

**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 64.490 ACRES OF LAND LOCATED AT 16735
SOUTH STATE HIGHWAY 16, LEGALLY DESCRIBED AS 64.490 ACRES
OUT OF CB 4201 AND CB 4202 FROM "NATURAL TIER" AND
"COUNTRY TIER" TO "SUBURBAN 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 April 13, 2022 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 use of approximately 64.490 acres of land located at 16735 South State Highway 16, legally described as 64.490 acres out of CB 4201 and CB 4202, from "Natural Tier" and "Country Tier" to "Suburban Tier". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

SECTION 2. 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:

Debbie Racca-Sittre, Interim City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:

