

ORDINANCE 2022-12-15-1013

AMENDING THE LAND USE PLAN CONTAINED IN THE PORT SAN ANTONIO AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 28.79 ACRES GENERALLY LOCATED IN THE 7500 BLOCK OF SOUTHWEST LOOP 410, LEGALLY DESCRIBED AS 28.79 ACRES OUT OF NCB 15248, FROM "REGIONAL MIXED USE" TO "URBAN MIXED USE".

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WHEREAS, the Port San Antonio Area Regional Center Plan was adopted on December 2, 2021 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 Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 28.79 acres of land generally located in the 7500 Block of Southwest Loop 410, legally described as 28.79 acres out of NCB 15248, from "Regional Mixed Use" to "Urban Mixed Use".

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 December 25, 2022.

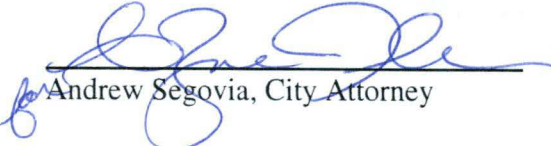
PASSED AND APPROVED on this 15th day of December, 2022.


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 Meeting December 15, 2022

18.

2022-12-15-1013

PLAN AMENDMENT CASE PA-2022-11600089 (Council District 4): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed Use" to "Urban Mixed Use" on 28.79 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z- 2022-10700234) (Continued from December 1, 2022)

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

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

ATTACHMENT ‘II’



**ZONING DESCRIPTION FOR
A 28.79 ACRE TRACT**

A **28.79 acre** tract of land situated in the Lucas Munoz Survey No. 86, Abstract 488, in New City Block 15248, in the City of San Antonio, Bexar County, Texas, and being a portion of that called 387.97 acre tract of land as conveyed to Continental Homes of Texas, L.P., and recorded February 6, 2003 in Volume 9819, Page 1780 in the Official Public Records of Bexar County (O.P.R.) said 28.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for the most southerly corner of the westerly terminus of the right-of-way line of Quantum Loop (70' wide right-of-way as dedicated in plat of Ray Ellison Shopping Center as recorded in Volume 9655, Pages 95-97 in the Deed and Plat Records of Bexar County (D.P.R.), for the most southerly northerly corner of the tract described herein;

THENCE: N 41°49'12" E, along and with the southeasterly right-of-way line of Quantum Loop, a distance of **79.28 feet** to a calculated point;

THENCE: into and across said 387.97 acre tract, the following four (4) courses:

1. **S 47°57'56" E**, a distance of **748.85 feet** to a calculated point for the beginning of a curve;
2. along said curve to the **right**, having an arc length of **673.42 feet**, a radius of **485.00 feet**, a delta angle of **79°33'18"** and a chord which bears **S 08°11'17" E**, a distance of **620.61 feet** calculated point;
3. **S 31°35'22" W**, a distance of **152.81 feet** to a calculated point for the beginning of a curve;
4. along said curve to the **left** having an arc length of **157.16 feet**, a radius of **400.00 feet**, a delta angle of **22°30'43"** and a chord which bears **S 20°20'00" W**, a distance of **156.15 feet** to a calculated point;
5. **N 80°18'15" W**, a distance of **557.15 feet** to a ½" iron rod found for the northeasterly corner of Lot 59, Block 11, N.C.B. 15248, Solana Ridge Subdivision Unit 5A, as recorded in Volume 9575, Pages 18-19 in the D.P.R.;

THENCE: along and with the northerly and westerly lines of said Lot 59, the following three (3) courses:

1. **N 81°05'23" W**, a distance of **50.00 feet** to a ½" iron rod found for the beginning of a curve;
2. along said curve to the **right**, having an arc length of **384.18 feet**, a radius of **560.00 feet**, a delta angle of **39°18'24"** and a chord which bears **N 61°26'11" W**, a distance of **376.69 feet** to a ½" iron rod with cap stamped D-RE found for the most northwesterly corner of said Lot 59;

Attachment "II"
Exhibit "A"

PA-2022-11600089

Z-2022-10700234

3. **S 00°10'00" E**, a distance of **37.15 feet** to a ½" iron rod with cap stamped D-RE found for the northeasterly corner of Lot 33, Block 11, N.C.B. 15248, Solana Ridge Subdivision Unit 3, as recorded in Volume 9568, Pages 219-220 in the D.P.R. and for the beginning of a non-tangent curve;

THENCE: along and with the easterly line of said Block 11, and along said non-tangent curve to the **right**, having an arc length of **881.50 feet**, a radius of **585.00 feet**, a delta angle of **86°20'06"** and a chord which bears **N 01°22'44" W**, a distance of **800.44 feet** to a calculated point in the southeasterly line of Block 7, N.C.B. 15248, Solana Ridge Subdivision Unit 1B, as recorded in Volume 9565, Pages 204-205 in the D.P.R.;

THENCE: **N 41°47'27" E**, along and with the southeasterly line of said Block 7, a distance of **471.99 feet** to a calculated point for an exterior corner of Lot 901, Block 7 of said Ray Ellison Shopping Center;

THENCE: **S 48°10'48" E**, along and with the southwesterly line of said Lot 901, Block 7, and also said westerly terminus of the right-of-way line of Quantum Loop, a distance of **95.13 feet** to the **POINT OF BEGINNING** and containing **28.79 acres** of land, more or less, situated in the City of San Antonio, Bexar County, Texas, and is the result of an on the ground survey performed by KFW Surveying.



Job No.: 20-125
Prepared by: KFW Surveying
Date: September 15, 2022
File: S:\Draw 2020\20-125 Solana Ridge\DOCS\20-125 28.79 AC ZONING ESMT TCP 091522