

ORDINANCE 2022-10-20-0820

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 33.095 ACRES OF LAND LOCATED AT 7127 INGRAM ROAD, LEGALLY DESCRIBED AS 33.095 ACRES OUT OF NCB 18083 FROM "SUBURBAN TIER" TO "GENERAL URBAN TIER".

* * * * *

WHEREAS, the West/Southwest Sector Plan was adopted on April 13, 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 July 27, 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**;

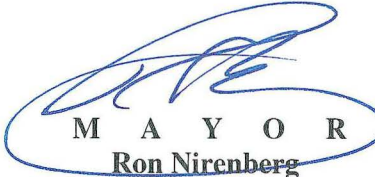
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

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 33.095 acres of land located at 7127 Ingram Road, legally described as 33.095 acres out of NCB 18083, from "Suburban Tier" to "General Urban Tier".

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.

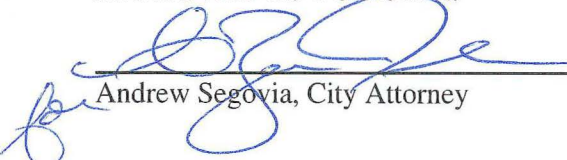
PASSED AND APPROVED on this 20th day of October, 2022.


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

23.

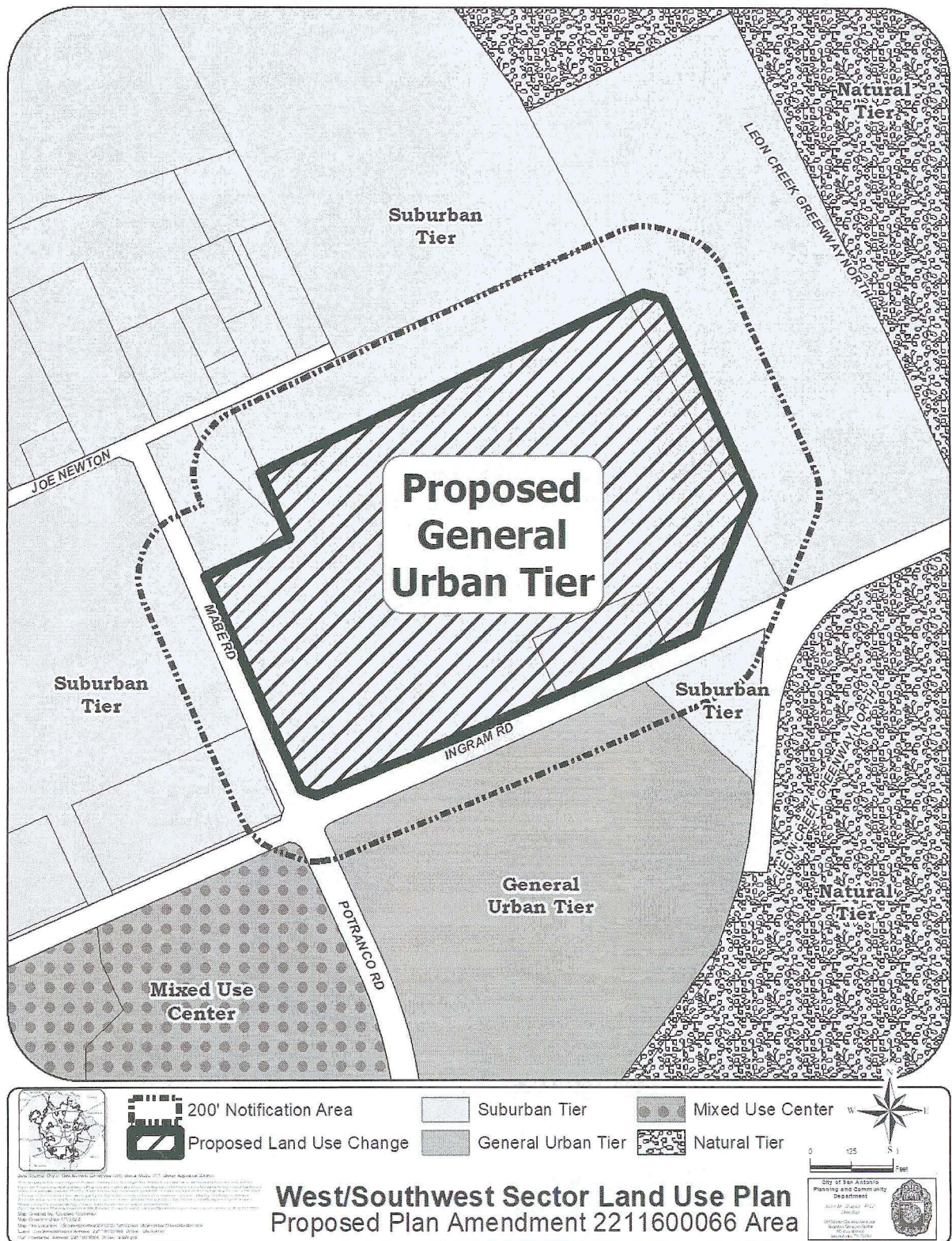
2022-10-20-0820

PLAN AMENDMENT CASE PA-2022-11600066 (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 "General Urban Tier" on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700180) (Continued from September 15, 2022)

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’



Z-2022-10700180
PA-2022-11600066

📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🔗 WWW.SHERWOODSURVEYING.COM
🔍 TBPELS FIRM #10044200

FIELDNOTE DESCRIPTION
C-2 REZONE AREA
24.926 ACRES

BEING 24.926 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, RECORDED IN VOLUME 9512, PAGE 191, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 24.926 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 1.50 ACRE TRACT CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 2301, PAGE 110 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAME MARKING THE WESTERLY CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, N 65° 53' 55" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 1.50 ACRE TRACT AND THE SOUTHERLY BOUNDARY LINE OF A 0.95 ACRE TRACT CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 3999, PAGE 469 OF DEED RECORDS OF BEXAR COUNTY, COMMON WITH A NORTHWESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 277.97 FEET TO A FOUND 1/2" IRON ROD SITUATED AT THE SOUTHEASTERLY CORNER OF SAID 0.95 ACRE TRACT;

THENCE, N 24° 01' 54" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID 0.95 ACRE TRACT, COMMON WITH A WESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 216.22 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, INTO AND ACROSS SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

N 65° 06' 16" E, A DISTANCE OF 1274.08 FEET TO THE NORTHERLY CORNER HEREOF;

S 73° 29' 08" E, A DISTANCE OF 62.52 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 24° 37' 47" E, A DISTANCE OF 645.34 FEET TO THE EASTERLY CORNER HEREOF;

S 22° 54' 42" W, A DISTANCE OF 86.29 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

S 67° 18' 54" W, A DISTANCE OF 1542.36 FEET TO THE SOUTHERLY CORNER HEREOF, SITUATED IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1;

THENCE, N 24° 21' 33" W, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 472.85 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 24.926 ACRES OF LAND, MORE OR LESS.

Exhibit "A"
Attachment "II"



Z-2022-10700180
PA-2022-11600066

📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🌐 WWW.SHERWOODSURVEYING.COM
🔍 TBPELS FIRM #10044200

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

06/24/2022

RICHARD A. GOODWIN, R.P.L.S. 4069
STATE OF TEXAS
PROJECT NO. 22MAN001

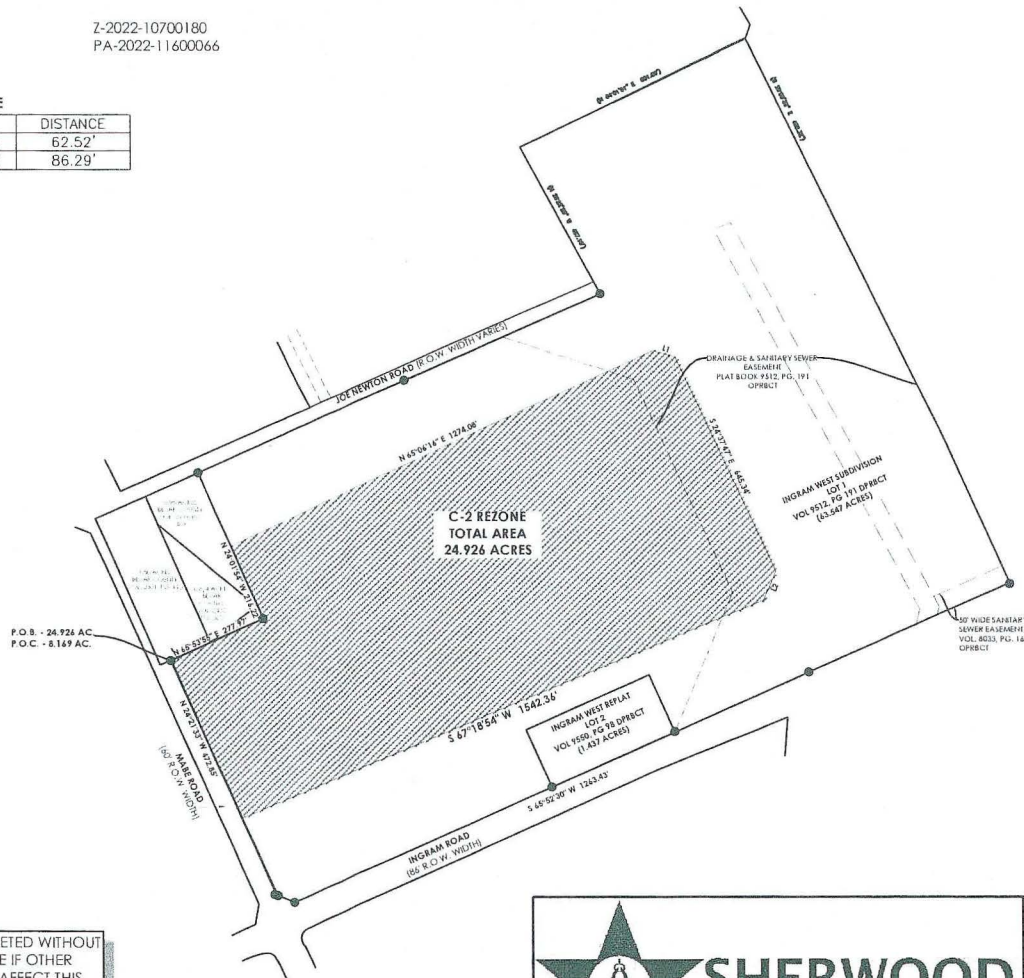


Z-2022-10700180
PA-2022-11600066

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°29'08" E	62.52'
L2	S 22°54'42" W	86.29'

0 200 400 800
SCALE (FEET)



**C-2 REZONE AREA
LEGAL DESCRIPTION**

BEING 24.926 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433,
INGRAM WEST SUBDIVISION, VOLUME 9512, PAGE 191 OF THE DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT
ADDITIONAL RESEARCH TO DETERMINE IF OTHER
MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS
PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR
OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: JUNE 2022



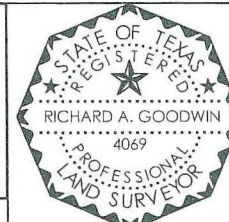
**SHERWOOD
SURVEYING & S.U.E.**

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992, TBPELS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

DATE: 6/24/2022

DRAWN BY: VLH

PROJECT No. 22MAN001



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL
LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION
NUMBER 4069, HEREBY STATE THAT DURING THE MONTH
OF FEBRUARY, 2022, A SURVEY OF THE REAL PROPERTY
SHOWN HEREON WAS MADE UPON THE GROUND
UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin 6/24/22
RICHARD A. GOODWIN DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069



Z-2022-10700180
PA-2022-11600066

📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🔗 WWW.SHERWOODSURVEYING.COM
📍 TBPELS FIRM #10044200

FIELDNOTE DESCRIPTION
C-3 REZONE AREA
8.169 ACRES

BEING 8.169 ACRES, CONSISTING OF 6.732 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, RECORDED IN VOLUME 9512, PAGE 191, AND ALL OF LOT 2, BLOCK 1, N.C.B. 18083, C.B. 4433, REPLAT OF INGRAM WEST SUBDIVISION, VOLUME 9550, PAGE 98, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 8.169 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 1.50 ACRE TRACT CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 2301, PAGE 110 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAME MARKING THE WESTERLY CORNER OF SAID LOT 1;

THENCE, S 24° 21' 33" E, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1, COMMON WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, A DISTANCE OF 472.85 FEET TO THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, INTO AND ACROSS SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

N 67° 18' 54" E, A DISTANCE OF 1542.36 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 22° 22' 37" W, A DISTANCE OF 334.17 FEET TO THE SOUTHEASTERLY CORNER HEREOF, SITUATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INGRAM ROAD, COMMON WITH THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 1 AND SAID LOT 2;

THENCE, S 65° 52' 30" W, ALONG SAID COMMON A DISTANCE OF 1263.43 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INGRAM ROAD;

THENCE, N 69° 01' 15" W, A DISTANCE OF 49.66 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1;

THENCE, N 24° 21' 33" W, ALONG SAID COMMON LINE, A DISTANCE OF 233.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 8.169 ACRES OF LAND, MORE OR LESS.



Z-2022-10700180
PA-2022-11600066

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A handwritten signature in black ink, appearing to read "R. A. Goodwin", written over a horizontal line.

06/24/2022

RICHARD A. GOODWIN, R.P.L.S. 4069
STATE OF TEXAS
PROJECT NO. 22MAN001



Z-2022-10700180
PA-2022-11600066

LINE TABLE

LINE	BEARING	DISTANCE
L3	N 69°01'15" W	49.66'

0 200 400 800
SCALE (FEET)



SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE
DATE OF FIELDWORK: 2/22/2022

C-3 REZONE AREA
LEGAL DESCRIPTION

BEING 8.169 ACRE, CONSISTING OF 6.732 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, VOLUME 9512, PAGE 191 AND ALL OF LOT 2, BLOCK 1, N.C.B. 18083, C. B. 4433, REPLAT OF INGRAM WEST SUBDIVISION, VOLUME 9550, PAGE 98, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



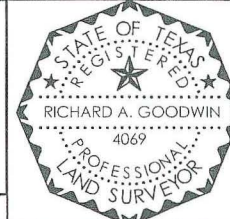
**SHERWOOD
SURVEYING & S.U.E.**

UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBP/LS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE: (830) 228-5768 FAX: (830) 885-2170

DATE: 6/23/2022

DRAWN BY: VLH

PROJECT No. 22MAN001



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF FEBRUARY, 2022, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

6/24/22
DATE