fa			Approved	Lot 31. Block 1. NCB 14051, located at 6610 Topper Run Artesian zone
2016		"Mixed Use Center" to "Regional Center."	YC Partners, Ltd. (c/o Yantis Corporation, General Partner				Approved	15.081 acres of land out of NCB 34963 located at 5425 N Artesian zone
2016		"Suburban Tier" to "General Urban Tier."	Daniel M. Briggs		15-6179		Approved	17.26 acres out of NCB 19218, generally located in the 20 Recharge zone
2016		"Suburban Tier" to "Regional Center."	Bexar Metro 9-1-1 Network District		16-1534		Approved	6.142 acres of land out of NCB 17204, 29.711 acres of lar Recharge zone
2016		"Regional Center" to "Mixed Use Center."	Embrey Partners, Ltd.	Kaufman & Killen, Inc. (Ashley Fa			Approved	Lot 11, Block 4, NCB 15671 located in the 1900 Block of E Recharge zone
2016	4/7/2016	"Suburban Tier" to "Regional Center."	Shannon Bolin and Greg Bolin		15-6181	16003	Approved	Lot 9, Block 6, NCB 14848, located at 4700 Quarry Run Recharge zone
2016		"Suburban Tier" and "Civic Center" to "Suburban Tier."	City of San Antonio	City of San Antonio	16-2191		Denied (planning commission)	H H
2016		"Regional Center" to "Specialized Center"	Rockport Family Partnership, Ltd.		16-2890	16033	Approved	2.25 acres of land out of NCB 15911, located at 11357 No Artesian zone
2016		"Rural Estate Tier" to "Suburban Tier."	Unobtanium Property Solutions, LLC		16-3915	10033	Approved	0.704 acres out of NCB 18338, located at 23011 West Intr Contributing zone
2016		"Mixed Use Center" to "Suburban Tier"	SECO Holdings, LLC		16-3915	10049	Approved	0.704 acres out of NCB 18336, located at 23011 West Intil Contributing zone
						16052	Approved	4.15 acres out of NCB 13664, located at 7227 Lamb Road Artesian zone
2016		"Suburban Tier" to "Urban Core Tier."	UTSA BLVD IH10 LP (Steve Sanders)	Kaufman & Killen, Inc.	16-4126		Approved	114.2 acres of land out of NCB 14890, located in the 5600 Contributing zone
2016		"Suburban Tier" to "Specialized Center"	IGX LaMurphy, LLC	Kaufman & Killen	16-5482		Approved	18.907 acres out of NCB 16587, located in the 7000 Block Artesian zone
2016	12/1/2016	"Mixed Use Center" to "Suburban Tier"	Israel Fogiel	Chris Orem	16-5486	16077	Approved	11.242 acres out of NCB 34721, located at 6770 Camp Bi Contributing zone
2016	12/1/2016	"Mixed Use Center" to "Specialized Center"	Lowell Tacker	Brown & Ortiz, PC	16-5688	16087	Approved	Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, Artesian zone
2016	12/1/2016	changing the future land use of 1224 acres in Bexar County and Comal Cou	City of San Antonio as part of the proposed Annexation	City of San Antonio	16-5490	16082	Approved	4,000 feet along the U.S. 281 North right-of-way, beginnin Contributing & Recht
2017		"Suburban Tier" to "General Urban Tier"	Duke, Inc. c/o Rob J. Stone, III	Patrick Christensen, P.C	16-3914	16048	Approved	Lot 2, Block 13, NCB 17701, located at 4035 North Loop * Recharge zone
2017		"Regional Center" to "Mixed Use Center"	Heritage Academy Charter Schools, Inc.		17-1355	47040	Approved	3.693 acres out of Lot 25, NCB 13662, located at 8308 Fr Artesian zone
		Suburban Tier* to "Mixed Use Center"  Suburban Tier* to "General Urban Tier*	Dr. Salah E. Diab		17-1355		Approved	18.2274 acres out of NCB 16587, located in the 16300 Bk Artesian zone
2017								
2017		"Rural Estate Tier" to "Suburban Tier"	Agora Assets, LC		17-1682		Approved	4.274 acres out of NCB 34034, located in the 140-150 Blc Contributing zone
2017	3/2/2017	"Suburban Tier" to "Regional Center"	Oden Hughes, LLC	Kaufman & Killen	17-1712	1608	Approved	5.593 acres out of NCB 17727, located in the 17700 block Recharge zone
2017	4/6/2017	"Suburban Tier" to "General Urban Tier"	S & A Management, LLC (John W. Erwin, Jr., Director)	Kaufman & Killen	17-1680	16010	Approved	10.673 acres of land out of NCB 18218, generally located Recharge zone
2017	4/6/2017	"Rural Estate Tier" to "General Urban Tier"	Allen Harrison Development Company, LLC	Kaufman & Killen	17-1681	16084	Approved	Lot 1, Block 37, NCB 19216, located in the 20700 Block o Recharge zone
2017	4/6/2017	"Regional Center" to "Specialized Center"	S.C.AR., Inc.	Vickrey & Associates, Inc.	17-1939	17023	Approved	4.99 acres out of Tract F. NCB 12117, located at 2953 Ear Recharge zone
2017	4/6/2017	"Mixed Use Center" to "Regional Commercial"	Amin Guindi	Brown and Ortiz, PC	17-1940	1702	Approved	13.949 acres out of NCB 15825, located in the 15300 Blor Contributing zone
2017		"Suburban Tier" to "Regional Center"	Bul - 1604, Ltd	Kaufman & Killen	17-2848		Approved	30.667 acres out of Lot 5, Block 10, NCB 17728, located a Recharge zone
2017	0/10/2017	"Suburban Tier" to "General Urban Tier"	Mosaic Land Development, LLC	Kaufman & Killen	17-3276		Approved	14.26 acres out of NCB 14615, located in the 8100 Block Recharge zone
	0/15/2017	Suburban Her to General Orban Her			17-3276	17040	Approved	
2017	8/31/2017	"Natural Tier", "Suburban Tier", and "Rural Estate Tier" to "Country Tier", "Ru	ii City of San Antonio	City of San Antonio		17063	Approved	7.67 square miles (4,909 acres), located within the Babco Contributing & Rech
2017		"Rural Estate Tier" to "Suburban Tier"	David R. Pugsley	David R. Pugsley	17-5154		Approved	6.117 acres out of NCB 18333, located in the 7200 Block Contributing zone
2017		Suburban Tier" to "Regional Center"	Maerene Greesen	James McKnight	17-5396		Denied	
2017		"Suburban Tier" to "Regional Center"	Maerene Greesen	James McKnight	17-6269		Approved	Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, k Artesian zone
2017		"Mixed Use" to "Regional Center"	Galleria Ventures, LTD	Brown and Ortiz, P.C.	17-6351	1709	Approved	2.706 acres out of NCB 14858, located in the 5400 Block Contributing zone
2017	12/7/2017	"Rural Estate Tier" to "Suburban Tier"	Ryan Kim	John Lee	17-6373	17093	Approved	Lot P-4A, NCB 18338, located at 23293 IH-10 West. Contributing zone
2018		Suburban Tier" and "Specialized Center" to "Mixed Use Center"	Shavano Rogers Ranch No. 3 Ltd	Brown and Ortiz, P.C. (c/o Ken Br			Approved	50.523 acres out of NCB 17701 and NCB 16334 and 439. Recharge zone
2018	A/E/2010	Mixed Use Center to "General Urban Tier"	Heli Investment, LLC	Brown & Ortiz, P.C. (c/o Ken Br	18-2295		Approved	13.76 acres out of NCB 14686 and NCB 14691, generally Artesian zone
								13.76 acres out of NCB 14686 and NCB 14691, generally Artesian zone
2018		"Suburban Tier" to "Agribusiness Tier"	Jerry Arredondo	Jerry Arredondo	18-2759		Denied	
2018		"Country Tier" to "Suburban Tier"	The Pineapple Group, LLC	Kaufman & Killen, Inc.	18-2831		Approved	4.382 acres out of NCB 35936, located at 6185 Camp Bul Contributing zone
2018	5/9/2018	"Rural Estate Tier" to "Agribusiness Tier"	Paolo Salvatore	UP Engineering, LLC	18-3034	18055	Denied (recommended)	
2018		"Rural Estate Tier" to "Agribusiness Tier"	Paolo Salvatore	UP Engineering, LLC	18-3446		Denied (recommended)	
2018		"Rural Estate Tier" to "Agribusiness Tier"	Paolo Salvatore	UP Engineering, LLC	18-3871		Denied (recommended)	
2018		Rural Estate Tier" to "Agribusiness Tier"	Paolo Salvatore Alvin G. Peters	OP Engineering, LLC Alvin G. Peters	18-3871			21.27 acres out of CB 4719, located at 19389 Babcock Rc Contributing zone
						18043	Approved	
2018		"Rural Estate Tier" to "Suburban Tier"	Billy J. Laforce	Billy J. Laforce	18-4140	18063	Approved	Lot P-12D, NCB 34732, located at 24129 Boerne Stage R Contributing zone
2018		"Suburban Tier" to "Specialized Center"	Topperwein City View, LLC	Kaufman & Killen, Inc.	18-4145		Approved	Lot 32 and Lot 33, NCB 14051 and 0.232 acres out of NC Artesian zone
2018		"Rural Estate Tier" to "Agribusiness Tier"	Paolo Salvatore	UP Engineering, LLC	18-4340		Approved	Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at Contributing zone
2018		"Suburban Tier" to "Regional Center"	Fernando De Leon	Patrick Christensen	18-4607		Approved	Lot 4, Block 7, NCB 14848, located at 14886 Tradesman   Recharge zone
2018		"Rural Estate Tier" to "Suburban Tier"	Steve E. and Diana P. Martinez	Brown & Ortiz	18-5109		Approved	Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Recharge zone
2018	12/6/2018	"Rural Estate Tier" to "Suburban Tier"	TYL Holdings, LP	Brown & Ortiz, P.C.	18-6015	18097	Approved	26.386 acres out of CB 5021, generally located in the 680 Contributing zone
2018	12/6/2018	"Suburban Tier" to "Civic Center"	Alamo Park, Inc.	Brown & Ortiz, P.C.	18-6354	1809	Approved	17.68 acres out of NCB 14945, generally located southwe Artesian zone
2019		"Rural Estate Tier" to "General Urban Tier"	David Vesica	Brown & Ortiz, P.C. (c/o James M			Approved	5.874 acres out of CB 4718, generally located southeast c Contributing zone
2019		Mixed Use Center" to "Civic Center"	Alamo Park Inc.	Brown & Ortiz, P.C. (c/o James M	19-2258	PA-2018-900024	Approved	25.425 acres out of NCB 14945, generally located southeast contributing zone
2019		"Mixed Use Center" to "Civic Center"  "Suburban Tier" to "General Urban Tier"	Cardinal MF, LLC	Kaufman & Killen, Inc.	19-2258		Approved	Lot P-1 and Lot P-5 out of NCB 16583, generally located a Artesian zone
2019		"Suburban Tier" to "General Urban Tier"	Jean Latsha	Brown and Ortiz, PC	19-6516	PA-2019-11600034	Approved	1.924 acres out of CB 4865 and CB 4926, generally locate Recharge zone
2019		"Specialized Center" and "Mixed Use Center" to "Mixed Use Center"	Lloyd A. Denton, Jr.	Brown & Ortiz, P.C.	19-6804	PA-2019-11600046	Approved	279.745 acres out of NCB 17701, generally located at 493 Recharge zone
2019		"Rural Estate Tier" to "Suburban Tier"	Warner Land Advisors, LP	Kaufman and Killen	19-6792	PA-2019-11600044	Approved	18.66 acres out of NCB 18333, located at 7580 Luskey Bc Contributing zone
2019		"Suburban Tier" to "Regional Center"	Munir Ammari	Munir Ammari	19-7200	PA-2019-11600050	Approved	Lot 1, Block 4, NCB 13722, located at 5603 Kenwick Street Artesian zone
2019	12/5/2019	"Mixed Use Center" to "General Urban Tier"	SA Rocking in the Free World, LLC	Brown & Ortiz	19-8726	PA-2019-11600075	Approved	62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 1* Artesian zone
		"Rural Estate Tier" to "Suburban Tier"	Healing Hands Veterinary Services, PLLC		20-1641	PA-2019-11600073	Approved	Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1 Recharge zone
2020		"Suburban Tier" to "General Urban Tier"	AD Acquisitions, LLC	Brown & Ortiz, P.C.	20-1041	PA 2020-11600073	Annound	0.353 acres out of CB 4528, located at 12400 South Haut Recharge zone
2020		"Suburban Tier" to "General Urban Tier"  "Rural Estate Tier" to "Suburban Tier"	140 Mayorana Land Mark	Brown & Ortiz, P.C. Brown & Ortiz, P.C.	20-5036	PA 2020-11600010 PA2020-11600043	Agrioved	Lat D 24 Lat D 54 Lat D 6 Lat D 20 Lat
2020			I-10 Heuermann Land Venture, LTD				Approved	Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 1 Artesian zone
2020 2020	11/5/2020	"Regional Center" to "Specialized Center"	Killen, Griffin & Farrimond, PPLC	Killen, Griffin & Farrimond, PPLC	20-6355	PA2020-11600059	Approved	Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 1 Artesian zone
2020 2020 2020		"Rural Estate Tier" to "Suburban Tier"	Scott Felder Homes, LLC	Killen, Griffin & Farrimond, PLLC		PA-2020-11600072	Approved	9.1117 acres out of NCB 18333, located at 18104 Babcoc Contributing zone
2020 2020 2020 2021	1/21/2021				21-1842		Approved	112.35 acres out of NCB 16588, generally located in the 1 Artesian zone
2020 2020 2020 2021 2021	1/21/2021 3/18/2021	"Suburban Tier" to "Specialized Center"	Arthur Zuniga			PA-2020-11600081	Approved	
2020 2020 2020 2021	1/21/2021 3/18/2021		Arthur Zuniga Swientek Realty, LLC	Buck Benson Killen, Griffin & Farrimond, PPLC		PA-2020-11600081 PA-2021-11600007	Approved	Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 (Contributing zone
2020 2020 2020 2021 2021	1/21/2021 3/18/2021	"Suburban Tier" to "Specialized Center"	Arthur Zuniga Swientek Realty, LLC				Approved	Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 (Contributing zone
2020 2020 2020 2021 2021	1/21/2021 3/18/2021 4/15/2021	"Suburban Tier" to "Specialized Center"	Arthur Zuniga Swientek Realty, LLC				Approved	Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 (Contributing zone

Fig. 2 Compiled Data of all approved and denied sector plan amendments

### Appendix C

### Summary of GEAA Comments on Preliminary Draft North Sector Plan

The GEAA community provided comments to the original North Sector Plan draft that aimed to help the city plan protect the aquifer. These comments include recommendations on: Land use goals; Urban design goals; Transportation and infrastructure; Utility goals; Housing goals; Community Facilities and Education Goals and Strategies; Growth and Expansion of UTSA and other post secondary institutions; and the Natural Environment and Historic Resources Goals and Strategies.

<sup>9</sup> Greater Edwards Aquifer Alliance, "GEAA Comments on Preliminary Draft North Sector Plan," June 4, 2010, https://aquiferalliance.org/wp-content/uploads/2021/07/GEAACommentsNsectorPlan-cvr-combined.pdf