

ORDINANCE

2022-10-20-0806

AMENDING THE LAND USE PLAN CONTAINED IN THE I-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 7.676 ACRES OF LAND LOCATED AT 2695 NORTH FOSTER ROAD, LEGALLY DESCRIBED AS 7.676 ACRES OF NCB 17978 FROM "COMMUNITY COMMERCIAL" AND "PARKS OPEN SPACE" TO "INDUSTRIAL".

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WHEREAS, the IH 10 East Corridor Perimeter Plan was adopted on February 2001 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 September 14, 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 IH 10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the land use of approximately 7.676 acres of land located at 2695 North Foster Road, legally described as 7.676 acres of NCB 17978, from "Community Commercial" and "Parks Open Space" to "Industrial".

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 October 30, 2022.

PASSED AND APPROVED on this 20th day of October, 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 Meeting October 20, 2022

5.

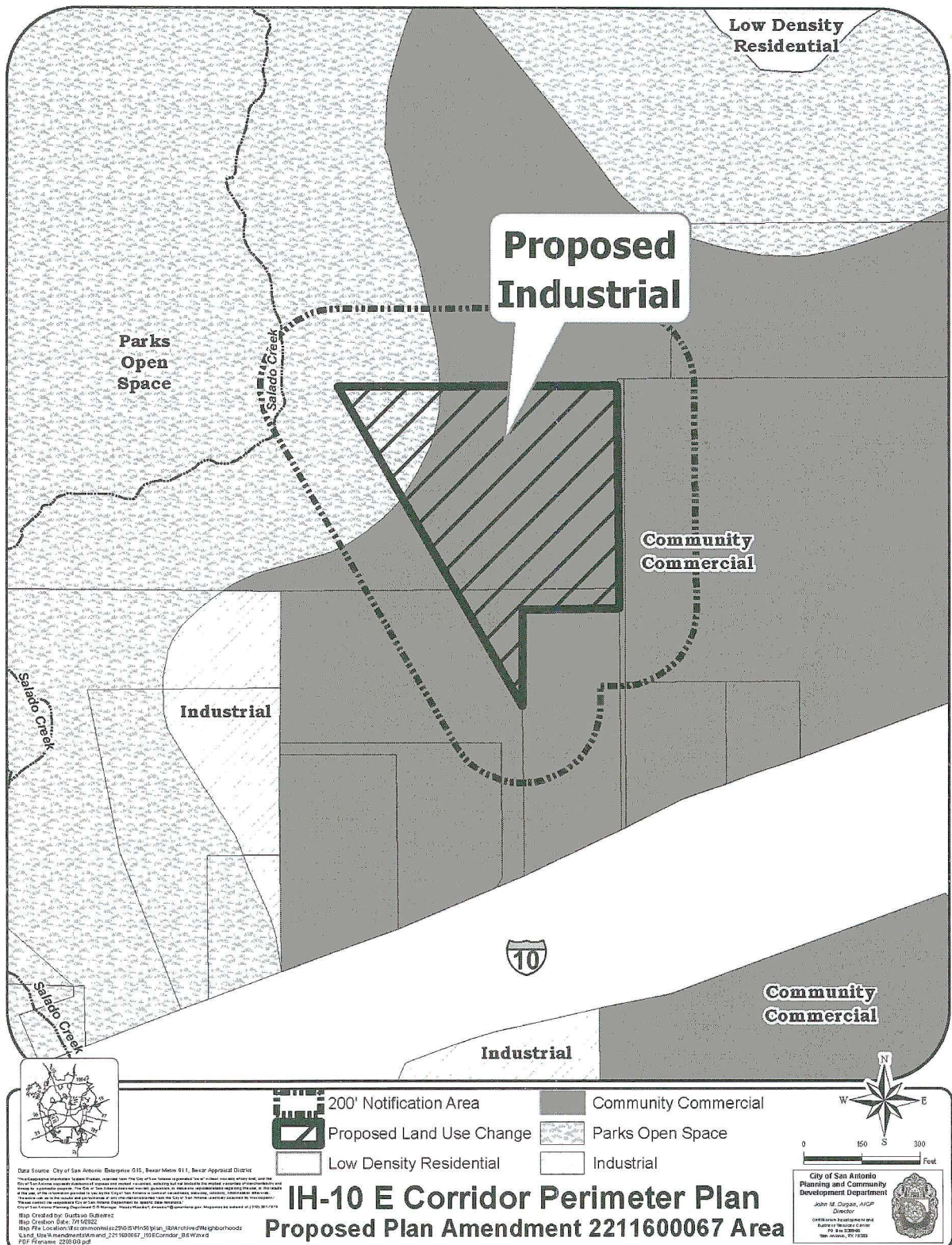
2022-10-20-0806

PLAN AMENDMENT CASE PA-2022-11600067 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial and Parks Open Space" to "Industrial" on 7.676 acres of NCB 17978, located at 2695 North Foster Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700186)

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

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

ATTACHMENT I
Proposed Amendment:



ATTACHMENT ‘II’



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 #214046493
www.mbcengineers.com

METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING 7.676 ACRES (334,351 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, BEXAR COUNTY, TEXAS, AND SAID 7.676 ACRE TRACT ALSO BEING OUT OF A CALLED 124.051 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14907, PAGE 1319, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found and marking the Northeast corner of Lot 15, Block 1, New City Block 17978, Blue Beacon Truck Wash subdivision, according to the plat thereof recorded in Volume 9548, Page 130 of the Deed and Plat records of Bexar County, Texas;

THENCE N 00°57'06" W a distance of 569.80 feet along and with the East line of said 124.051 Acre Tract to a point;

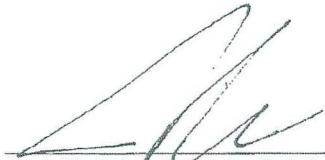
THENCE S 89°45'42" W a distance of 716.89 feet to a point;

THENCE S 30°22'56" E a distance of 947.35 feet to a point on the West line of said Lot 15;

THENCE N 00°38'32" W a distance of 247.23 feet to a point to a Fence Post Found;

THENCE N 89°14'37" E a distance of 250.00 feet, along and with the North line of said Lot 15, to the **POINT OF BEGINNING** and containing 7.676 Acres of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: June 24, 20212
Job No. 31902-1671



