

ORDINANCE 2019-08-22-0680

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 135.565 ACRES OF LAND LOCATED AT 11893 FISCHER ROAD, LEGALLY DESCRIBED AS 135.092 ACRES OUT OF CB 4301 FROM "SPECIALIZED CENTER" AND "AGRIBUSINESS/RIMSE TIER" TO "GENERAL URBAN TIER" ON 131.565 ACRES AND "REGIONAL CENTER" ON 3.527 ACRES.

\* \* \* \* \*

**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 27, 2019 by the Planning Commission allowing all interested citizens to be heard; and

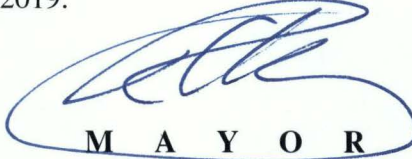
**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

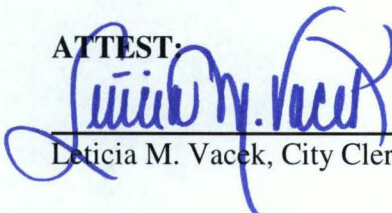
**SECTION 1.** The Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 135.092 acres of land located at 11893 Fischer Road, legally described as 135.092 acres out of CB 4301, from "Low Density Residential" and "Agribusiness/RIMSE Tier" to "General Urban Tier" on 131.565 acres and "Regional Center" on 3.527 acres. All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall become effective September 1, 2019

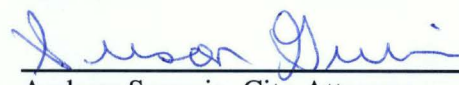
**PASSED AND APPROVED** on this 22<sup>nd</sup> day of August, 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

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

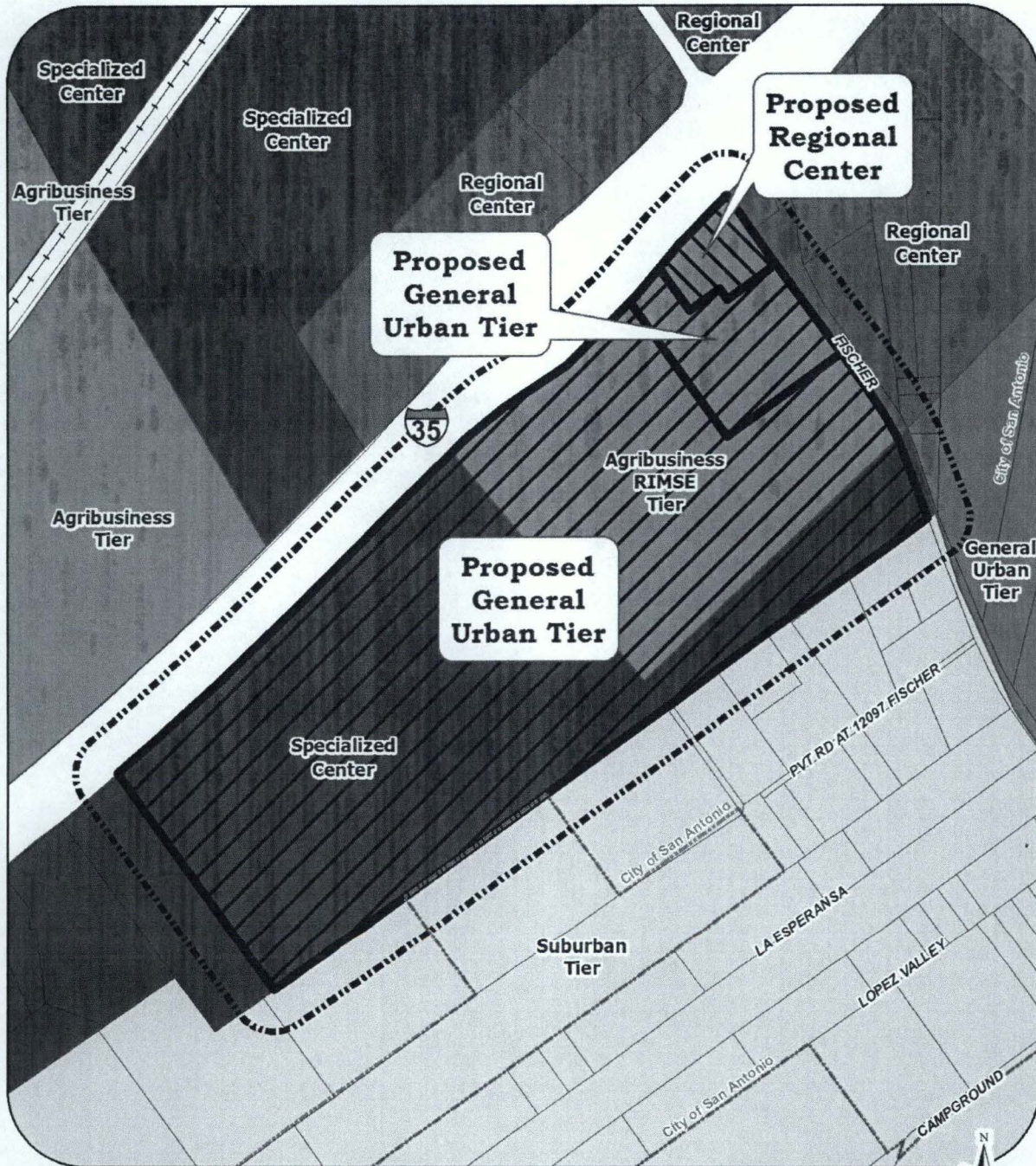
<b>Agenda Item:</b>	P-6 ( in consent vote: P-2, Z-2, P-3, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-10, Z-11, P-5, Z-12, Z-13, P-6, Z-14, Z-15, Z-16, Z-17, Z-19, Z-20, P-7, Z-21, Z-22, Z-23 )
<b>Date:</b>	08/22/2019
<b>Time:</b>	03:57:11 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	PLAN AMENDMENT CASE PA-2019-11600002 (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 "Low Density Residential" and "Agribusiness/RIMSE Tier" to "General Urban Tier" on 131.565 acres out of CB 4301 and "Regional Center" on 3.527 acres out of CB 4301, located at 11893 Fischer Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700014)
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Jada Andrews-Sullivan	District 2	x					
Rebecca Viagran	District 3		x				
Dr. Adriana Rocha Garcia	District 4		x				
Shirley Gonzales	District 5		x				
Melissa Cabello Havrda	District 6				x		
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SG/lj  
08/22/2019  
# P-6

# **ATTACHMENT “I”**

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



		200' Notification Area		Agribusiness RIMSE Tier; Agribusiness Tier		Specialized Center
		General Urban Tier		General Urban Tier		Suburban Tier
		Regional Center		Regional Center		

City of San Antonio Planning and Community Development Department  
 John Diggs, Director  
 1000 North Loop West, Suite 1000  
 San Antonio, TX 78205

**Heritage South Sector Plan**  
 Proposed Plan Amendment 190002 Area