

ORDINANCE 2020-08-06-0490

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 202.807 ACRES OF LAND LOCATED BETWEEN THE 11900-12600 BLOCK OF IH-37 SOUTH, LEGALLY DESCRIBED AS 202.807 ACRES OUT OF CB 4007 FROM "SPECIALIZED CENTER" TO "MIXED USE CENTER"

\* \* \* \* \*

**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 October 9, 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 202.807 acres of land generally located between the 11900-12600 Block of IH-37 South, legally described as 202.807 acres out of CB 4007 from "Specialized Center" to "Mixed Use Center". 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 August 16, 2020.

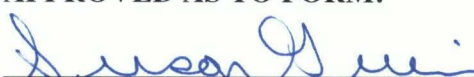
**PASSED AND APPROVED** on this 6<sup>th</sup> day of August, 2020.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

  
Tina Flores, Acting City Clerk

**APPROVED AS TO FORM:**

  
fo Andrew Segovia, City Attorney



## City of San Antonio

### City Council

August 06, 2020

**Item: P-3**

**File Number: 20-3624**

**Enactment Number:**

**2020-08-06-0490**

PLAN AMENDMENT CASE PA-2020-11600008 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Specialized Center" to "Mixed Use Center" on 202.807 acres out of CB 4007, generally located in the 11900 -12600 block of IH-37 South. Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z-2020-10700036)

Councilmember Jada Andrews-Sullivan made a motion to approve. Councilmember John Courage seconded the motion. The motion passed by the following vote:

**Aye:** 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,  
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

# Attachment “I”



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

