

ORDINANCE 2022-09-15-0701

AMENDING THE LAND USE PLAN CONTAINED IN THE MIDTOWN AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.4996 ACRES OF LAND LOCATED AT 610 AND 618 EAST WOODLAWN AVENUE, AND 412 AND 416 EAST CRAIG PLACE, LEGALLY DESCRIBED AS LOT 4, BLOCK 2, NCB 6201, LOT 5, BLOCK 2, NCB 6201, LOT 87, BLOCK 2, NCB 3099 AND 0.120 ACRES OUT OF NCB 3099 FROM "NEIGHBORHOOD MIXED USE" AND "URBAN LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD MIXED USE".

* * * * *

WHEREAS, the Midtown Area Regional Center Plan was adopted on June 6, 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 24, 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 Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the land use of approximately 0.4996 acres of land located at 610 and 618 East Woodlawn Avenue, and 412 and 416 East Craig Place, legally described as Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099 and 0.120 acres out of NCB 3099, from "Neighborhood Mixed Use" and "Urban Low Density Residential" to "Neighborhood Mixed Use". All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes.

SECTION 2. All portions of land mentioned are depicted in **Attachment "I"** attached hereto and incorporated herein for all purposes. A description of the (0.120 acres) property is attached as **Attachment "II"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. This ordinance shall take effect September 25, 2022.

PASSED AND APPROVED on this 15th day of September, 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 September 15, 2022

7.

2022-09-15-0701

PLAN AMENDMENT CASE PA-2022-11600069 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use and Urban Low Density Residential" to "Neighborhood Mixed Use" on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099, and 0.120 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 412 and 416 East Craig Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700182 S)

Councilmember Viagran 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: Sandoval

ATTACHMENT ‘I’

Map Legend:

- 200' Notification Area
- Proposed Land Use Change
- Neighborhood Mixed Use
- Urban Low Density Residential
- Medium Density Residential
- Parks Open Space

Map Labels:

- Streets:** EWALD, MISTLETOE, KINGS, ST MARY'S, WOODLAWN, CRAIG PLACE, RUSSELL PLACE, VALDEZ, FRENCH PLACE, UNNAMED RD AT VALDEZ, UNNAMED RD AT E WOODLAWN, US HWY 281, PVT TRL IN BRACKENRIDGE GOLF COURSE.
- Land Use Zones:** Urban Low Density Residential, Neighborhood Mixed Use, Medium Density Residential, Parks Open Space.
- Proposed Changes:** Two areas are highlighted with hatched patterns and labeled "Proposed Neighborhood Mixed Use".

Scale and Orientation:

- Scale: 0 to 150 feet.
- North Arrow pointing towards the top right.

City of San Antonio Planning and Community Development Department

Midtown Regional Center Area

Proposed Plan Amendment 2211600069 Area

ATTACHMENT “II”

Z-2022-10700182 S

NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED

Date: January 1, 2020

Grantor: 416 E. CRAIG, LLC, a Texas limited liability company

Grantor's Mailing Address (including County): 1250 N.E. Loop 410, Suite 236
San Antonio, Bexar County, Texas
78209

Grantee: 2806 N. ST. MARYS, LLC, a Texas limited liability company

Grantee's Mailing Address (including County): 1250 N.E. Loop Suite 236
San Antonio, Bexar County, Texas
78209

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

A tract of land containing 0.12 acres out of Lot 88, Block 2, NCB 3099, City of San Antonio, Bexar County, Texas, said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance:

This Deed is expressly made subject to all easements, restrictions, encumbrances and any other exceptions or matters of record in the Official Real Property Records of Bexar County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty; and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

Exhibit "A"
Attachment "II"

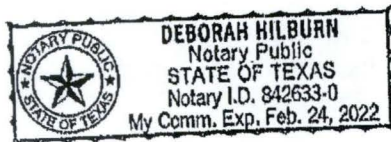
When the context requires, singular nouns and pronouns include the plural.

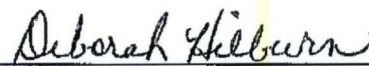
GRANTOR: 416 E. CRAIG, LLC,
a Texas limited liability company

By: 
MALCOLM T. HARTMAN, Vice President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 10th day of ^{February}~~January~~, 2020, by
MALCOLM T. HARTMAN in his capacity as Vice President of 416 E. CRAIG, LLC, a Texas
limited liability company.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

2806 N. St. Mary's, LLC
1250 NE Loop 410, Suite 236
San Antonio, Texas 78209

**EXHIBIT A
PROPERTY**

METES & BOUNDS DESCRIPTION

OF A 0.12 ACRE (CALLED 0.124 ACRE) TRACT OF LAND BEING A PORTION OF LOT 88, BLOCK 2, NEW CITY BLOCK 3099, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, THE SAME TRACT OF LAND AS CONVEYED FROM GLORIA A. SANCHEZ TO JOE NICK VILLAREAL BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10216, PAGE 714, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found ½" iron rod in the northerly R.O.W. line of Russell Place (A/K/A E. Russell Place, a 30' Public R.O.W.) for the southwest corner of the herein described tract, the southeast corner of Lot 87, said Block 2;

THENCE along and with the common boundary line of said Lot 87 and Lot 88, North 01°40'11" East, at a distance of 120.00 feet passing a found ½" iron rod, a total distance of 120.23 feet (called North 00°14'33" West, a distance of 120.00 feet) to a point of reference for the northwest corner of the herein described tract, the northwest corner of Lot 88, the northeast corner of Lot 87, a point in the southerly R.O.W. line of E. Craig Place (a 40' Public R.O.W.);

THENCE along and with said R.O.W., North 89°41'33" East, a distance of 44.98 feet (called North 89°41'33" East, a distance of 45.00 feet) to a found ½" iron rod for the northeast corner of the herein described tract, the northwest corner of a tract known as the east irregular five feet (5') of said Lot 88 and the west irregular twenty and a half feet (20.5') of Lot 89;

THENCE along and with the westerly boundary of said Tract, into and across said Lot 88, South 01°40'13" West, a distance of 120.01 feet (called South 00°14'33" East, a distance of 120.00 feet) to a found ½" iron rod for the southeast corner of the herein described tract, a point in the northerly R.O.W. line of said Russell Place;

THENCE along and with said R.O.W., South 89°24'35" West, a distance of 44.99 feet (called South 89°41'33" West, a distance of 45.00 feet) to the **POINT OF BEGINNING** and containing 0.12 acres, more or less.

File Information

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

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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:
4/23/2020 4:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk