

## RESOLUTION NO.

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM “NATURAL TIER”, “COUNTRY TIER”, “RURAL ESTATE TIER”, “SUBURBAN TIER”, “GENERAL URBAN TIER”, AGRIBUSINESS/RIMSE TIER”, “REGIONAL CENTER”, AND “SPECIALIZED CENTER” TO “COUNTRY TIER”, “RURAL ESTATE TIER”, “SUBURBAN TIER”, “GENERAL URBAN TIER”, AND AGRIBUSINESS/RIMSE TIER” ON 1510.721 ACRES OUT OF CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4136, CB 4167-1, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4296, CB 4298, CB 4298D, CB 4300, CB 4301, NCB 14569, NCB 16622, AND NCB 16627, GENERALLY LOCATED SOUTH OF LOOP 410 BETWEEN PEARSALL ROAD AND US HIGHWAY 181 SOUTH**

**WHEREAS**, the Heritage South Sector Plan was adopted on September 16, 2010, as a component of the Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing and recommended **Approval** of the proposed amendment on October 11, 2023; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Heritage South Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **Approval** as an amendment to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS THIS 11<sup>th</sup> DAY OF OCTOBER 2023

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

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Matthew Proffitt, Chair  
San Antonio Planning Commission