

ORDINANCE 2022-09-15-0716

AMENDING THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 6.988 ACRES OF LAND LOCATED AT 1827 AND 1903 NORTH LOOP 1604 EAST, LEGALLY DESCRIBED AS 6.988 ACRES OUT OF OF NCB 15671 FROM "REGIONAL CENTER" TO "MIXED USE CENTER".

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WHEREAS, the North Sector Plan was adopted in August 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 August 10, 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 use of approximately 6.988 acres of land located at 1827 and 1903 North Loop 1604 East, legally described as 6.988 acres of NCB 15671, from "Regional Center" to "Mixed Use Center".

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 September 25, 2022.

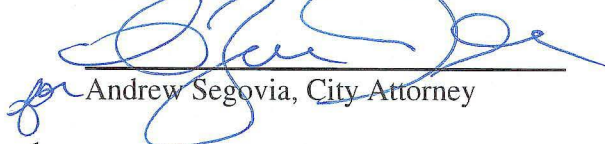
PASSED AND APPROVED on this 15th day of September, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting September 15, 2022

28.

2022-09-15-0716

PLAN AMENDMENT CASE PA-2022-11600050 (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 "Regional Center" to "Mixed Use Center" on 6.988 acres of NCB 15671, located at 1827 and 1903 North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700143 S ERZD) (Continued from September 1, 2022)

Councilmember Courage moved to approve. 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

The map illustrates the Dallas area's urban structure, categorized into tiers and centers. Key features include:

- Suburban Tier:** Located in the upper right corner.
- Natural Tier:** Located in the upper right corner, adjacent to the Suburban Tier.
- Mixed Use Center:** Located in the upper left corner.
- Regional Center:** Located in the lower left corner.
- Proposed Mixed Use Center:** A callout box points to a specific area in the center of the map, which is shaded with diagonal lines.
- Legend:** A box at the bottom center indicates "LOOP 1604".



ATTACHMENT “II”

**A METES AND BOUNDS
DESCRIPTION OF A
5.813 ACRE TRACT OF LAND**

PA2022-11600050
Z2022-10700143 S ERZD

BEING a 5.813 acre (253,227 square feet) tract of land tract situated in New City Block 15671, City of San Antonio, Bexar County, Texas; being a portion of Lot 1, Block 4 of The Legacy Subdivision, plat of which recorded in Volume 9564, Page 150 of the Deed and Plat Records Bexar County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BPI" found marking the northeast corner of Lot 3, and the northwest corner of Lot 1, of said The Legacy Subdivision and the south corner of Lot 11, Block 4, N.C.B. 15671 of the Replat of The Legacy Subdivision, plat of which recorded in Volume 9675, Page 30 of the Deed and Plat Records of Bexar County;

THENCE, South 15°03'07" West, 398.77 feet along the southeasterly line of said Lot 3 and the northwesterly line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the southeasterly line of said Lot 3 and crossing said Lot 1, the following four (4) courses and distances;

1. South 70°06'37" East, 25.09 feet to the **POINT OF BEGINNING** of herein described tract;
2. North 15°03'07" East, 314.85 feet to a point for corner;
3. North 37°34'12" East, 139.68 feet to a point for corner;
4. North 60°07'09" East, 270.57 feet to a point for corner on the southwesterly right of way line of East Sonterra Boulevard (86 wide public street), from which a mag nail found marking the north corner of said Lot 1 bears: North 28°51'31" West, 3.17 feet, and North 37°18'55" West, 22.01 feet;

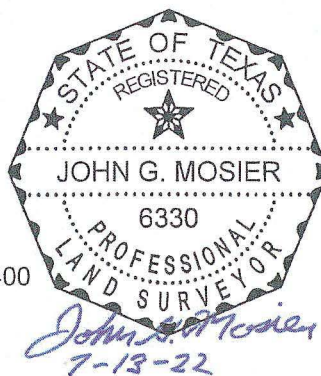
THENCE, along the southwesterly right of way line of said East Sonterra Boulevard, the following two (2) courses and distances;

1. South 28°51'31" East, 42.90 feet to a point of curvature;
2. in a southeasterly direction along a tangent curve to the left, having a radius of 1342.82 feet, a chord of South 35°01'19" East, 288.35 feet, a central angle of 12°19'38", and an arc length of 288.91 feet to a point for corner;

THENCE, departing the southwesterly right of way line of said East Sonterra Boulevard and crossing said Lot 1, the following three (3) courses and distances;

1. South 20°56'10" West, 459.28 feet to a point for corner;
2. North 70°19'08" West, 38.82 feet to a point for corner;
3. North 70°06'37" West, 411.62 feet to the **POINT OF BEGINNING** and containing 5.813 acres of land in Bexar County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. This description was generated on 7/13/2022 at 7:02 AM, based on geometry in the drawing file K:\SNA_Survey\068709501-SANTIKOS LEGACY SUBD\DWG\EXHIBITS\PAD SITE 06 - 5.813ac.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com



**EXHIBIT OF A
5.813 ACRE TRACT**
PORTION OF LOT 1, BLOCK 4, N.C.B. 15671
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEN	JGM	07/07/2022	068726005	1 OF 2

PA2022-11600050
Z2022-10700143 S ERZD

**A METES AND BOUNDS
DESCRIPTION OF A
1.175 ACRE TRACT OF LAND**

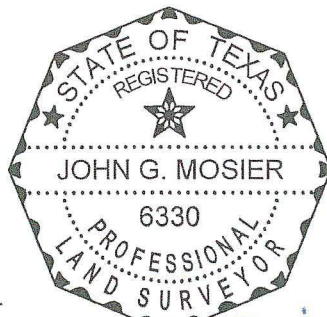
BEING a 1.175 acre (51,190 square feet) tract of land situated in New City Block 15671, City of San Antonio, Bexar County, Texas; being a portion of Lot 3, Block 4 of The Legacy Subdivision, plat of which recorded in Volume 9564, Page 150 of the Deed and Plat Records of Bexar County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BPI" found marking the northeast corner of Lot 3, and the northwest corner of Lot 1, of said The Legacy Subdivision and the south corner of Lot 11, Block 4, N.C.B. 15671 of the Replat of The Legacy Subdivision, plat of which recorded in Volume 9675, Page 30 of the Deed and Plat Records of Bexar County;

THENCE, South 15°03'07" West, 398.77 feet along the southeasterly line of said Lot 3 and the northwesterly line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the northwesterly line of said Lot 1 and crossing said Lot 3, the following six (6) courses and distances:

1. North 74°56'17" West, 25.00 feet to the **POINT OF BEGINNING** of herein described tract;
2. North 74°56'17" West, 139.69 feet to a point for corner from which a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southeast corner of Lot 12, Block 4, N.C.B. 15671 of the Replat Establishing Home2 Suites, plat of which recorded in Volume 9704, Page 34 of the Deed and Plat Records of Bexar County bears: North 74°56'17" West, 153.00 feet;
3. North 15°03'13" East, 373.77 feet to a point for corner;
4. South 74°56'22" East, 94.64 feet to a point for corner;
5. South 29°55'47" East, 63.65 feet to a point for corner;
6. South 15°03'07" West, 328.75 feet to the **POINT OF BEGINNING** and containing 1.175 acres of land in Bexar County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. This description was generated on 7/12/2022 at 3:19 PM, based on geometry in the drawing file K:\SNA_Survey\068709501-SANTIKOS LEGACY SUBD\DWG\EXHIBITS\PAD SITE 05 - 1.175ac.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.



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John G. Mosier
7-13-22

**EXHIBIT OF A
1.175 ACRE TRACT**
PORTION OF LOT 3, BLOCK 4, N.C.B. 15671
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

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