

ORDINANCE

2022-08-18-0620

AMENDING THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 6.082 ACRES OF LAND LOCATED AT 4103 ROLAND AVENUE, LEGALLY DESCRIBED AS 6.082 ACRES OUT OF NCB 10770 FROM "LOW DENSITY RESIDENTIAL" TO "LOW DENSITY MIXED USE".

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WHEREAS, the Eastern Triangle Community Plan was adopted on May 21, 2009 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 June 22, 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 Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 6.082 acres of land located at 4103 Roland Avenue, legally described as 6.082 acres out of NCB 10770, from "Low Density Residential" to "Low Density Mixed Use". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

SECTION 2. A description of the property is attached as **Attachment "II"** and is made a part hereof and incorporated herein for all purposes.

SECTION 3. This ordinance shall take effect August 28, 2022.


PASSED AND APPROVED on this 18th day of August, 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 August 18, 2022

14.

2022-08-18-0620

PLAN AMENDMENT CASE PA-2022-11600053 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on 6.082 acres out of NCB 10770, located at 4103 Roland Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700142 S)

Councilmember Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia 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: Sandoval



Attachment ‘II’

Metes and Bounds Field Notes Description for
6.082 Acre Tract
February 21, 2019

Being a 6.082 acre (264,956 square feet) tract of land out the Maria G. De Alaniz Survey No. 20, Abstract No. 22. In New City Block (N.C.B.) 10770, San Antonio, Bexar county, Texas; same being out of a 8.76 acre tract of land described in Special Warranty Deed Volume 7277, Page 617, Deed Records, Bexar county, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a found wood fence post on the north right-of-way (R.O.W.) line of Roland Road (60' R.O.W.) and being the southwest corner of a 2 1/2 acre tract of land out of said Maria G. De Alaniz survey No. 20, Abstract No. 22 as described in Tax Resale Deed Volume 18180, Page 1702, Official Public Records, Bexar County, Texas and on Warranty Deed with Vendors Lien Volume 792, Page 147, Deed Records, Bexar County, Texas; same point being +/-335 feet in a northwesterly direction from the west R.O.W. of Terron Dr (50' R.O.W. platted as Lucile Road) for the southeast corner of this tract being described herein;

THENCE: North 82°16'14" West, 71.42 feet along the north line R.O.W. of said Roland Road and a barbed wire fence and the south line of this tract to a found 1/2" iron rod with cap (CDS MUERY S.A. TX) at the southeast corner of a 0.694 acre tract out of said 8.76 acre tract also being out of said Maria G. De Alaniz Survey No. 20, Abstract No. 22 as described in Special Warranty Deed Volume 17422, Page 1202, Official Public Records, Bexar County, Texas and on a Warranty Deed Volume 14831, Page 1029, Official Public Records, Bexar County, Texas for the southeast corner of this tract being described herein;

THENCE: North 07°43'13" East, 29.20 feet departing the north R.O.W. line of said Roland Road, along a barbed wire fence, the east line of said 0.694 acre tract to a found 1/2" iron rod with cap (CDS MUERY S.A. TX.) for an interior corner of this tract being described herein;

THENCE: The following courses and distances along the north line of said 0.694 acre tract and the south line of this tract:

North 82°02'57" West 26.31 feet to a found 1/2" iron rod on a point of a curve to the right;

along said curve to the right having a radius of 940.00 feet, a central angle 14°38'23" and an arc length of 240.18 feet to a set 1/2" iron rod with cap (GRE Reaves 3275)

North 67°40'50" West, 448.96 feet to a found 1/2" iron rod on the northwest corner of said 0.694 acre tract; the east line of a 1.423 acre tract out of said Maria G. De Alaniz Survey No.20, Abstract 20 as described in Warranty Deed Volume 12075, Page 1658, Official Public Records, Bexar County, Texas for the most southwest corner of this tract being described herein;

THENCE: Along the east line of said 1.423 acre tract, the west line of this tract and on the high bank of Salado Creek, the following courses and distances:

North 39°17'47" West, 68.49 feet to a found 1/2" iron rod with cap (CDS MUERY S.A. TX);

North 00°38'10" East, 30.89 feet to a found 1/2" iron rod with cap (CDS MUERY S.A. TX);

North 24°45'46" West, 34.21 feet to a found 1/2" iron rod with cap (CDS MUERY S.A. TX);

North 16°21'51" East, 28.78 feet to a found ½" iron rod with cap (CDS MUERY S.A. TX);

North 31°32'18" East, 12.64 feet to a found ½" iron rod with cap (CDS MUERY S.A. TX);

South 87°47'13" East, 36.67 feet to a found ½" iron rod with cap (CDS MUERY S.A. TX);

North 31°00'58" East a distance of 60.40 feet to a found "PK" nail in concrete on; at the north east corner of said 1.423 acre tract and the southern line of 7.54 acre tract out of a 12.950 acre tract also being out of said Maria G. De Alaniz Survey No. 20, Abstract No. 22 as described in Warranty Deed with Vendor's Lien Volume 18359 Page 1331 Official Public Records, Bexar County, Texas for the most north west corner of this tract being described herein;

THENCE: along the south line of said 7.54 acre tract and the north line of this tract the following courses and distances:

North 89°29'25" East, 325.73 feet to a set 1/2" iron with cap "3275 GRE";

North 00°15'42" West, 15.00 feet to a set 1/2" iron with cap "3275 GRE";

South 89°42'01" East, 365.16 feet to a set 1/2" iron with cap "3275 GRE" on the north west corner of said 2 1/2 acre tract for the north east corner of this tract;

THENCE: South 02°42'01" East, 496 feet along the west line of said 2 1/2 acre tract and east line of our tract and to the **POINT OF BEGINNING** and containing 6.082 acres (264,956 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on February 12, 2019.

Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
TBPLS Firm Number 101337
FN 19-0140

