

**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 NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 10.58 ACRES OF LAND LOCATED AT 7251 HEUERMANN ROAD, LEGALLY DESCRIBED AS 10.58 ACRES OUT OF CB 4727 FROM "RURAL ESTATE TIER" TO "SUBURBAN TIER"**

\* \* \* \* \*

**WHEREAS**, the North Sector Plan was adopted on August 5, 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 September 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 North Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 10.58 acres of land located at 7251 Heuermann Road, legally described as 10.58 acres out of CB 4727, from "Rural Estate Tier" to "Suburban Tier". 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 October 30, 2022.

**PASSED AND APPROVED** on this 20<sup>th</sup> day of October, 2022.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

---

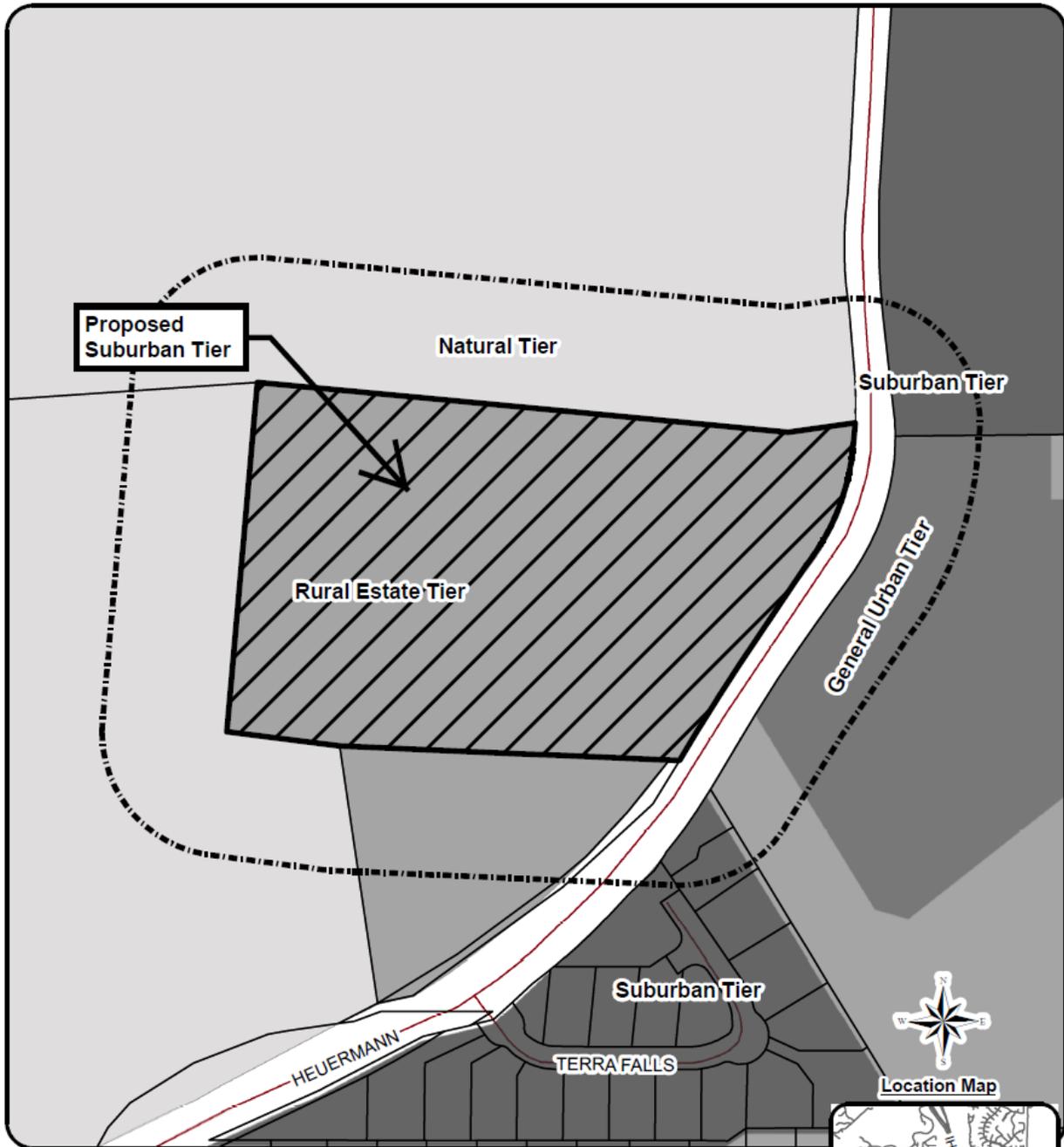
Debbie Racca-Sittre, City Clerk

---

Andrew Segovia, City Attorney

DRAFT

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



**North Sector Plan**  
**Proposed Plan Amendment**  
**22-11600077 Area**

	200' Ft Notification Area		Natural Tier
	Proposed Suburban Tier		Rural Estate Tier
			General Urban Tier
			Suburban Tier

Planning Department - GIS Map: Joyce Palmer  
 City of San Antonio - Planning Department  
 Case Manager: Joyce Palmer  
 Date: 08/02/2022