

ORDINANCE

2022-11-03-0866

AMENDING THE LAND USE PLAN CONTAINED IN THE EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 25.109 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF HERMOSA HILL AND CIELO VISTA, LEGALLY DESCRIBED AS 25.109 ACRES OUT OF CB 4728, FROM "LOW DENSITY RESIDENTIAL" TO "URBAN LOW DENSITY RESIDENTIAL".

\* \* \* \* \*

**WHEREAS**, the Extraterritorial Jurisdiction Military Protection Area Land Use Plan was adopted on September 19, 2019 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 August 10, 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 Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 25.109 acres of land generally located at the northeast intersection of Hermosa Hill and Cielo Vista, legally described as 25.109 acres out of CB 4728, from "Low Density Residential" to "Urban Low 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 November 13, 2022.

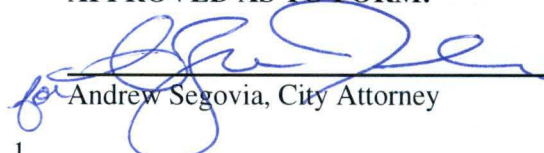
**PASSED AND APPROVED** on this 3<sup>rd</sup> day of November, 2022.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

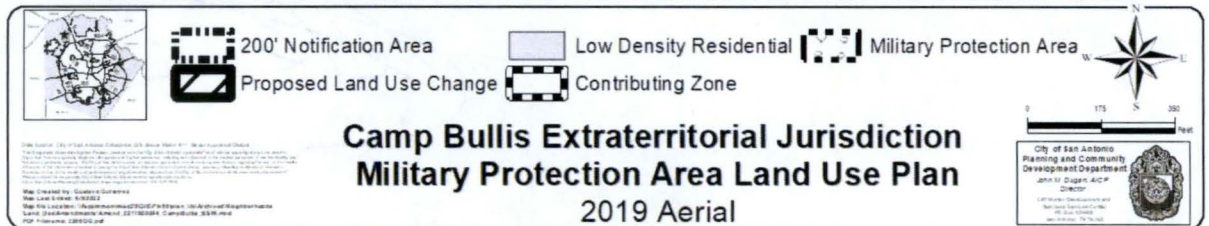
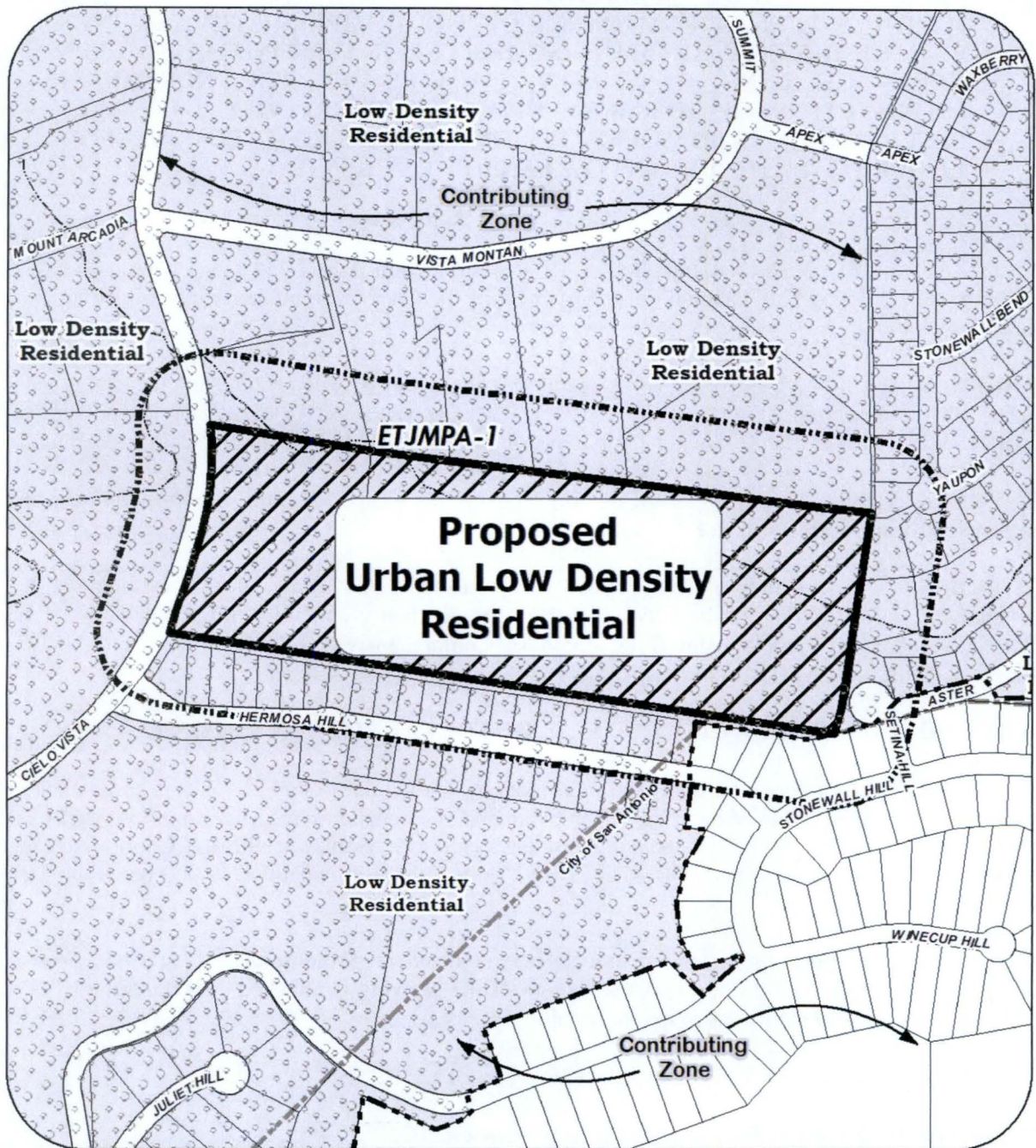
  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney



ATTACHMENT I  
Proposed Amendment:





## City of San Antonio

### City Council Meeting November 3, 2022

20.

2022-11-03-0866

PLAN AMENDMENT CASE PA-2022-11600044 (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" to "Urban Low Density Residential" on 25.109 acres out of CB 4728, generally located at the northeast intersection of Hermosa Hill and Cielo Vista. Staff and Planning Commission recommend Approval. (Continued from October 20, 2022)

Councilmember Pelaez moved to approve. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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



# **Attachment ‘II’**

21-643937-BV

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 10, 2022

Grantor: Godelieve Laven, Pieter Laven, Gerlach Laven and Mark Laven, as their sole and separate property

Grantor's Mailing Address: 927 W. ROSEWOOD AVE. SAN ANTONIO, TX. 78201

Grantee: TTM Development LLC.

Grantee's Mailing Address: 20540 State Hwy 46 Ste 425 Spring Branch TX 78070

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Tract 1:

Being a 22.539 acre tract of land, more or less, lying in the S.A. & M.G. R.R. CO. Survey No. 326, Abstract No. 717, County Block 4728, Bexar County, Texas, said 22.539 acre tract being a portion of a 25.122 acre tract of land described in a Warranty Deed to Johannes C.H. Laven and Joanna M.A. Laven, dated April 3, 1967, and recorded in Volume 5755, Page 363, Deed Records of Bexar County, Texas; said 22.539 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found in the east right-of-way of Cielo Vista Drive (a 60' wide right-of-way) for the northwest corner of the aforementioned 25.122 acre tract, the southwest corner of Lot 9, Block 2 of the Summit Oaks Subdivision recorded in Volume 6400, Pages 235-238, Deed and Plat Records of Bexar County, Texas, and the northwest corner of the herein described 22.539 acre tract;

THENCE: leaving the east right-of-way line of the aforementioned Cielo Vista Drive, along the north line of the aforementioned 25.122 acre tract and the south line of Lot 9, Lot 7, Lot 6, Lot 5, and Lot 3 of the aforementioned Summit Oaks Subdivision, S81°32'37"E, a distance of 1,835.30 feet (Record - S80°46'25"E~1,835.21') to a 1/2" iron rod with plastic cap stamped "PAPE DAWSON" found for the northeast corner of said 25.122 acre tract, the southeast corner of the aforementioned Lot 3, an angle point of Lot 23, Block 17 of the Stonewall Ranch, Phase 3 and 4 PUD recorded in Volume 9563, Pages 111-112, Deed and Plat Records of Bexar County, Texas, and the northeast corner of the herein described 22.539 acre tract;

THENCE: along the east line of the aforementioned 25.122 acre tract, the west line of the aforementioned Lot 23, the west line of Lot 15, Block 26, and Lot 18, Block 29 of the Stonewall Ranch, Phase 8 PUD recorded in Volume 9566, Pages 21-22, Deed and Plat Records of Bexar County, Texas, S08°34'56"W, a distance of 602.19 feet (Record - S09°13'35"E~600.00') to a 1/2" iron rod found for the southeast corner of said 25.122 acre tract, the east corner of Lot 901, Block 6 of the Stonewall Estates, Unit 2 PUD recorded in Volume 9591, Pages 137-142, Deed and Plat Records of Bexar County, Texas, and the southeast corner of the herein described 22.539 acre tract;

THENCE: along the south line of the aforementioned 25.122 acre tract and the north line of the aforementioned Lot 901, N81°23'43"W, a distance of 1,482.39 feet (Record - N80°46'25"W) to 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the southeast corner of a concurrently described 2.570 acre tract and the most southerly southwest corner of the herein described 22.539 acre tract, from which a 1/2" iron rod with plastic cap stamped "PAPE DAWSON" found in the east right-of-way line of the aforementioned Cielo Vista Drive for the southwest corner of said 25.122 acre tract and the northwest corner of the aforementioned Lot 901 bears N81°23'43"W, a distance of 386.95 feet;

Attachment "II"



THENCE: leaving the south line of the aforementioned 25.122 acre tract and the north line of the aforementioned Lot 901, along the east of the aforementioned concurrently described 2.570 acre tract, N08°37'37"E, a distance of 219.72 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point, and N15°38'30"W, a distance of 135.48 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the northeast corner of said 2.570 acre tract and an interior corner of the herein described 22.539 acre tract;

THENCE: along a north line of the aforementioned concurrently described 2.570 acre tract, S74°21'30"W, a distance of 25.33 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of curvature of curve to the right;

THENCE: continuing along a north line of the aforementioned concurrently described 2.570 acre tract, an arc length of 63.97 feet along said curve to the right having a radius of 125.00 feet, a delta and of 29°19'19", and a chord which bears S89°01'00"W, a distance of 63.27 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of tangency of said 2.570 acre tract and of the herein described 22.539 acre tract;

THENCE: continuing along a north line of the aforementioned concurrently described 2.570 acre tract, N76°19'29"W, a distance of 186.78 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the east right of way line of the aforementioned Cielo Vista Drive for the northwest corner of said concurrently described 2.570 acre tract and the most westerly southwest corner of the herein described 22.539 acre tract, said point lying in a non-tangent curve to the left;

THENCE: along the east right-of-way line of the aforementioned Cielo Vista Drive and the west line of the aforementioned 25.122 acre tract, an arc length of 260.90 feet with said curve to the left having a radius of 875.51 feet, a delta angle of 17°04'25", and a chord which bears N02°51'15"E, a distance of 259.93 feet to the PLACE OF BEGINNING and containing 22.539 acres of land, more or less.

Tract 2:

Being a 2.570 acre tract of land, more or less, lying in the S.A & M.G. R.R. CO. Survey No. 326, Abstract No. 717, County Block 4728, Bexar County, Texas, said 2.570 acre tract being a portion of a 25.122 acre tract of land described in a Warranty Deed to Johannes C.H. Laven and Joanna M.A. Laven, dated April 3, 1967, and recorded in Volume 5755, Page 363, Deed Records of Bexar County, Texas; said 2.570 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "PAPE DAWSON" found in the east right-of-way of Cielo Vista Drive (a 60' wide right-of-way) for the southwest corner of the aforementioned 25.122 acre tract, the northwest corner of Lot 901, Block 6 of the Stonewall Estates, Unit 2 PUD recorded in Volume 9591, Pages 137-142, Deed Records of Bexar County, Texas, and the southwest corner of the herein described 2.570 acre tract, said point lying in a non-tangent curve to the left;

THENCE: along the east right-of-way line of the aforementioned Cielo Vista Drive and the west line of the aforementioned 25.122 acre tract the following three (3) courses and distances:

An arc length of 210.90 feet with said curve to the left having a radius of 677.21 feet, a delta angle of 17°50'37", and a chord which bears N22°11'37"E, a distance of 210.05 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of tangency, N13°15'49"E, a distance of 106.45 feet (Record - N13°57'57"E~106.45') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for point of curvature of a curve to the left, and an arc length of 28.61 feet with said curve to the left having a radius of 875.51 feet, a delta angle of 01°52'21", and a chord which bears N12°19'38"E, a distance of 28.61 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the most westerly southwest corner of a concurrently described 22.539 acre tract and the northwest corner of the herein described 2.570 acre tract, from which a 1/2" iron rod found for the northwest corner of said 25.122 acre tract and the southwest corner of Lot 9, Block 2 of the Summit Oaks Subdivision recorded in Volume 6400, Pages 235-238, Deed and Plat Records of Bexar County, Texas, bears N02°51'15"E, a

distance of 259.93 feet;

THENCE: leaving the east right-of-way line of the aforementioned Cielo Vista Drive and the west line of the aforementioned 25.122 acre tract, along a south line of the aforementioned concurrently described 22.539 acre tract the following three (3) courses and distances:

S76°19'29"E, a distance of 186.78 feet to a 1/2" iron rod with plastic cap stamped MMES RPLS 6490" set for a point of curvature of a curve to the left, an arc length of 63.97 feet with said curve to the left having a radius of 125.00 feet, a delta angle of 29°19'19", and a chord which bears N89°01'00"E, a distance of 63.27 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of tangency, and N74°21'30"E, a distance of 25.33 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an interior corner of said concurrently described 22.539 and the northeast corner of the herein described 2.570 acre tract;

THENCE: along a west line of the aforementioned concurrently described 22.539 acre tract, S15°38'30"E, a distance of 135.48 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point, and S08°37'37"W, a distance of 219.72 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the south line of the aforementioned 25.122 acre tract and the north line of the aforementioned Lot 901 for the most southerly southwest corner of said concurrently described 22.539 acre tract and the southeast corner of the herein described 2.507 acre tract, from which a 1/2" iron rod found for the southeast corner of said 25.122 acre tract and the east corner of said Lot 901 bears S81°23'43"E, a distance of 1,482.39 feet;

THENCE: along the south line of the aforementioned 25.122 acre tract and the north line of the aforementioned Lot 901, N81°23'43"W, a distance of 386.95 feet to the PLACE OF BEGINNING and containing 2.570 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

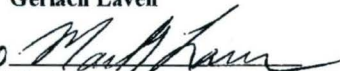
This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 10 day of March, 2022.

\_\_\_\_\_  
Gerlach Laven

p   
Mark Laven

\_\_\_\_\_  
Godelieve Laven

\_\_\_\_\_  
Pieter Laven



distance of 259.93 feet;

THENCE: leaving the east right-of-way line of the aforementioned Cielo Vista Drive and the west line of the aforementioned 25.122 acre tract, along a south line of the aforementioned concurrently described 22.539 acre tract the following three (3) courses and distances:

S76°19'29"E, a distance of 186.78 feet to a 1/2" iron rod with plastic cap stamped MMES RPLS 6490" set for a point of curvature of a curve to the left, an arc length of 63.97 feet with said curve to the left having a radius of 125.00 feet, a delta angle of 29°19'19", and a chord which bears N89°01'00"E, a distance of 63.27 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of tangency, and N74°21'30"E, a distance of 25.33 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an interior corner of said concurrently described 22.539 and the northeast corner of the herein described 2.570 acre tract;

THENCE: along a west line of the aforementioned concurrently described 22.539 acre tract, S15°38'30"E, a distance of 135.48 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point, and S08°37'37"W, a distance of 219.72 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the south line of the aforementioned 25.122 acre tract and the north line of the aforementioned Lot 901 for the most southerly southwest corner of said concurrently described 22.539 acre tract and the southeast corner of the herein described 2.507 acre tract, from which a 1/2" iron rod found for the southeast corner of said 25.122 acre tract and the east corner of said Lot 901 bears S81°23'43"E, a distance of 1,482.39 feet;

THENCE: along the south line of the aforementioned 25.122 acre tract and the north line of the aforementioned Lot 901, N81°23'43"W, a distance of 386.95 feet to the PLACE OF BEGINNING and containing 2.570 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Bexar County, Texas.

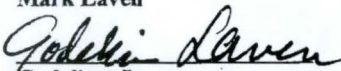
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

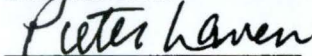
When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 10 day of March, 2022.

  
Gerlach Laven

Mark Laven

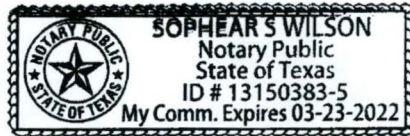
  
Godolieve Laven

  
Pieter Laven



THE STATE OF Texas §  
COUNTY OF Bexar §

Before me, a Notary Public, the foregoing instrument was acknowledged on 10 day of March, 2022 by Godelieve Laven, Pieter Laven, and Gerlach Laven who personally appeared before me, and who is known to me through Photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]  
NOTARY PUBLIC, STATE OF  
Texas

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, a Notary Public, the foregoing instrument was acknowledged on \_\_\_\_\_ day of March, 2022 by Mark Laven who personally appeared before me, and who is known to me through \_\_\_\_\_ to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, a Notary Public, the foregoing instrument was acknowledged on \_\_\_\_\_ day of March, 2022 by Godelieve Laven, Pieter Laven, and Gerlach Laven who personally appeared before me, and who is known to me through \_\_\_\_\_ to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY PUBLIC, STATE OF \_\_\_\_\_

THE STATE OF Texas §  
COUNTY OF Bexar §

Before me, a Notary Public, the foregoing instrument was acknowledged on 10 day of March, 2022 by Mark Laven who personally appeared before me, and who is known to me through Photo ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



[Signature]  
NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO:  
20540 State Hwy 410 Ste 425  
Spring Branch TX 78070

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220065432  
**Recorded Date:** March 15, 2022  
**Recorded Time:** 2:21 PM  
**Total Pages:** 7  
**Total Fees:** \$46.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/15/2022 2:21 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk