

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 HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 19.68 ACRES OF LAND LOCATED AT GENERALLY IN THE 10000 BLOCK OF SOUTH ZARZAMORA STREET, LEGALLY DESCRIBED AS 19.68 ACRES OUT OF CB 4285 FROM “GENERAL URBAN TIER” TO “MIXED USE CENTER.”

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WHEREAS, the Heritage South Sector Plan was adopted on September 16, 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 June 12, 2024 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 Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 19.68 acres of land located generally in the 10000 block of South Zarzamora Street, legally described as 19.68 acres out of CB 4285 from “General Urban Tier” to “Mixed Use Center.” 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}.

AZ/lj
[Date]
Item No. [Number]

Comprehensive Master Plan Amendment #PA-2024-
1160038
HERITAGE SOUTH SECTOR PLAN

M A Y O R
Ron Nirenberg

ATTEST:

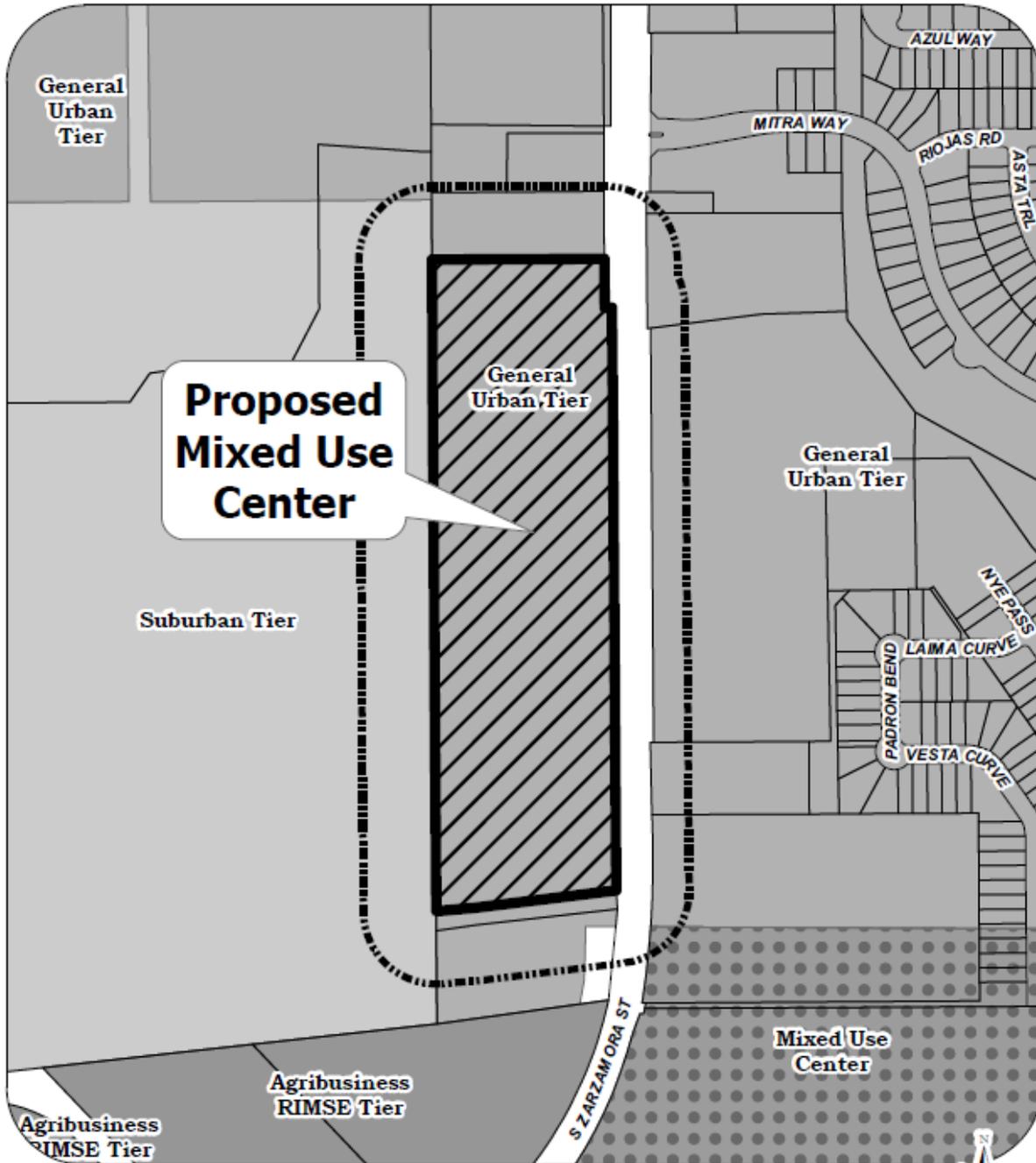
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



	200' Notification Area	Suburban Tier
	Proposed Land Use Change	Agribusiness RIMSE Tier
General Urban Tier	Mixed Use Center	

Heritage South Sector Plan
 Proposed Plan Amendment 2411600038 Area