

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 USE OF APPROXIMATELY 1,394.52 ACRES OF LAND LOCATED IN SOUTH BEXAR COUNTY, LEGALLY DESCRIBED AS 1,394.52 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 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”

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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 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 use of approximately 1,394.52 acres of land located in South Bexar County, legally described as 1,394.52 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 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”. All portions of land mentioned are classified as Areas 2-12 (No Area 1 Plan Amendment) and depicted in **Attachment “A”** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on January 19, 2024.

PASSED AND APPROVED on this 30th day of November 2023.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney