

ORDINANCE

2022-12-01-0917

AMENDING THE LAND USE PLAN CONTAINED IN THE NORTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 0.363 ACRES OF LAND GENERALLY LOCATED IN THE 2600 BLOCK OF BLANCO ROAD, LEGALLY DESCRIBED AS 0.363 ACRES OUT OF NCB 7263 FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL".

* * * * *

WHEREAS, the North Central Community Plan was adopted on February 14, 2002 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 Central Community Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.363 acres of land generally located in the 2600 Block of Blanco Road, legally described as 0.363 acres out of NCB 7263, from "Low Density Residential" to "Neighborhood Commercial".

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 11, 2022.

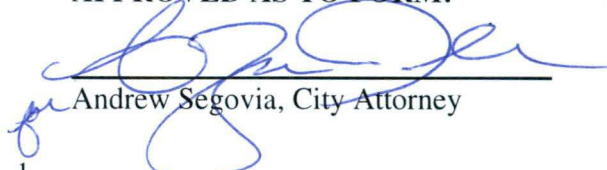
PASSED AND APPROVED on this 1st day of December, 2022.


M A Y O R
Ron Nirenberg

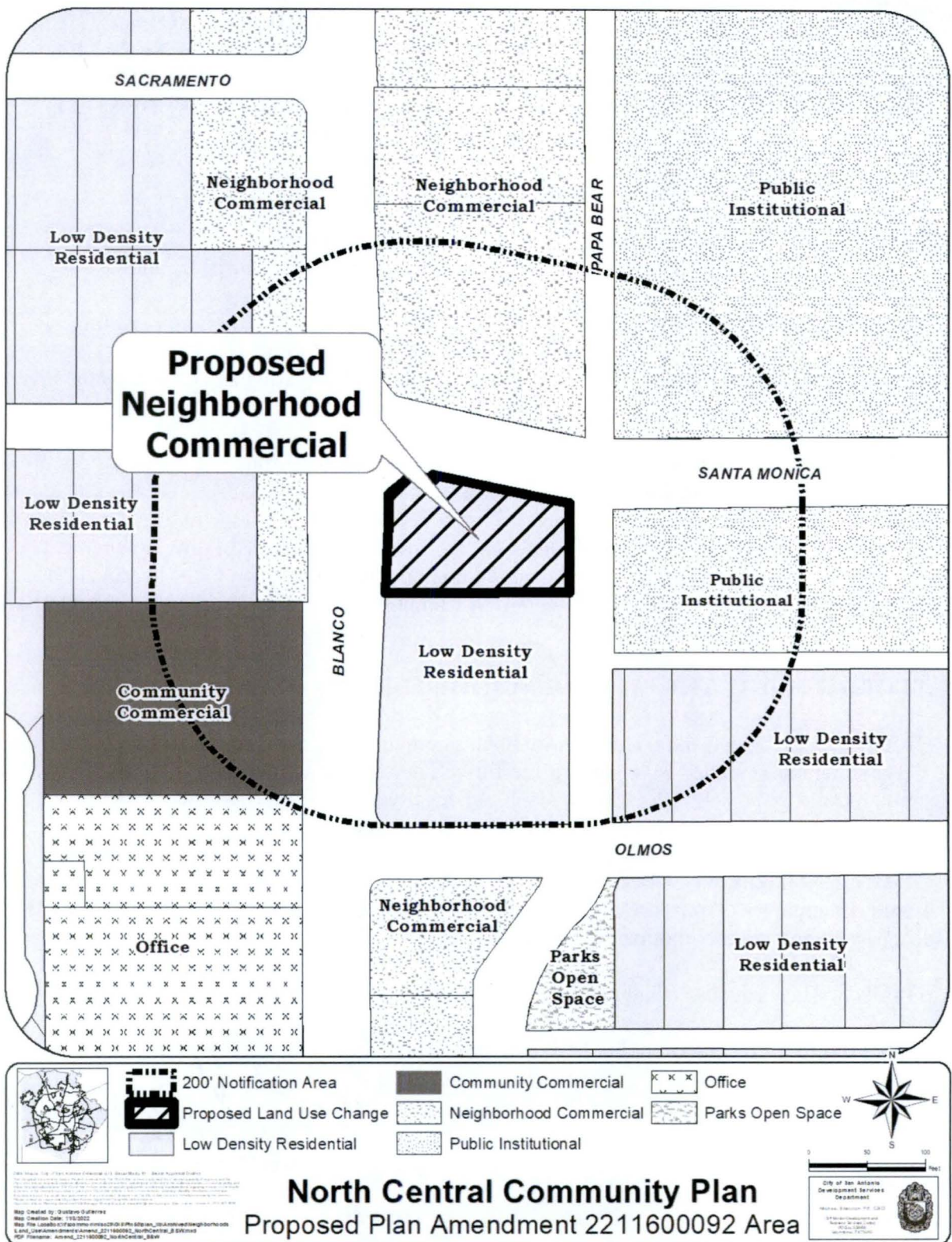
ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

ATTACHMENT I
Proposed Amendment:





City of San Antonio

City Council Meeting December 1, 2022

5.

2022-12-01-0917

PLAN AMENDMENT CASE PA-2022-11600092 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700247)

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

Aye:	Nirenberg, Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage
Abstain:	Gallagher
Absent:	McKee-Rodriguez, Pelaez

Attachment ‘II’

STATE OF TEXAS
COUNTY OF BEXAR

Z-2022-10700247/
PA-2022-11600092

Job No. 58847-0006
September 6, 2022

0.363 ACRE TRACT

DESCRIPTION of a 0.363 acre tract of land within the City of San Antonio, Bexar County, Texas, being Lot 32, New City Block 7263 according to the correction plat of Lots 1 Thru 10, N.C.B. 12489 & Lot 32, N.C.B. 7263 as recorded in Volume 3975, Page 77 of the Deed and Plat Records of Bexar County Texas, Save and Except that portion of said Lot 32 conveyed to the City of San Antonio for Blanco Road right-of-way by deed recorded in Volume 14928, Page 2333 of the Official Public Records of Bexar County, Texas, in all said 0.363 acre tract being more particularly described as follows:

BEGINNING at a mag nail with Brown Engineering washer found at the southwest intersection corner of the south right-of-way line of Santa Monica Street (a 55 foot wide right-of-way according to said correction plat) and the west line of a drainage alley (a 30 foot wide right-of-way according to said correction plat), at the northeast corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said drainage alley, South 00° 10' 47" East, 76.72 feet to the northeast corner of Lot 30, N.C.B. 7263 according to the plat recorded in Volume 3025, Page 129-130, said Deed and Plat Records and the southeast corner of this tract,

THENCE departing said drainage alley, South 89° 49' 13" West, 172.36 feet to a point on the common east right-of-way line of Blanco Road (a varying width right-of-way) and east line of the City of San Antonio Tract described in said Volume 14928, Page 2333, at the current northwest corner of said Lot 30 and southwest corner of this tract,

THENCE along the said common east right-of-way line, North 02° 30' 12" East, 61.72 feet to a point and North 00° 18' 03" West, 26.87 feet to the south cut-back corner of the intersection of Blanco Road and Santa Monica Street,

THENCE North 50° 39' 02" East, 26.18 feet to the north corner of said cut-back,

THENCE along the common south right-of-way line of said Santa Monica Street and the south line of said City of San Antonio Tract, South 78° 11' 03" East, 17.75 feet to a point and North 11° 54' 14" East, 3.58 feet to a re-entry corner on the original south right-of-way line of said Santa Monica Street, at the northern most corner of this tract

THENCE South 78° 03' 45" East, 134.11 feet to the POINT OF BEGINNING.

CONTAINING in all 0.363 acres or 15,823 square feet of land more or less.



MAVERICK LAND SURVEYING CO.

A handwritten signature in blue ink that reads "Jacob W. Oder".

Jacob W. Oder, R.P.L.S., Texas No. 5846

Attachment "II"
Exhibit "A"