

ORDINANCE

2023-02-02-0063

AMENDING THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 38.48 ACRES OF LAND GENERALLY LOCATED AT THE 19000 BLOCK OF INTERSTATE HIGHWAY 37, LEGALLY DESCRIBED AS 38.48 ACRES OUT OF CB 4136 FROM "SPECIALIZED CENTER" AND "REGIONAL CENTER" TO "GENERAL URBAN TIER".

* * * * *

WHEREAS, the Heritage South Sector Plan was adopted on September 16, 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 December 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;**

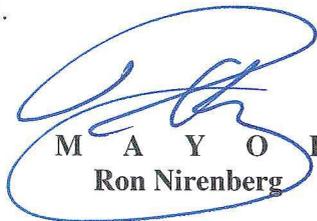
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 38.48 acres of land generally located at the 19000 block of Interstate Highway 37, legally described as 38.48 acres out of CB 4136, from "Specialized Center" and "Regional Center" 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 February 12, 2023.

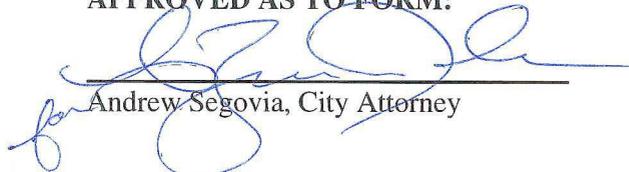
PASSED AND APPROVED on this 2nd day of February, 2023.


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 February 2, 2023

10.

2023-02-02-0063

PLAN AMENDMENT CASE PA-2022-11600104 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Specialized Center" and "Regional Center" to "General Urban Tier" on 38.48 acres out of CB 4136, generally located at 19000 block of Interstate Highway 37. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700307)

Councilmember Perry moved to Approve on Zoning Consent. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

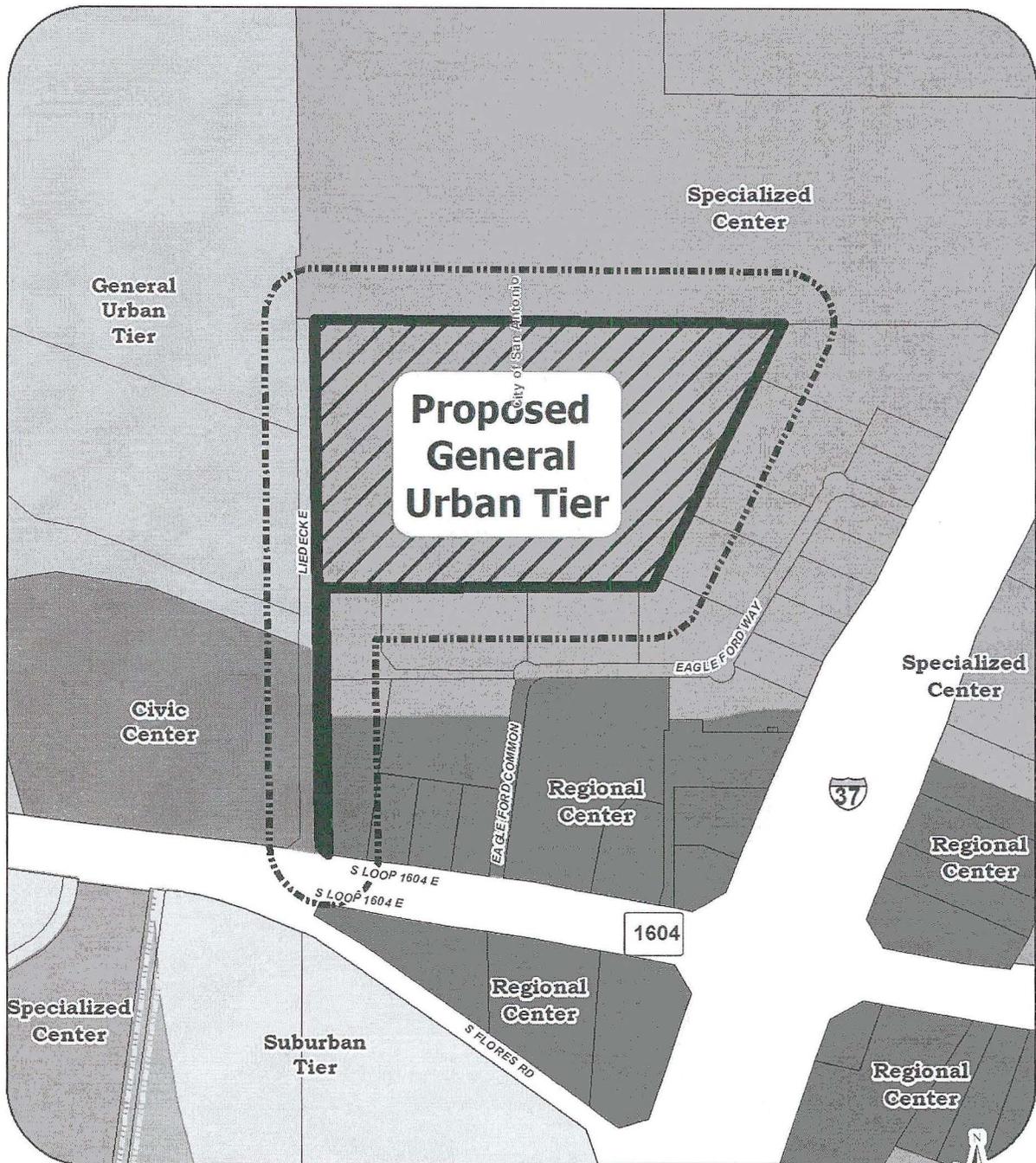
Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Pelaez, Courage, Perry

Absent: DISTRICT 7

AZJ
02/02/2023
Item No. 10

ATTACHMENT "II"

ATTACHMENT I
Proposed Amendment:



		200' Notification Area		Civic Center		Rural Estate Tier
		Proposed Land Use Change		General Urban Tier		Specialized Center
				Regional Center		Suburban Tier

Heritage South Sector Plan
Proposed Plan Amendment 2211600104 Area

Z-2022-10700307
PA-2022-11600104

**FIELD NOTES
A 38.48 ACRE TRACT
ZONING**

A **38.48 acre** tract of land out of Lot 14, Block 1, CB 4136, of the Weatherford Hilltop, a subdivision recorded in Volume 9645, Pages 143-147, Deed and Plat Records of Bexar County, Texas (DPR), said Lot 14 being a portion of a called 208.258 acre tract of land conveyed unto Weatherford Artificial Lift Systems, Inc., by deed recorded in Volume 14960, Page 2040, Official Public Records of Bexar County, Texas (OPR), said 38.48 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for a southeastern corner of said Lot 14, the southwestern corner of TRACT III, a 3.388 acre tract of land conveyed unto VT Liedecke, Ltd., recorded in Document No. 20220053373, OPR, on the northern right-of-way (ROW) of F.M. Loop 1604;

THENCE, along a southern boundary of said Lot 14, the northern ROW of F.M. Loop 1604, the 2 following courses and distances:

1. **N 82°29'23" W**, a distance of **0.85 feet** to a point,
2. **N 41°34'02" W**, a distance of **36.87 feet** to a set KFW for the southwestern corner of said Lot 14, a southeastern corner of Lot 13, Block 1, CB 4136 of said Weatherford Hilltop;

THENCE, N 00°37'53" W, along the western boundary of said Lot 14, an eastern boundary of said Lot 13, a distance of **2073.21 feet** to a found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for the northwestern corner of said Lot 14, an interior corner of said Lot 15;

THENCE, S 89°40'01" E, along the northern boundary of said Lot 14, a southern boundary of said Lot 13, a distance of **1848.57 feet** to a point for the northeastern corner of this tract;

THENCE, S 26°39'01" W, along the southeastern boundary of this tract, through the interior of said Lot 14, a distance of **236.48 feet** to found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for an interior corner of said Lot 14, the northern corner of Lot 25, Block 1, CB 4136, of the Replat Establishing IH 37/FM Loop 1604 Commercial, a subdivision recorded in Volume 9650, Pages 40-43, DPR;

Exhibit "A"
Attachment "II"

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THENCE, S 26°39'01" W, continuing along the southeastern boundary of said Lot 14, the northwestern boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, the northwestern boundary of the Replat Establishing Eagle Ford Business Park, a subdivision recorded in Volume 9656, Page 59, DPR, a distance of **917.48 feet** to a found ½" iron rod with cap stamped "PAPE DAWSON" for a southeastern corner of said Lot 14, an interior corner of said Replat Establishing Eagle Ford Business Park;

THENCE, S 89°32'52" W, along a southern boundary of said Lot 14, a northern boundary of said Replat Establishing Eagle Ford Business Park, a northern boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, a distance of **1294.38 feet** to a found ½" iron rod with cap stamped "KFW SURVEY" for an interior corner of said Lot 14, the northwestern corner of said Replat Establishing IH 37/FM Loop 1604 Commercial;

THENCE, S 00°37'53" E, along an eastern boundary of said Lot 14, the western boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, the western boundary of said 3.388 acre tract, a distance of **1048.52 feet** to the **POINT OF BEGINNING**.

CONTAINING: 38.48 ACRES in Bexar County, Texas. Said tract being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 22-144
Prepared by: KFW Surveying
Date: November 21, 2022
File: S:\Draw 2022\22-144 Weatherford on Liedecke Rd\DOCS

