ORDINANCE **2022-12-01-0911**

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 246.94 ACRES OF LAND LOCATED AT 5706 COLEMAN WAY AND 13592 CAMPGROUND ROAD, LEGALLY DESCRIBED AS 246.94 ACRES OUT OF CB 4300 FROM "SUBURBAN TIER" TO "NEIGHBORHOOD MIXED-USE."

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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 October 26, 2022, by the Planning Commission allowing all interested citizens to be heard; and
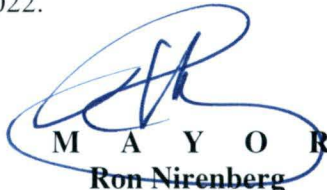
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW 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 246.94 acres of land located at 5706 Coleman Way and 13592 Campground Road, legally described as 246.94 acres out of CB 4300, from "Suburban Tier" to "Neighborhood Mixed-Use". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

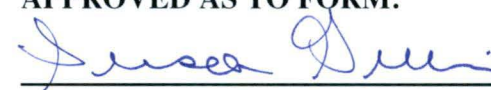**SECTION 2.** This ordinance shall take effect December 30, 2022.

PASSED AND APPROVED on this 1st day of December 2022.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

ATTACHMENT I
Proposed Amendment:

33.   **2022-12-01-0911**

PLAN AMENDMENT CASE PA202211600081 (ETJ – Closest to Council District 4):
Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master
Plan of the City, by changing the future land use classification from "Suburban Tier" to
"Neighborhood MixedUse" on 246.94 acres out of CB 4300, located at 5706 Coleman Way
and 13592 Campground Road. Staff and Planning Commission recommend Approval.
(Associated Zoning Case Z202210700215)

> Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran
> seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
                  Cabello Havrda, Sandoval, Pelaez, Courage
Absent: Perry

Heritage South Sector Plan
Proposed Plan Amendment
22-11600081 Area

- - - - 200' Ft Notification Area
- Proposed Neighborhood Mixed-Use
- BCAD Parcels
- CoSA Boundary

Specialized Center
Rural Estate Tier
General Urban Tier
Suburban Tier