

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 234.07 ACRES OF LAND GENERALLY LOCATED NORTHEAST AT THE INTERSECTION OF MARTINEZ LOSOYA AND PLEASANTON ROAD, LEGALLY DESCRIBED AS 234.07 ACRES OUT OF CB 4006 FROM "COUNTRY TIER" AND "SPECIALIZED CENTER" TO "SPECIALIZED CENTER."

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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 November 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 234.07 acres of land located at Generally located northeast at the intersection of Martinez Losoya and Pleasanton Road, legally described as 234.07 acres out of CB 4006, from "Country Tier" and "Specialized Center" to "Specialized Center". 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:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

DRAFT

This map illustrates the City of San Antonio's land use tiers and a proposed specialized center. The tiers are defined by different patterns and colors:

- Specialized Center:** Shaded in solid dark gray, located in the northeast.
- Country Tier:** Indicated by diagonal hatching, covering a large central and eastern area.
- Natural Tier:** Represented by a dense stippled pattern, located on the west side.
- Suburban Tier:** Shaded in light gray, located to the east of the Country Tier.
- Rural Estate Tier:** Indicated by a sparse stippled pattern, located on the southwest.
- Country Tier (bottom):** Indicated by diagonal hatching, located in the south.

A white box with black text in the center of the Country Tier reads: **Proposed Specialized Center**.

Geographical features and infrastructure include:

- Mitchell Lake:** Located in the northwest.
- Highways:** LAREDO RD, LEAL ST, PLEASANTON RD, MARTINEZ LOSOYA, FM 2537, and PVT RD AT 1021 FM 2537.
- City Boundaries:** Dashed lines separate the City of San Antonio from the City of San Antonio (repeated on the map).
- North Arrow:** Located in the bottom right corner.

