

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 14.98 ACRES OF LAND LOCATED AT 1046 EAST CHAVANEUX, LEGALLY DESCRIBED AS 14.98 ACRES OUT OF NCB 11166 FROM "GENERAL URBAN TIER" AND "MIXED USE CENTER" 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 December 14, 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 future land use of approximately 14.98 acres of land located at 1046 East Chavaneaux Road, legally described as 14.98 acres out of NCB 11166, from "General Urban Tier" and "Mixed Use Center" 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

This map illustrates the land use tiers and centers along the 410 corridor. The corridor is divided into several tiers: General Urban Tier, Mixed Use Center, and Suburban Tier. A central area is highlighted with a hatched pattern and labeled 'General Urban Tier'. The map also shows various streets, including PVT RD AT 5311 ROOSEVELT AVE, PVT RD AT 5315 ROOSEVELT AVE, E CHAVANEUX RD, and SANTA RITA ST. Other labels include COLLIN GROVE, CORBIN BEND, BELLAMY DR, BEAUMONT BROOK, GARNIER PASS, AUGER RUN, CHEVALIER FOREST, ELKO, and SAENZ ST. A north arrow is located in the bottom right corner.

