

ORDINANCE 2022-06-16-0481

AMENDING THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.860 ACRES OF LAND LOCATED AT 10218 INGRAM ROAD, LEGALLY DESCRIBED AS 0.860 ACRES OUT OF NCB 15849, FROM "SUBURBAN TIER" TO "MIXED USE".

* * * * *

WHEREAS, the West/Southwest Sector Plan was adopted on April 21, 2011 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 11, 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**;

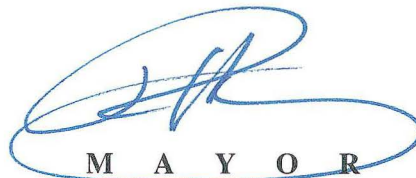
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 0.860 acres of land located at 10218 Ingram Road, legally described as 0.860 acres out of NCB 15849, from "Suburban Tier" to "Mixed Use".

SECTION 2. All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes. A Metes and Bounds 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.

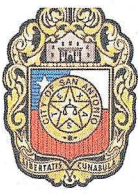

M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

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

24.

2022-06-16-0481

PLAN AMENDMENT CASE PA-2022-11600035 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Mixed Use" on 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700108)

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

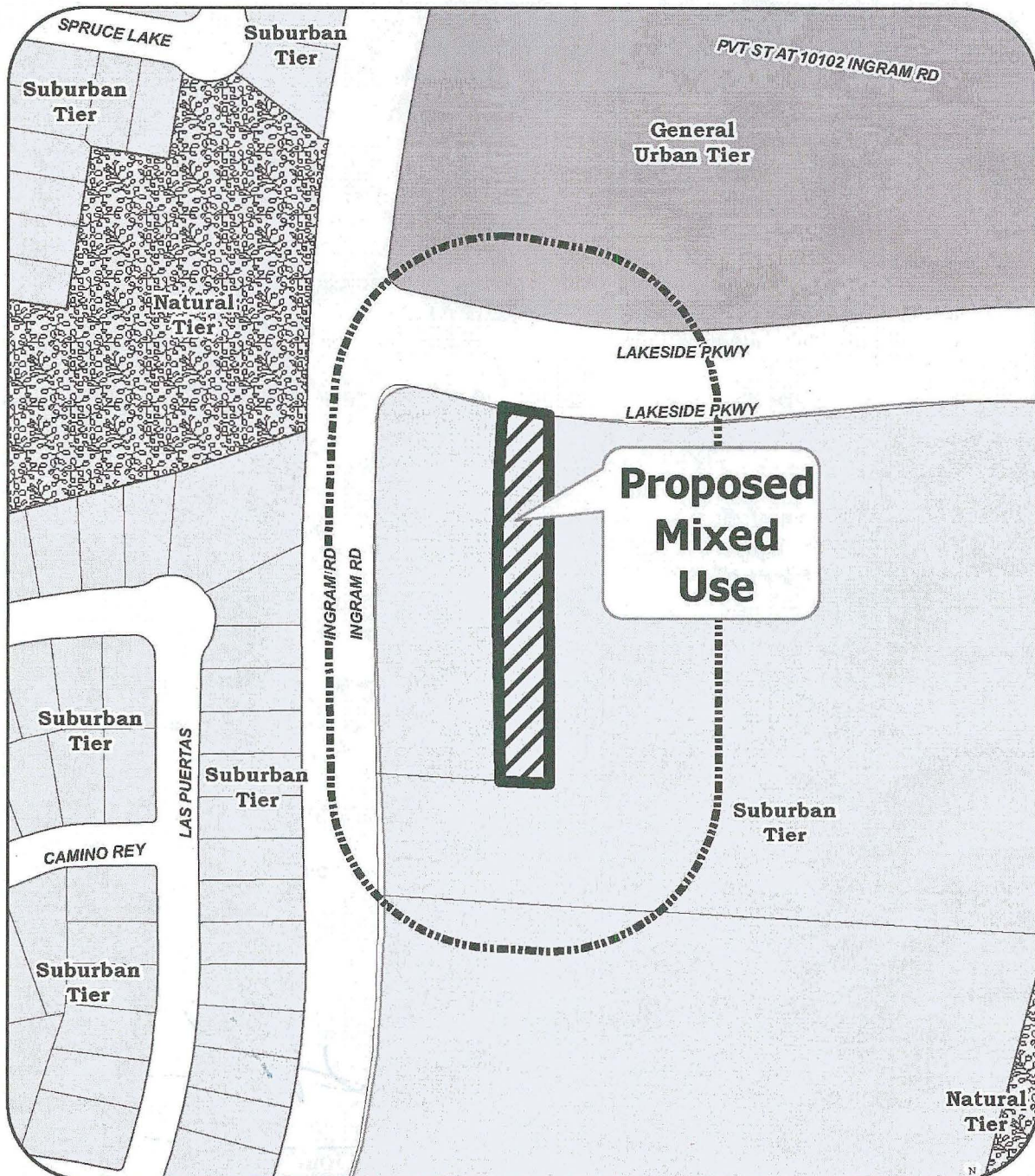
Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

Attachment “II”

18A0-01-00-SS05

ATTACHMENT I Proposed Amendment:



Inset map showing the location of the West/Southwest Sector within the City of San Antonio. The map is titled 'City of San Antonio' and shows the location of the West/Southwest Sector in the southwest corner of the city.

200' Notification Area

Proposed Regional Center

General Urban Tier

Suburban Tier

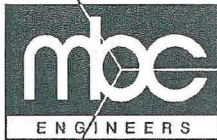
Natural Tier

West/Southwest Sector Land Use Plan

Proposed Plan Amendment 2211600035 Area

0 75 150 Feet

City of San Antonio
Planning and Community
Department
John R. Cooper, MPP
Director



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

Z-2022-100700108
PA-20202-11600035

ZONING
METES AND BOUNDS
DESCRIPTION FOR A

0.860 ACRES (37,448 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE 2.109-ACRE TRACT DESCRIBED IN THE MBC PLAT NO. 20-11800552 AS LOT 2, COUNTY BLOCK 28, N.C.B. 15849, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID PLAT RECORDED IN VOLUME 20002, PAGE 1032 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING: At a 1/2-Inch Iron Rod with cap "MBC" Found on the South Right-of-Way line of Lakeside Parkway and marking the Northeast corner of said Lot 2;

THENCE S 00° 05' 38" E, 101.03 feet departing the South Right-of-Way line of said Lakeside Parkway along and with the East line of said Lot 2 to the **POINT OF BEGINNING** of the herein after described 0.860 Acre Tract of Land;

THENCE S 00° 05' 38" E, 332.09 feet, continuing along the Easterly Property line of Lot 2, County Block 28, N.C.B. 15849, to the Southeasterly corner of Lot 2 and the herein described Tract;

THENCE N 86° 38' 55" W, 109.18 feet, along the Southerly Property line of Lot 2, to a point for the Southwesterly Corner of the herein described Tract;

THENCE N 00° 51' 20" W, 192.83 feet along a Line Parallel to the Easterly ROW Line of Ingram Road to a 96 Foot Offset, to a Point of Curvature of a Curve to the Right;

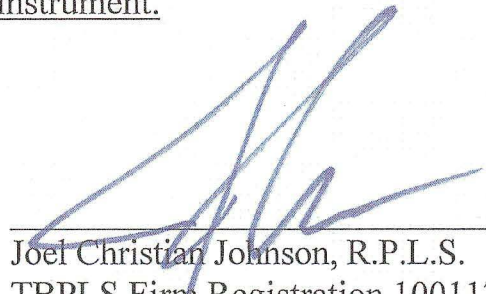
THENCE 153.14 Feet, continuing along the 96 Foot Offset Line to Ingram Road, along a Curve to the Right having a Delta Angle of 02°49' 38", a Radius of 3,103.49 Feet and a Chord Which Bears N 00° 33' 30" E, 153.12 Feet to a Point for the Northwesterly Corner of the herein described Tract;

THENCE N 77° 48' 12" W, 28.09 feet, along a line parallel to the Southerly ROW Line of Lakeside Parkway at a 100 Foot Offset, to a Point of Curvature to the Left;

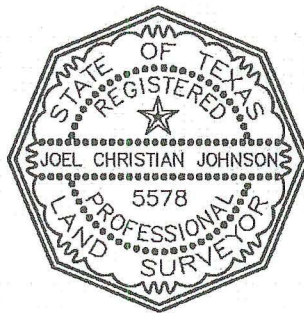
Exhibit "A"
Attachment "II"

THENCE 83.62 Feet, continuing along a Line Parallel to the Southerly ROW Line of Lakeside Parkway, along a Curve to the Left having a Delta Angle of $04^{\circ}20'10''$, a Radius of 1105.00 Feet and a Chord Which Bears $S\ 80^{\circ}09'47''\ E$, 83.60 Feet to the **POINT OF BEGINNING** and **POINT OF CLOSURE**, containing 0.860 Acres (37,448 square feet) of land, more or less.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: May 04, 2022
Job No. 32926-0770



SURVEYORS NOTES:

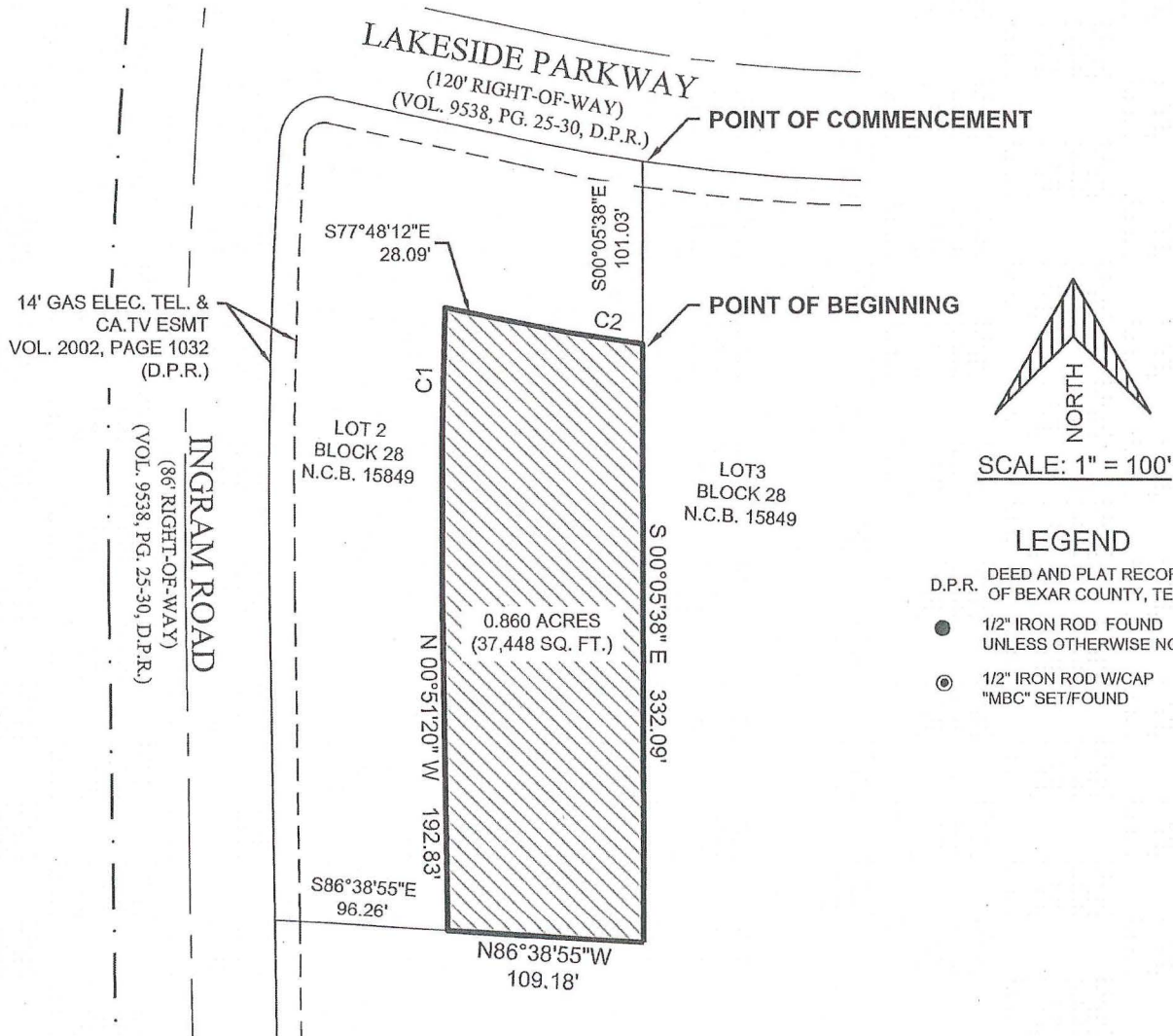
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. ZONING EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	153.14'	3103.49'	2°49'38"	N 00°33'30" E	153.12'
C2	83.62'	1105.00'	4°20'10"	S 80°09'47" E	83.60'



ZONING EXHIBIT

0.860 ACRES (37,448 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE 2.109-ACRE TRACT DESCRIBED IN THE MBC PLAT NO. 20-11800552 AS LOT 2, COUNTY BLOCK 28, N.C.B. 15849, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID PLAT RECORDED IN VOLUME 20002, PAGE 1032 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/04/2022
JOB NO. 32926-0770
SHEET 1 OF 1