

ORDINANCE 2021-02-04-0078

**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 14.42 ACRES OF LAND GENERALLY LOCATED IN THE 13000 BLOCK OF SOMERSET ROAD LEGALLY DESCRIBED AS 14.42 ACRES OUT OF CB 4300 FROM "SUBURBAN TIER" TO "GENERAL URBAN 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 December 16, 2020 by the Planning Commission allowing all interested citizens to be heard; and

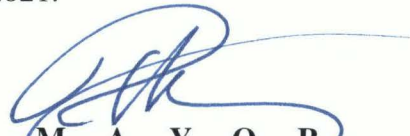
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **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 14.42 acres of land generally located in the 13000 block of Somerset Road, legally described as 14.42 acres out of CB 4300, from "Suburban Tier" to "General Urban 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 February 14, 2021.

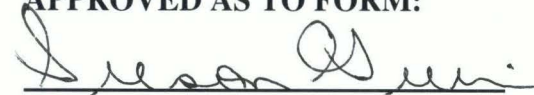
**PASSED AND APPROVED** on this 4<sup>th</sup> day of February, 2021.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
Andrew Segovia, City Attorney  
For



# City of San Antonio

## City Council

February 04, 2021

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**Item: P-4**

**File Number: 21-1277**

**Enactment Number:**

**2021-02-04-0078**

PLAN AMENDMENT CASE PA-2020-11600075 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 14.42 acres out of CB 4300, generally located in the 13000 block of Somerset Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700272)

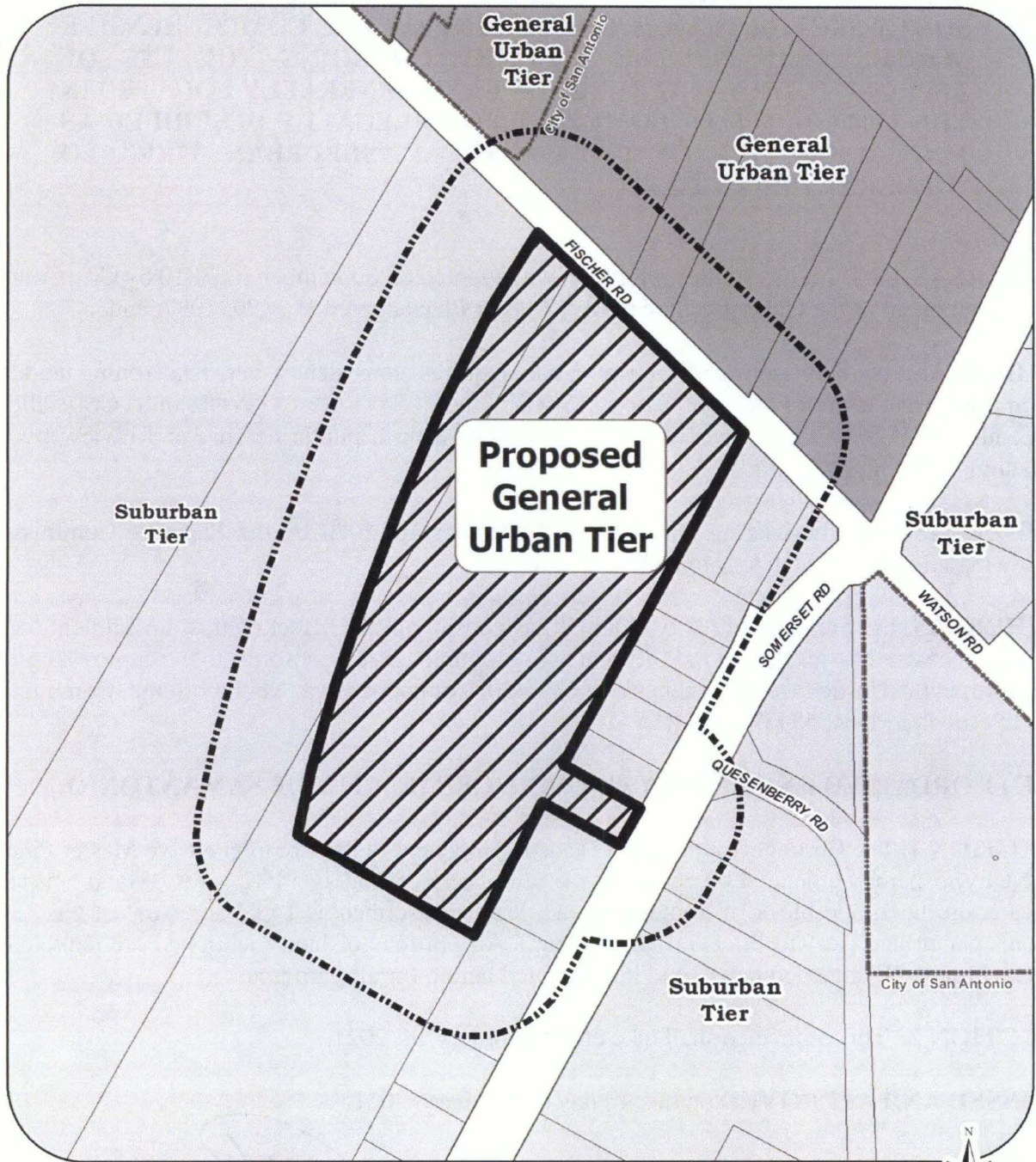
Councilmember John Courage made a motion to approve. Councilmember Adriana Rocha Garcia seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

**Absent:** 1 Perry

8500-40-50-1505

Attachment I



200' Notification Area



Proposed General Urban Tier



Suburban Tier



General Urban Tier



Data Source: City of San Antonio, Esri, SRS, BNA, Muni, ST, Esri, Robinson, DeLorme  
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Map Created by: Geospatial Solutions  
Map Creation Date: 11/20/2020  
Map File Location: \\server\projects\2020\11600075\mxd\11600075\_pa2020\_11600075\_area.mxd  
Map Scale: 1:25000  
Map Projection: NAD 83 / North Carolina State Plane (NAD83) / Feet  
Map Author: 105505

**Heritage South Sector Plan**  
Proposed Plan Amendment 2011600075 Area

City of San Antonio  
Planning and Community  
Development Department  
John Dugan  
Director