

ORDINANCE 2022-06-16-0465

AMENDING THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/
EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE
MASTER PLAN OF THE CITY, BY CHANGING THE USE OF
APPROXIMATELY 2.50 ACRES OF LAND LOCATED AT 903-937 HEDGES
STREET, LEGALLY DESCRIBED AS 2.50 ACRES OUT OF NCB 1453 FROM
“MEDIUM DENSITY RESIDENTIAL” TO “HIGH DENSITY RESIDENTIAL”.

* * * * *

WHEREAS, the Arena District/ Eastside Community Plan was adopted on December 14, 2003 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 25, 2022 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 Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 2.50 acres of land located at 903-937 Hedges Street, legally described as 2.50 acres out of NCB 1453, from “Medium Density Residential” to “High Density Residential”.

SECTION 2. All portions of land mentioned are depicted in **Attachment “I”** attached hereto and incorporated herein for all purposes. A description of the property is attached as **Attachment “II”** and made a part hereof and incorporated herein for all purposes.

SECTION 3. This ordinance shall take effect June 26, 2022.

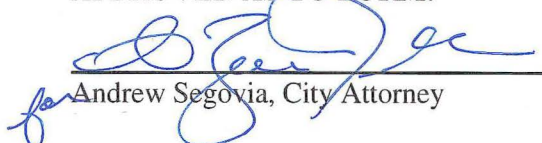
PASSED AND APPROVED on this 16th day of June, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Zoning & Land Use Session Meeting June 16, 2022

5.

2022-06-16-0465

PLAN AMENDMENT CASE PA-2022-11600017 (Council District 2): Ordinance amending the Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "High Density Residential" on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700058)

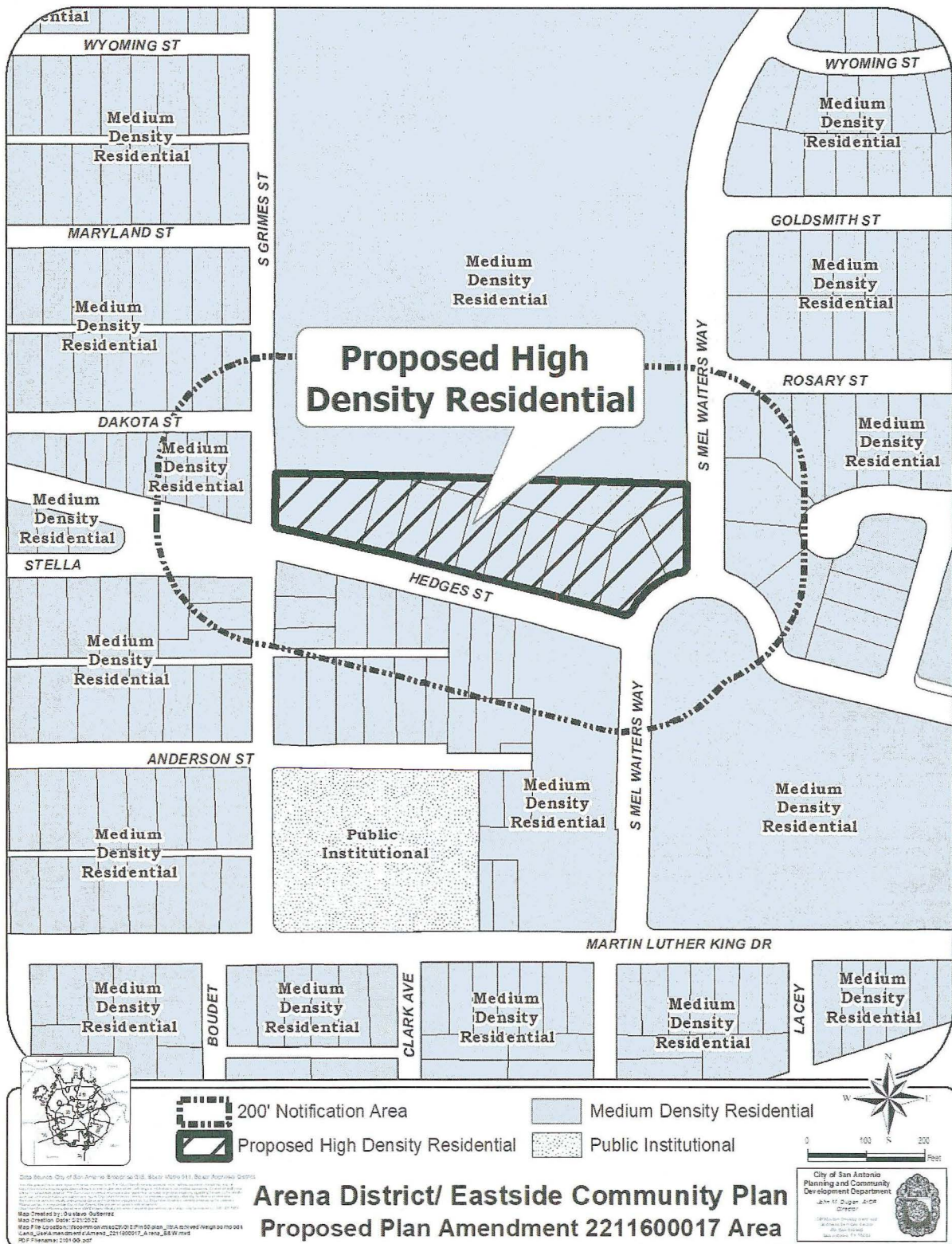
Councilmember Viagran moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

Attachment ‘II’

**ATTACHMENT I
Proposed Amendment:**



A METES AND BOUNDS
DESCRIPTION OF A
2.500 ACRE TRACT OF LAND

Z-2022-10700058
PA-2022-11600017

BEING a 2.500 acre (108,910 square feet) tract of land situated in the New City Block 1453, Bexar County, Texas; and being all of Lots 1 through 11, Block 24, NCB 1453, and a portion of Lot 31, Block 23, NCB 1453 of Springview, Unit-2, plat of which is recorded in Volume 9549, Page 102-104 of the Deed and Plat Records of Bexar County; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (with plastic cap stamped "PCI") found marking the southern-most southwest corner of said Lot 1 on the northeasterly right-of-way line of Hedges Street (55.6 feet wide public right-of-way)

THENCE, in a northwesterly direction along a tangent cutback curve to the right, having a radius of 10.00 feet, a chord of North 38°02'28" West, 12.28 feet, a central angle of 75°45'53", and an arc length of 13.22 feet to a 1/2" inch iron rod (with plastic cap stamped "KHA") set marking the western-most southwest corner of said Lot 1 on the easterly right-of-way line of Grimes Street (55 feet wide public right-of-way);

THENCE, North 00°09'31" West, 69.66 feet along the westerly boundary line of said Lot 1 and the easterly right-of-way line of said Grimes Street to a point marking the northwest corner of said Lot 1 and the northwest corner of the herein described tract;

THENCE, North 89°42'29" East, 692.38 feet departing the easterly right-of-way line of Grimes Street, along the northerly boundary of said Lot 1, crossing aforesaid Lot 31 to a point on the easterly boundary of said Lot 31, and the westerly right-of-way of South Rio Grande Street (70 feet wide public right-of-way), and marking the northeast corner of the herein described tract;

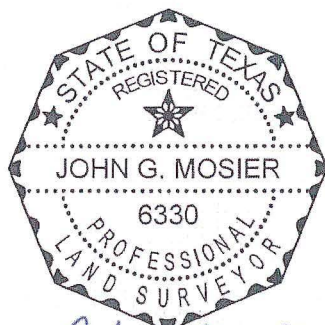
THENCE, South 00°09'31" East, along the westerly right-of-way line of said South Rio Grande Street; at a distance of 32.32 feet 146.01 feet passing a 1/2 inch iron rod (with plastic cap stamped "CEC") found marking the northeast corner of aforesaid Lot 11; continuing for a total distance of 146.01 feet to a 1/2" inch iron rod (with plastic cap stamped "KHA") set marking the eastern-most southeast corner of said Lot 11;

THENCE, in a southwesterly direction along a tangent cutback curve to the right, having a radius of 10.00 feet, a chord of South 37°06'44" West, 12.11 feet, a central angle of 74°32'31", and an arc length of 13.01 feet to a Mag Nail (with shiner stamped "CEC") found marking the southern-most southeast corner of said Lot 11, on the northwesterly right-of-way line of aforesaid Hedges Street;

THENCE, along the southerly boundaries of aforesaid Lots 1 through 11, Block 24 and the northerly right-of-way line of said Hedges Street the following three (3) courses and distances:

1. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 140.00 feet, a chord South 51°27'02" West, 109.10 feet, a central angle of 45°51'56", and an arc length of 112.07 feet to a "X" cut found in concrete;
2. in a southwesterly direction along a reverse tangent curve to the right, having a radius of 10.00 feet, a chord South 66°17'50" West, 12.25 feet, a central angle of 75°33'32", and an arc length of 13.19 feet to a "X" cut in concrete found marking the south corner of the herein described tract;
3. North 75°55'24" West, 599.15 feet to the **POINT OF BEGINNING** and containing 2.500 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Exhibit "A"
Attachment "II"



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
3-8-22

EXHIBIT OF A
2.500 ACRE TRACT OF LAND
NCB 1453, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale
N/A

Drawn by
JAB

Checked by
JGM

Date
3/8/2022

Project No.
063929043

Sheet No.
1 OF 2