SG/cla
08-07-2014
#P-5.

Comprehensive Master Plan Amendment 14050
Heritage South Sector Plan

AN ORDINANCE 2014-08-07-0556

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 1,580 ACRES OF LAND LOCATED EAST OF IH-35, SOUTH OF LOOP 410, WEST OF IH-37, NORTH OF LOOP 1604, AND PORTIONS OF THE 4200, 4300, AND 4400 BLOCKS OF SOUTH FLORES ROAD FROM SUBURBAN TIER, COUNTRY TIER, AGRIBUSINESS/RIMSE TIER, CIVIC CENTER, AND REGIONAL CENTER TO SUBURBAN TIER, SPECIALIZED CENTER, MIXED USE CENTER, GENERAL URBAN TIER, AND AGRIBUSINESS/RIMSE 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 May 28, 2014 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 1,580 acres of land located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road from Suburban Tier, Country Tier, Agribusiness/RIMSE Tier, Civic Center, and Regional Center to Suburban Tier, Specialized Center, Mixed Use Center, General Urban Tier, and Agribusiness/RIMSE Tier. 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 August 17, 2014.

PASSED AND APPROVED this 7th day of August, 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

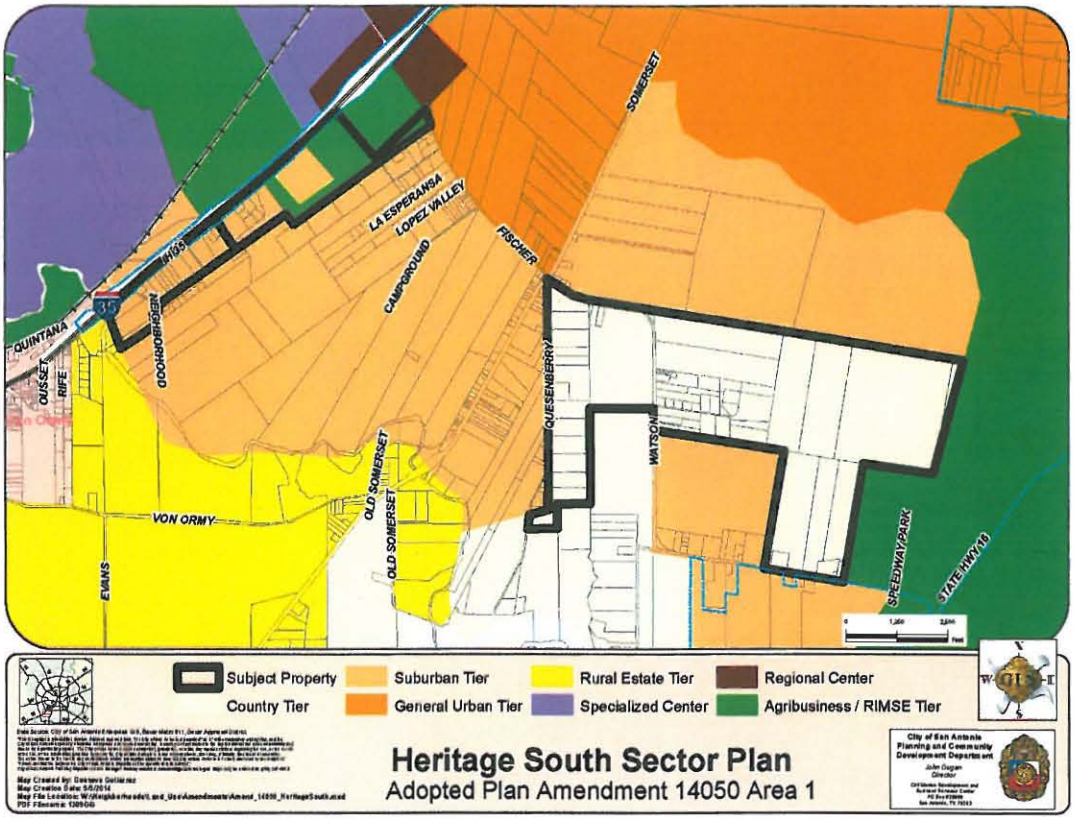
For Robert F. Greenblum, City Attorney

Agenda Item:	**P-5 (in consent vote: P-5, Z-9)**
Date:	08/07/2014
Time:	02:27:19 PM
Vote Type:	Motion to Appr w Cond
Description:	PLAN AMENDMENT #14050 (Districts 3 & 4): An Ordinance amending the future 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 1,580 acres of land located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road from Suburban Tier, Country Tier, Agribusiness/RIMSE Tier, Civic Center, and Regional Center to Suburban Tier, Specialized Center, Mixed Use Center, General Urban Tier, and Agribusiness/RIMSE Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014171 CD S)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
	District 2	x					
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

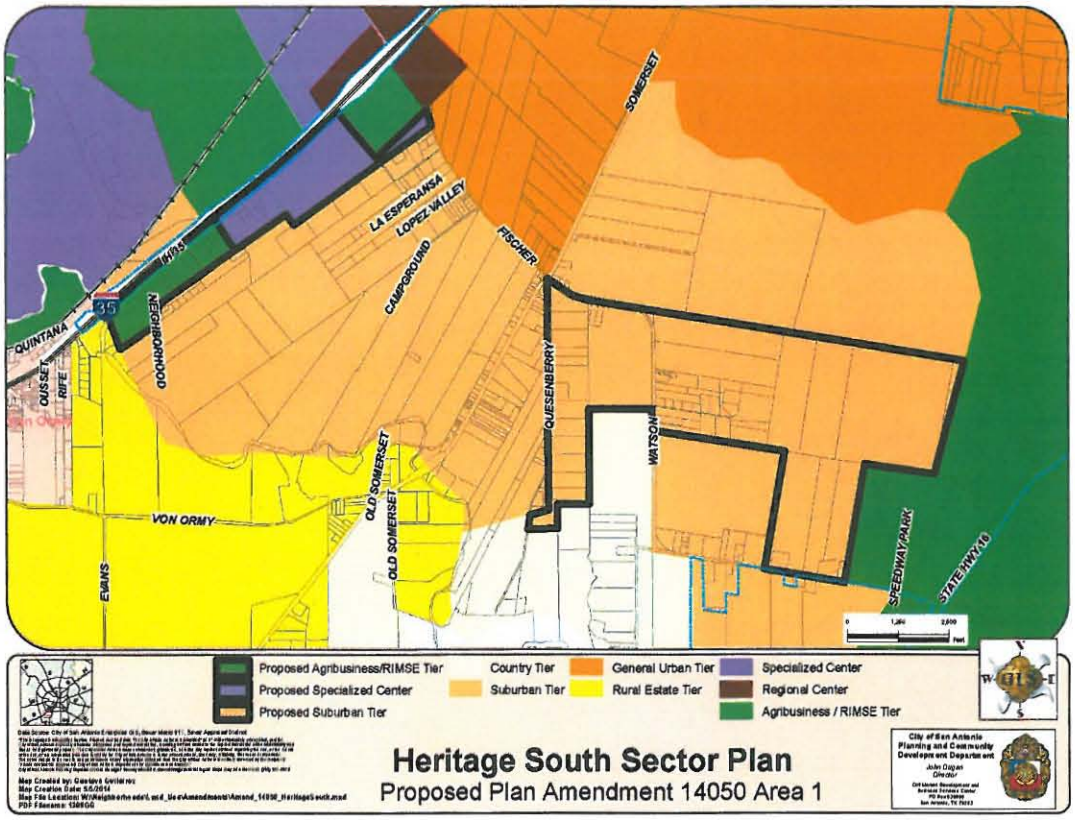
Attachment I

Future Land Use Plan as adopted:



Proposed Amendment:

Comprehensive Master Plan Amendment 14050
Heritage South Sector Plan



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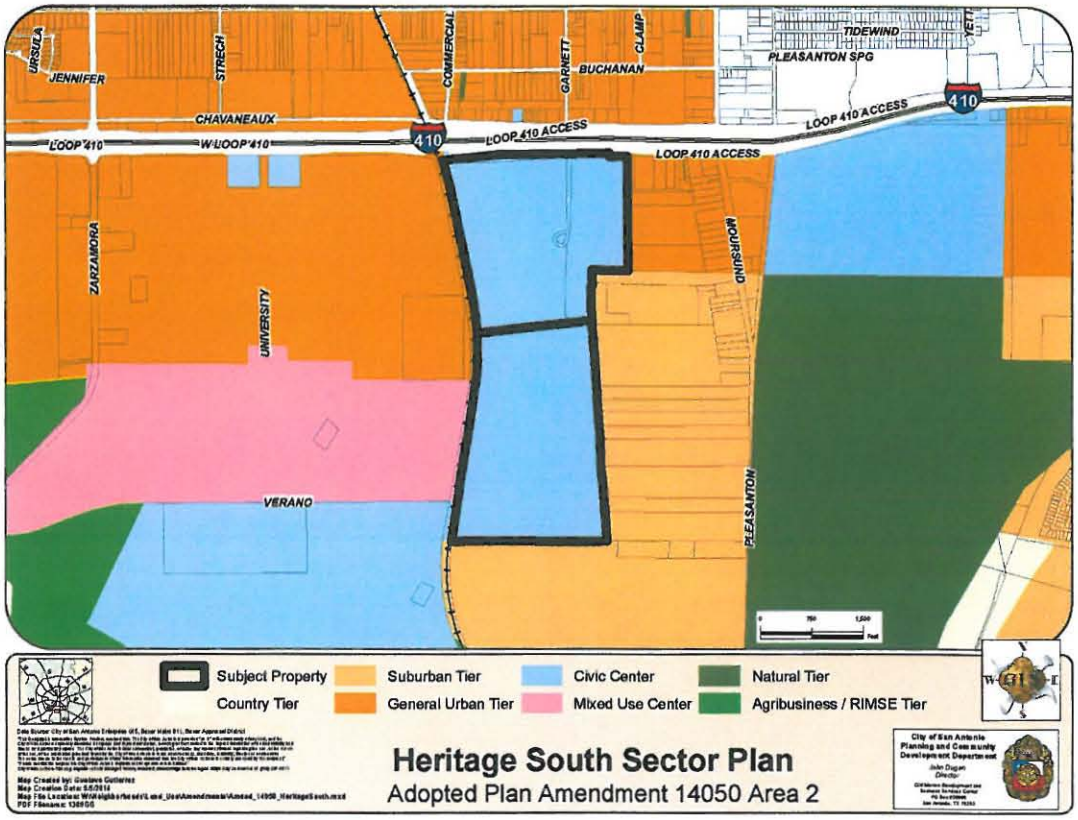

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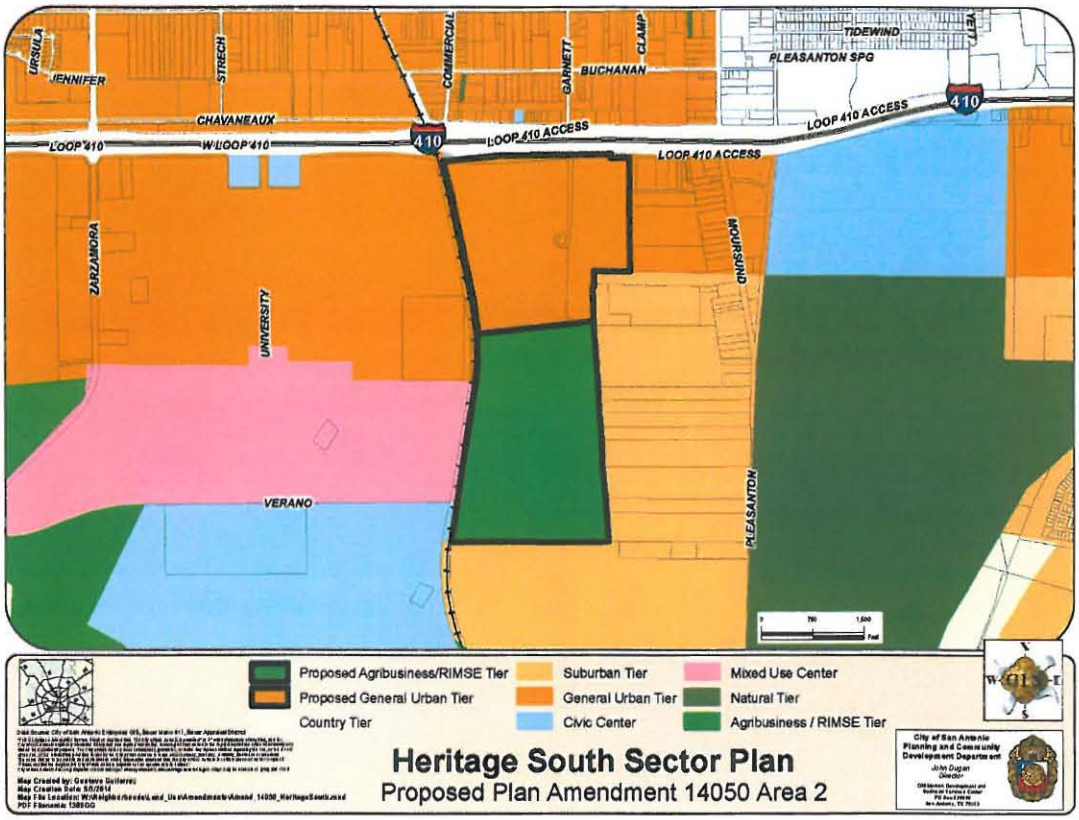
URSULA
JENNIFER
STRECH
COMMERCIAL
GARNETT
BUCHANAN
CLAMP
TIDEWIND
PLEASANTON SPG
VETT
CHAVANEAUX
LOOP 410
W LOOP 410
410
LOOP 410 ACCESS
LOOP 410 ACCESS
LOOP 410 ACCESS
410
ZARZAMORA
UNIVERSITY
MOURSUND
VERANO
PLEASANTON
Proposed Agribusiness/RIMSE Tier
Proposed General Urban Tier
Country Tier
Suburban Tier
General Urban Tier
Civic Center
Mixed Use Center
Natural Tier
Agribusiness / RIMSE Tier
Heritage South Sector Plan
Proposed Plan Amendment 14050 Area 2
City of San Antonio
Planning and Community
Development Department
John Dugan
Director

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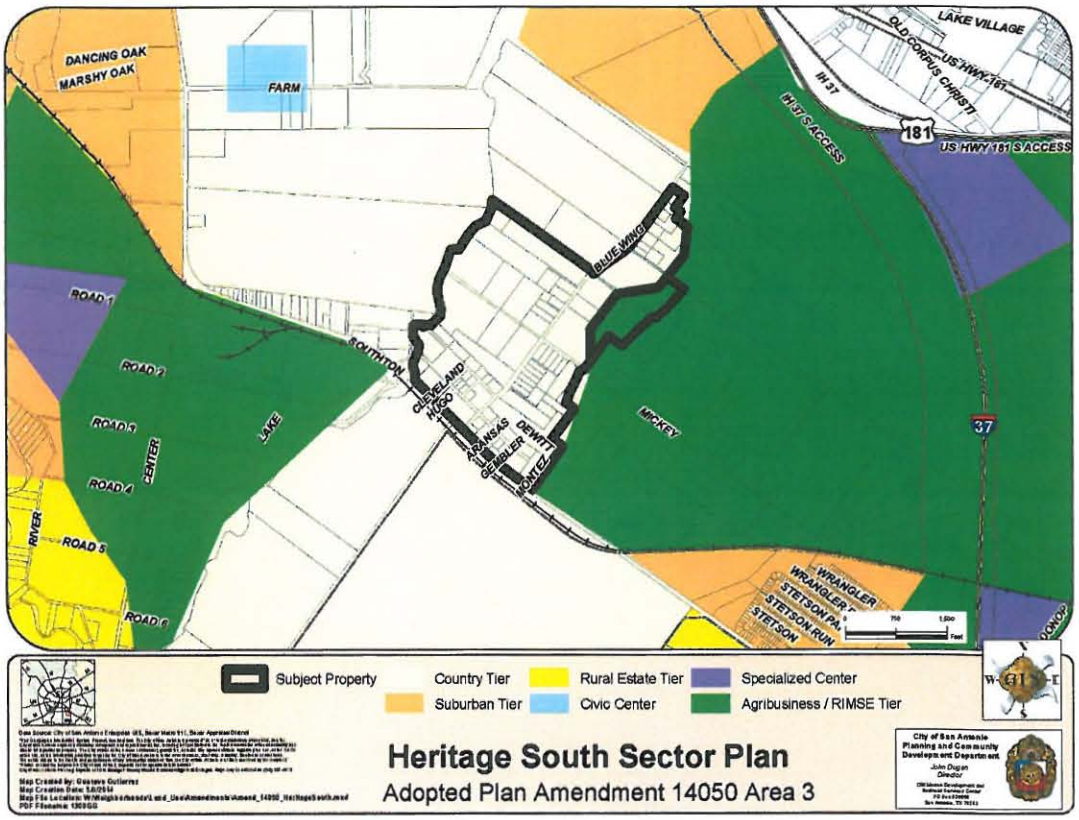

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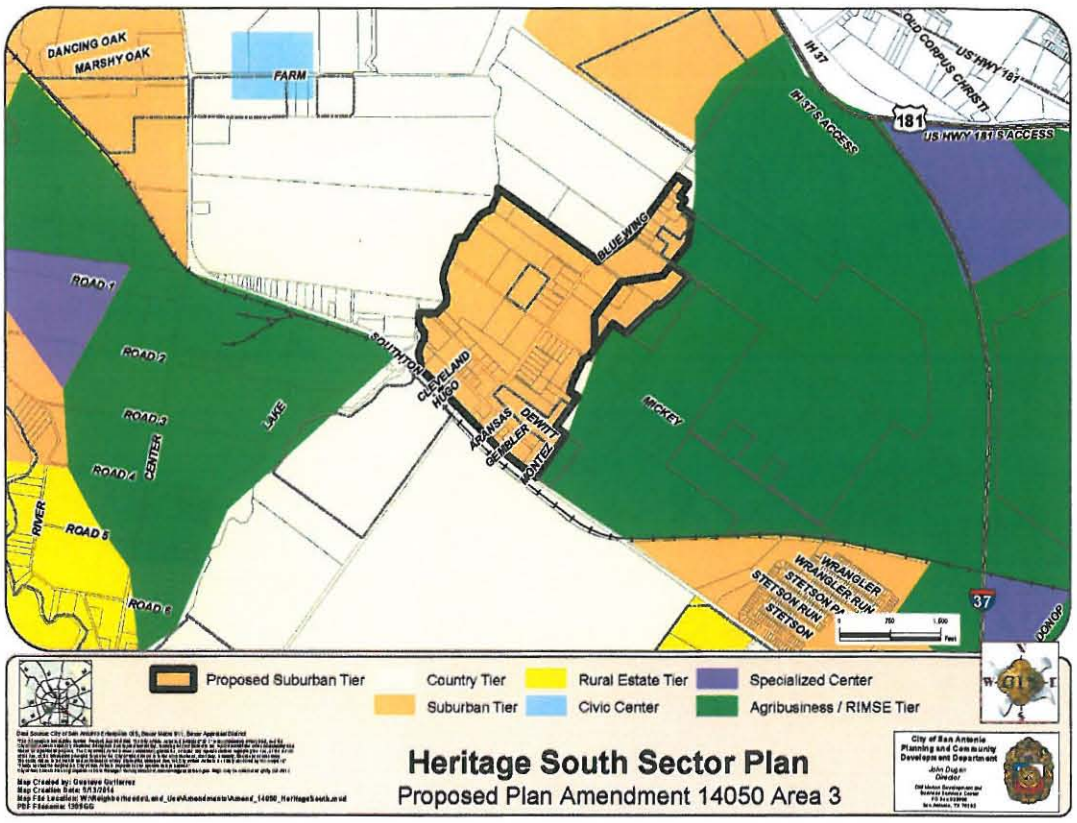
DANCING OAK
MARSHY OAK
FARM
IH 37
OLD CORPUS CHRISTI
US HWY 181
IH 37 S ACCESS
181
US HWY 181 S ACCESS
BLUE WING
ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
CENTER
LAKE
RIVER
SOUTHTON
CLEVELAND
HUGO
ARANSAS
GEMBLER
DEWITT
MONTEZ
MICKEY
WRANGLER
WRANGLER RUN
STETSON PA
STETSON RUN
STETSON
37
DONOP
Proposed Suburban Tier
Country Tier
Suburban Tier
Rural Estate Tier
Civic Center
Specialized Center
Agribusiness / RIMSE Tier
Heritage South Sector Plan
Proposed Plan Amendment 14050 Area 3
City of San Antonio
Planning and Community
Development Department
John Dugan
Director

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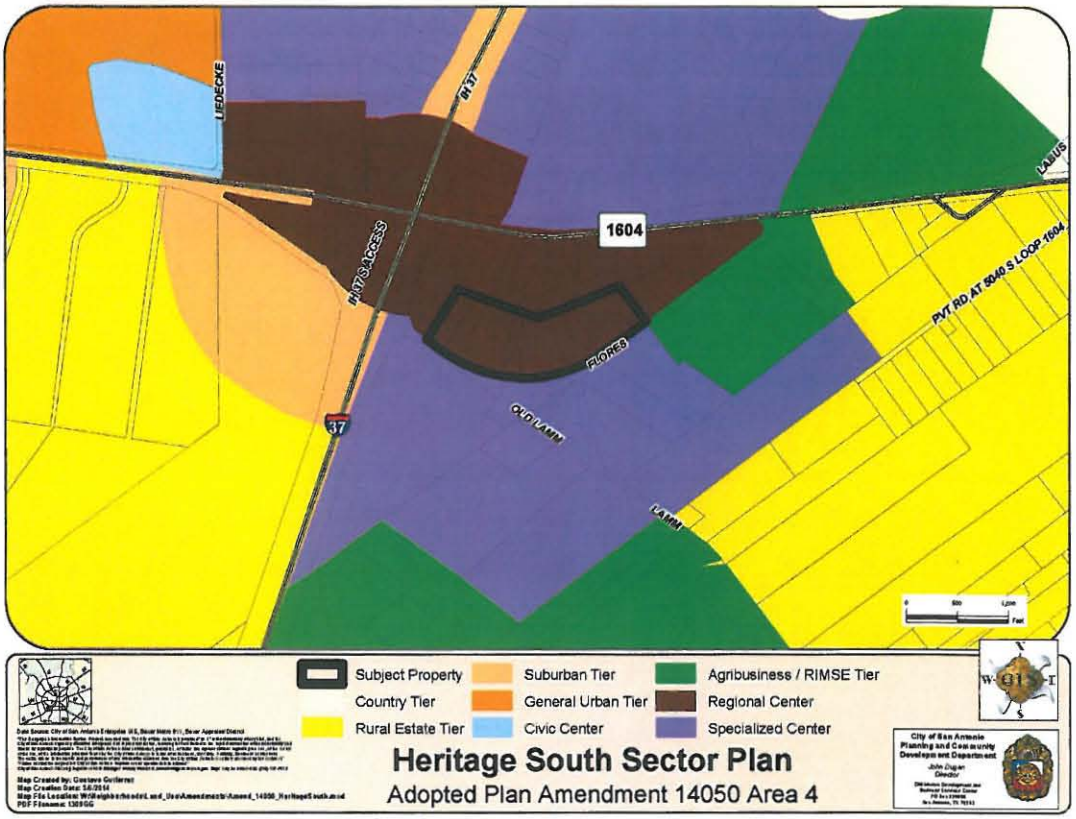

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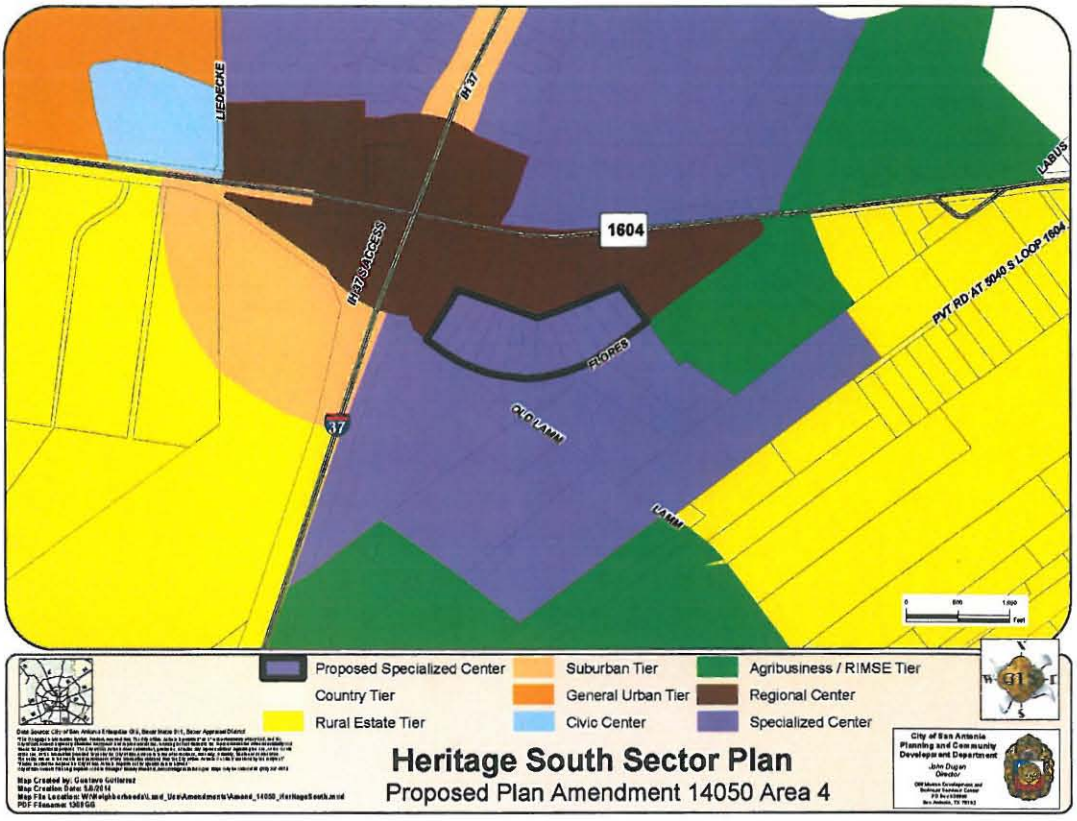
LIEDECKE
IH-37
1604
IH-37 ACCESS
LABUS
PVT RD AT 5040 S LOOP 1604
FLORES
OLD LAMM
LAMM
37
Proposed Specialized Center
Country Tier
Rural Estate Tier
Suburban Tier
General Urban Tier
Civic Center
Agribusiness / RIMSE Tier
Regional Center
Specialized Center
Heritage South Sector Plan
Proposed Plan Amendment 14050 Area 4
City of San Antonio
Planning and Community
Development Department

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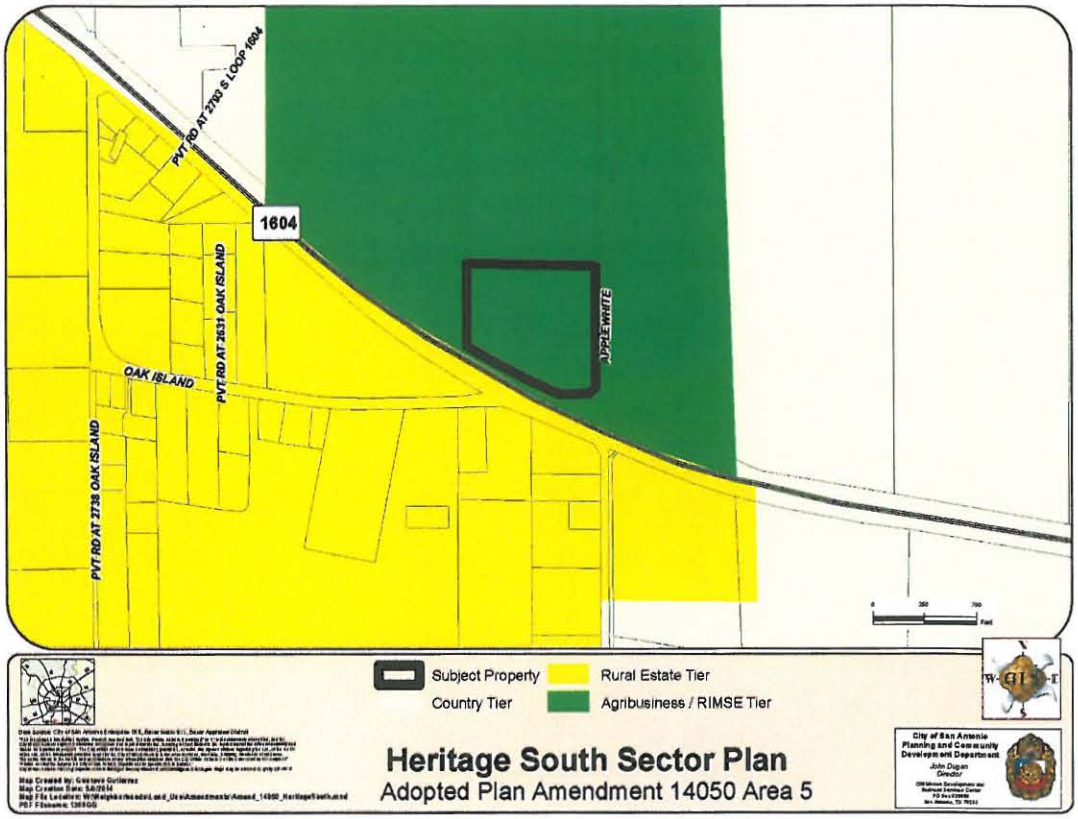

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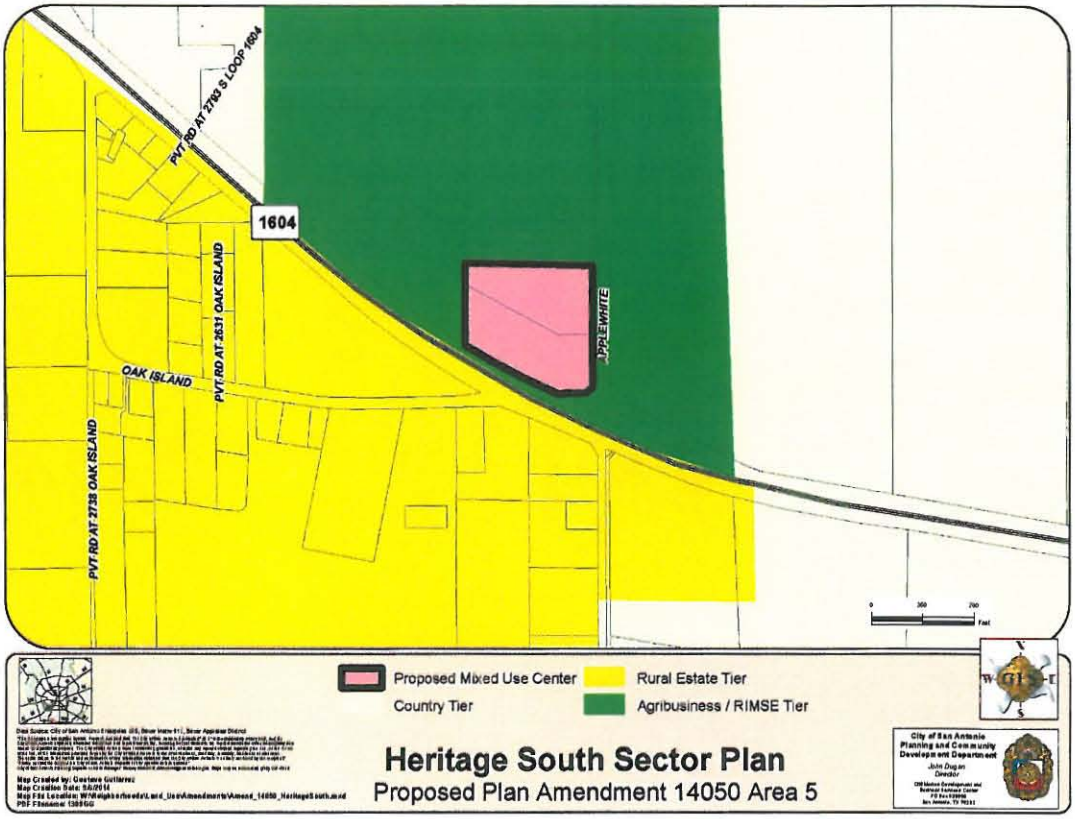
PVT RD AT 2793 S LOOP 1604
1604
PVT RD AT 2631 OAK ISLAND
OAK ISLAND
PVT RD AT 2738 OAK ISLAND
UPPER RIM
Proposed Mixed Use Center
Country Tier
Rural Estate Tier
Agribusiness / RIMSE Tier
Heritage South Sector Plan
Proposed Plan Amendment 14050 Area 5
City of San Antonio
Planning and Community
Development Department