

RESOLUTION NO. 24 10 01

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM "NATURAL TIER", "COUNTRY TIER", "RURAL ESTATE TIER", "SUBURBAN TIER", "GENERAL URBAN TIER", "AGRIBUSINESS/RIMSE TIER", "REGIONAL CENTER", AND "SPECIALIZED CENTER" TO "COUNTRY TIER", "RURAL ESTATE TIER", "SUBURBAN TIER", "GENERAL URBAN TIER", AND "AGRIBUSINESS/RIMSE TIER" ON 1510.721 ACRES OUT OF CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4136, CB 4167-1, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4296, CB 4298, CB 4298D, CB 4300, CB 4301, NCB 14569, NCB 16622, AND NCB 16627, GENERALLY LOCATED SOUTH OF LOOP 410 BETWEEN PEARSALL ROAD AND US HIGHWAY 181 SOUTH

WHEREAS, the Heritage South Sector Plan was adopted on September 16, 2010, as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing and recommended Approval of the proposed amendment on October 11, 2023; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

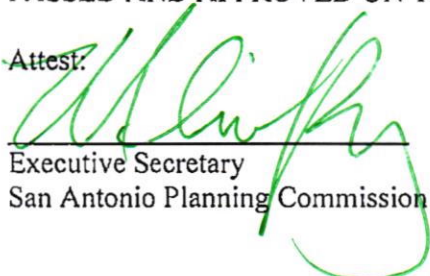
SECTION 1: The amendment to the Heritage South Sector Plan, a component of the City's Comprehensive Master Plan, attached hereto and incorporated herein by reference as Exhibit A is recommended to the City Council with this Commission's recommendation for Approval in addition to the following alternate recommendations:

- Property Identification Number 189477, CB 4928 P-14 ABS 421 to Suburban Tier;


- Property Identification Number 1208093, NCB 14569 BLK LOT P-98 (1.0393AC) and CB 4301 P-23F (10.1503AC), P-23K (11.3806AC) & P-39E (3.4598AC) ABS 6 to Agribusiness/RIMSE Tier;
- Property Identification Number 160278, CB 4010 P-43D (68.907 Ac) & P-45B (6.843 Ac) ABS 2 to General Urban Tier; and
- Property Identification Number 160286, CB 4010 P-45 ABS 2 to General Urban Tier.

PASSED AND APPROVED ON THIS 11th DAY OF OCTOBER 2023

Attest:


Executive Secretary
San Antonio Planning Commission

Approved:


Matthew Proffitt, Chair
San Antonio Planning Commission