

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 108.64 ACRES OF LAND LOCATED AT 7983 NEAL ROAD, LEGALLY DESCRIBED AS 108.64 ACRES OUT OF CB 4180 FROM “NATURAL TIER” AND “COUNTRY TIER” TO “COUNTRY TIER”

* * * * *

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 July 12, 2023 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 108.64 acres of land located at 7983 Neal Road, legally described as 108.64 acres out of CB 4180, from “Natural Tier” and “Country Tier” to “Country 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 August 17, 2023.

PASSED AND APPROVED on this 17 day of August 2023.

M A Y O R
Ron Nirenberg

ATTEST:

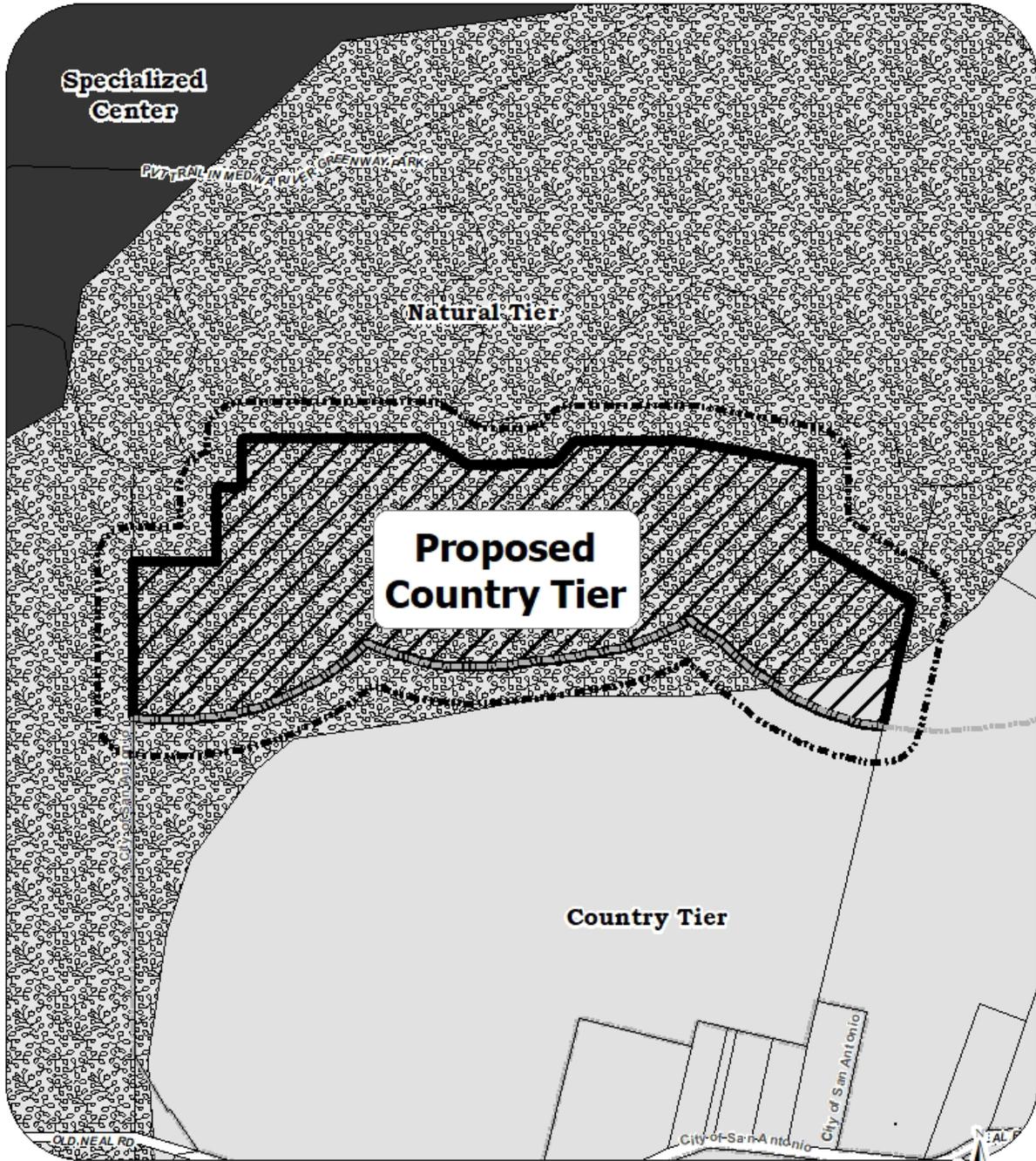
APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

ATTACHMENT I
Proposed Amendment:



	 200' Notification Area	 Country Tier	 Specialized Center
	 Proposed Land Use Change	 Natural Tier	

Heritage South Sector Plan
 Proposed Plan Amendment 2311600038 Area

Date Revised: City of San Antonio Development Services, New State 911, New Operational District
 City of San Antonio Development Services Department
 Map Creation Date: 9/15/2023
 Map File Location: C:\Users\mccarroll\OneDrive\Documents\2023\PA2023-11600038\Map\2311600038_Area\2311600038_Area_Map.aprx
 Map File Path: C:\Users\mccarroll\OneDrive\Documents\2023\PA2023-11600038\Map\2311600038_Area\2311600038_Area_Map.aprx
 Map File Name: 2311600038_Area_Map.aprx

City of San Antonio
 Development Services
 Department