

**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 401.426 ACRES OF LAND LOCATED AT 13610 STATE HIGHWAY 16 SOUTH, LEGALLY DESCRIBED AS 401.426 ACRES OUT OF CB 4005 FROM “AGRIBUSINESS/RIMSE” TO “SPECIALIZED CENTER”**

\* \* \* \* \*

**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 February 14, 2024 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 401.426 acres of land located at 13610 State Highway 16 South, legally described as 401.426 acres out of CB 4005, from “Agribusiness/RIMSE” to “Specialized Center”. 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:**

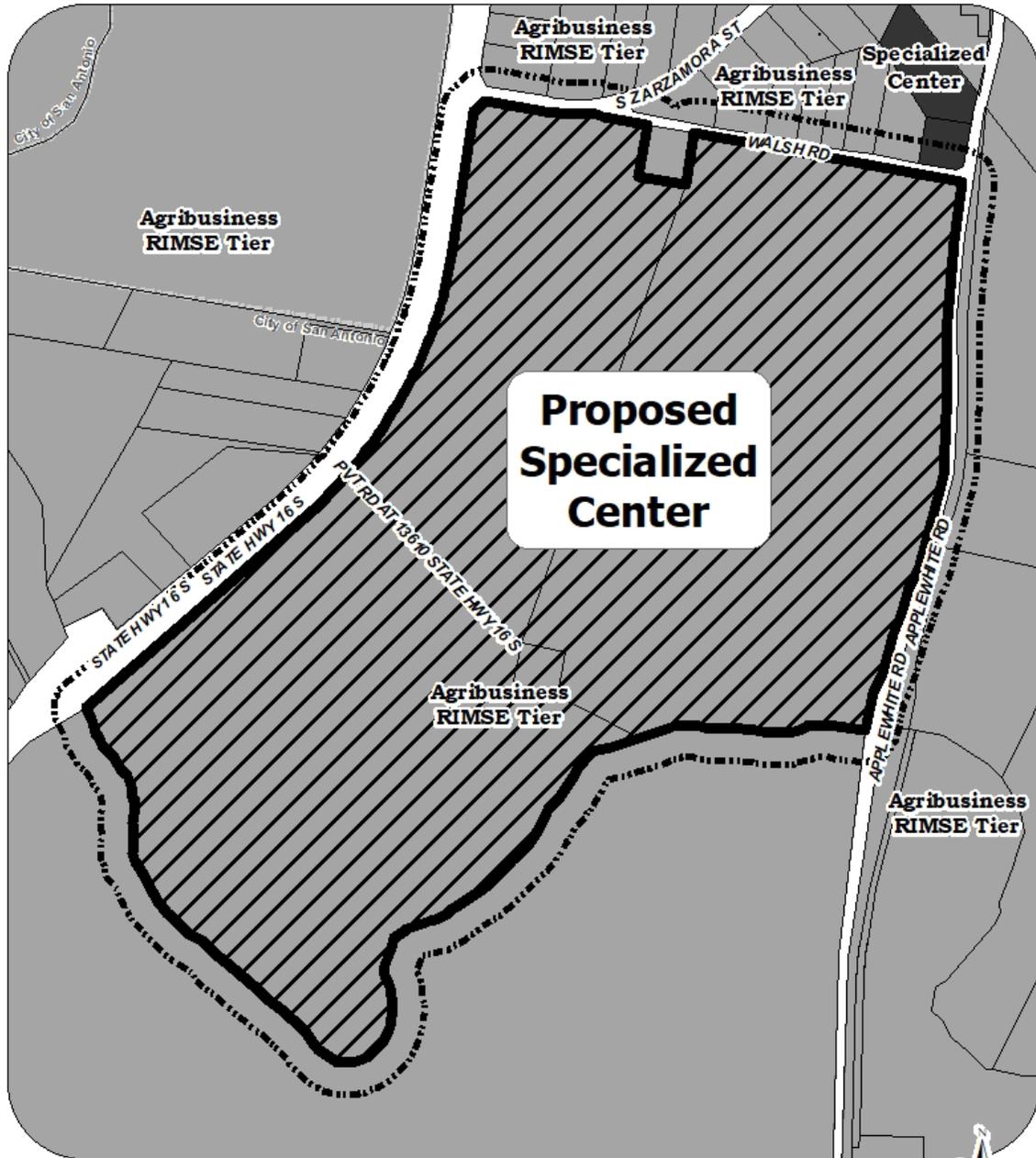
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

DRAFT

**ATTACHMENT I**  
**Proposed Amendment:**



**200' Notification Area** **Agribusiness RIMSE Tier**

**Proposed Land Use Change** **Specialized Center**

**City of San Antonio**

**Heritage South Sector Plan**  
**Proposed Plan Amendment 241160001 Area**

City of San Antonio  
Development Services  
Department

Scale: 0 40 80 Feet

Map Source: City of San Antonio Engineering (GIS, Street Maps, etc.), Street Address/District List  
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