

**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 USE OF  
APPROXIMATELY 5.04 ACRES OF LAND LOCATED AT 19779  
PLEASANTON ROAD, LEGALLY DESCRIBED AS 5.04 ACRES OUT OF  
CB 4012 FROM "COUNTRY TIER" TO "RURAL ESTATE TIER"**

\* \* \* \* \*

**WHEREAS**, the Heritage South Sector Plan was adopted on September, 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 October 27, 2019 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 use of approximately 5.04 acres of land located at 19779 Pleasanton Road, legally described as 5.04 acres out of CB 4012, from "Country Tier" to "Rural Estate Tier". All portions of land mentioned are depicted in **Attachments "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:**

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Debbie Racca-Sittre, Interim City Clerk

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Andrew Segovia, City Attorney

DRAFT

This map shows a section of land divided into several parcels. A central parcel is highlighted with a thick black border and labeled "Proposed Rural Estate Tier". To its left, the text "Country Tier" appears twice, indicating different sections of land. To the right, a road labeled "Pleasanton Rd" runs vertically. Several parcels are identified with numbers: 19615, 19725, 19779, 19789, and 19799. The map uses various shades of gray to distinguish between different land tiers and parcels.



Agribusiness RIMSE Tier



## Suburban Tier

## Heritage South Sector Plan

### Proposed Plan Amendment 2111600069 Area

