

ORDINANCE 2022-12-15-1020

AMENDING THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 18.827 ACRES OF LAND LOCATED AT 23211 US HIGHWAY 281 NORTH, LEGALLY DESCRIBED AS 18.827 ACRES OUT OF CB 4900, FROM "SUBURBAN TIER" TO "GENERAL URBAN TIER".

* * * * *

WHEREAS, the North Sector Plan was adopted on August 5, 2010 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 October 12, 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**;

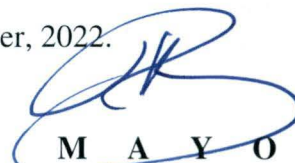
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The North Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 18.827 acres of land located at 23211 US Highway 281 North, legally described as 18.827 acres out of CB 4900, 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 December 25, 2022.

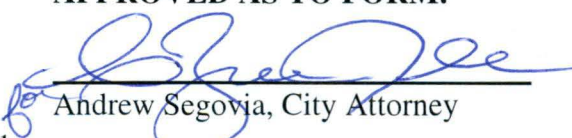
PASSED AND APPROVED on this 15th day of December, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting December 15, 2022

26.

2022-12-15-1020

PLAN AMENDMENT CASE PA-2022-11600072 (Council District 9): Ordinance amending the North 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 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700198) (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

A map of a portion of San Antonio, Texas, illustrating the proposed General Urban Tier. The map features several labeled areas: "Suburban Tier" in light purple, "Regional Center" in dark grey, and the "Proposed General Urban Tier" highlighted with diagonal hatching. Key roads include ST CROIX, SOUTH BREEZE, NORTHWIND BLVD, SUMMIT CHURCH RD, PVT RD AT 2560 SUMMIT CHURCH RD, US HWY 281 N, PVT ST, and PVT STAT 208-35 STONE OAK PKWY. A callout box points to the hatched area with the text "Proposed General Urban Tier". The City of San Antonio City Limits are indicated by a dashed line.



ATTACHMENT ‘II’



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 18.827 acre, or 820,109 square feet more or less, tract of land out of a 19.20 acre tract of land conveyed to The Herlinda Cant Family, L.P. by Special Warranty Deed, recorded in Volume 15875, Page 81, of the Official Public Records of Bexar County, Texas, out of the Eugene De La Roche Survey 95, Abstract 633, County Block 4924, and the William Brisbin Survey 89 ½, Abstract 54, County Block 4900 in the City of San Antonio, Bexar County, Texas. Said 18.827 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point on the southwest right-of-way line of U.S. Highway 281, a variable width public right-of-way, as shown in Volume 20001, Page 2193, of the Plat Records of Bexar County, Texas, and the southeast corner of the herein described tract;

THENCE: S 39°35'15" W, along a northwest right-of-way line of said U.S. Highway 281 and the southeast line of the herein described tract, distance of 81.57 feet to a point, the north corner of Lot 25, Block 2, NCB 19218 of the Tacara Stone Oak IV Subdivision, recorded in Volume 20001, Page 2193, of the Plat Records of Bexar County, Texas;

THENCE: S 42°13'08" W, along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 26.46 feet to a point;

THENCE: S 40°31'08" W, , along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 214.39 feet to a point;

THENCE: S 41°18'29" W, continuing along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 266.40 feet to a point;

THENCE: S 40°44'03" W, continuing along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, at a distance of 182.89 feet passing the northwest corner of Lot 5, Block 2, New City Block 19218, of the Tacara Apartments at Stone Oak, recorded in Volume 9696, Pages 4-5, of the Deed and Plat Records of Bexar County, Texas, same being conveyed to Hilltop Stone Oak Limited Partnership, by Special Warranty Deed, recorded in Document Number 20210291020, of the Official Public Records of Bexar County, Texas, a total distance of 283.54 feet to a point;

THENCE: S 40°53'21" W, continuing along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 180.00 feet to a point at a

Exhibit "A"
Attachment "II"

northeast corner of said Lot 5, Block 2, and the south corner of the herein described tract;

THENCE: N 32°09'16" W, along a northeast line of said Lot 5, Block 2 and the southwest line of the herein described tract, a distance of 717.03 feet to a point, the south corner of a 19.982 acre tract of land described as Tract A in a Special Warranty Deed with Vendor's Lien conveyed to C-5 Holdings, LLC., recorded Volume 16046, Page 1834, of the Official Public Records of Bexar County, Texas, and the west corner of the herein described tract;

THENCE: N 40°52'16" E, along the southeast line of said 19.982 acre tract of land and the northwest line of the herein described tract, a distance of 1283.41 feet to a point, an angle point of the herein described tract;

THENCE: N 79°54'13" E, continuing along the southeast line of said 19.982 acre tract and the north line of the herein described tract, a distance of 63.55 feet to a point, on the southwest right-of-way line of said U.S. Highway 281 and the north corner of the herein described tract;

THENCE: Southeasterly, along said southwest right-of-way line of said U.S. Highway 281 North, and along a non-tangent curve to the left, said curve having a radius of 3420.00 feet, a central angle of 06°46'27", a chord bearing and distance of S 10°12'19" E, 404.12 feet, for an arc length of 404.36 feet to a point;

THENCE: S 13°35'33" E, continuing along the southwest right-of-way line of said U.S. Highway 281 N and the northeast line of the herein described tract, a distance of 405.85 feet to the POINT OF BEGINNING and containing 18.827 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit map prepared under job number 12827-00 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 17, 2022
JOB NO. 12827-00
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