

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 34.506 ACRES OF LAND LOCATED AT 15895 SOUTH STATE HIGHWAY 16, LEGALLY DESCRIBED AS 34.506 ACRES OUT OF CB 4296 AND CB 4297 FROM “SUBURBAN TIER” TO “GENERAL URBAN TIER”

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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 34.506 acres of land located at 15895 South State Highway 16, legally described as 34.506 acres out of CB 4296 and CB 4297, from “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. 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}.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

The map illustrates the proposed General Urban Tier area, which is highlighted with diagonal hatching and a thick black border. This central area is surrounded by several other tiers: Suburban Tier (light gray) to the west and south, and Agribusiness RIMSE Tier (dark gray) to the north and east. A dashed line indicates the boundary between the proposed General Urban Tier and the surrounding areas. Key streets shown include Watson Rd, Wats on Rd, Vesper Branch, Leighton Harbor, Silver Tree Cv, Snug Harbor Way, Walcott Rd, Sleepy River Way, Alderbrook Pt, Wateron Wv, Belby Fields, Nest Junction, Cinnamon Spgs, Basil Meadow, Bay Leaf Loop, and Palomato Rd. A north arrow is located in the bottom right corner.

