

ORDINANCE

2023-02-02-0061

AMENDING THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 331.126 ACRES OF LAND LOCATED AT 7810 EAST INTERSTATE HIGHWAY 10 AND THE 1400 BLOCK OF SOUTH FM 1516, LEGALLY DESCRIBED AS 331.126 ACRES OUT OF NCB 17994 FROM "LOW DENSITY RESIDENTIAL", "PARKS/OPEN SPACE" AND "NEIGHBORHOOD COMMERCIAL" TO "INDUSTRIAL".

* * * * *

WHEREAS, the IH-10 East Corridor Perimeter Plan was adopted in March 2008 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**;

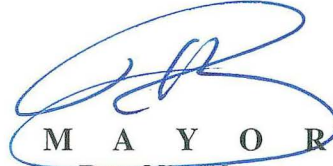
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 331.126 acres of land located at 7810 East Interstate Highway 10 and the 1400 block of South FM 1516, legally described as 331.126 acres out of NCB 17994, located at 7810 East Interstate Highway 10 and the 1400 block of South FM 1516, from "Low Density Residential", "Parks/Open Space," and "Neighborhood Commercial" to "Industrial".

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

7.

2023-02-02-0061

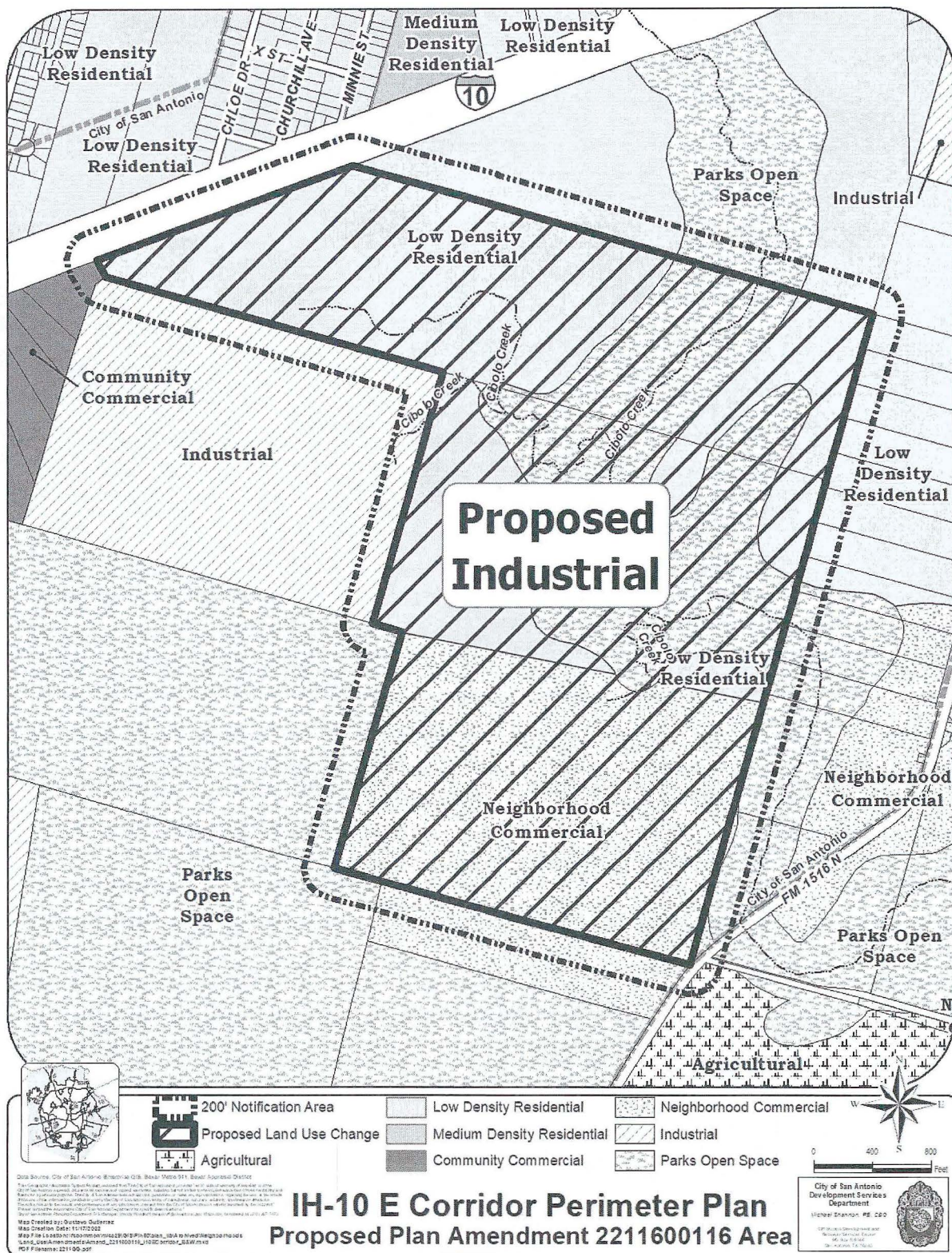
PLAN AMENDMENT CASE PA-2022-11600116 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential", "Parks/Open Space", and "Neighborhood Commercial" to "Industrial" on 331.126 acres out of NCB 17994, located at 7810 East Interstate Highway 10 and the 1400 block of South FM 1516. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2022-10700325)

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

ATTACHMENT ‘I’

ATTACHMENT I
Proposed Amendment:



ATTACHMENT ‘II’

4003005014 SA

PA22022-11600116

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Special Warranty Deed

Date: October 30, 2015

Grantor: Darlene Steubing Dague dealing in her sole and separate property, joined herein proforma by her husband, David Karl Dague, and Karen Steubing Schlortt dealing in her sole and separate property, joined herein proforma by her husband, Robert Ernest Schlortt, Jr.

Grantor's Mailing Address:

19300 Classen Court # 1
San Antonio, Texas 78258

Grantee: August C. Golla and Lucille R. Golla, husband and wife

Grantee's Mailing Address:

P.O. Box 386
St. Hedwig, Texas 78152

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A 208.896 acre, or 9,099,497 square feet more or less, tract of land being the remaining portion of a 672 acre tract described in deed to Benjamin F. Ackermann recorded in Volume 178, Page 289 of the Official Public Records of Bexar County, Texas, same being a tract described to Darlene Steubing Dague and Karen Steubing Schlortt recorded in Volume 8206, Page 644 of the Probate Records of Bexar County, Texas in the G. Torris Survey No. 38, Abstract 739, New City Block 17994, in the City of San Antonio, Bexar County, Texas, being described in Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and assigns, an undivided one-half (1/2) non executive mineral interest in and to all oil, gas and other minerals owned by Grantor in and under, and that may be produced from, the Property, it being the Grantor's intent to reserve one-half (1/2) of all interest in and to the mineral estate owned by Grantor other than the right to sign an oil, gas and mineral lease.

Grantor waives all rights of ingress and egress onto the Property for the purposes of mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals from the Property.

Exceptions to Conveyance and Warranty:

Easement(s), sanitary sewer, as provided therein, recorded in Volume 3474, Page 1987, Real Property Records, Bexar County, Texas.

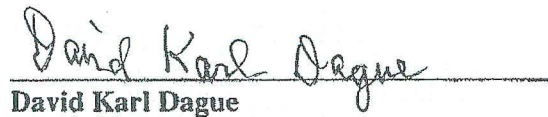
Taxes for the year of 2014 having been paid, and a proper proration of the current year's taxes having been made, taxes for the year 2015 and all subsequent years are herein assumed by Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTOR:


Darlene Steubing Dague

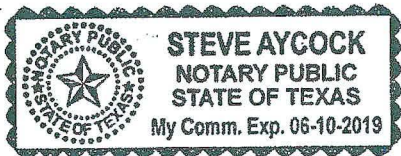

David Karl Dague


Karen Steubing Schlott


Robert Ernest Schlott, Jr.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 30 day of October,
2015, by **DARLENE STEUBING DAGUE** and **DAVID KARL DAGUE**.

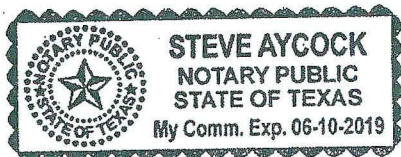




Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 2nd day of November,
2015, by **KAREN STEUBING SCHLORTT** and **ROBERT ERNEST SCHLORTT, JR.**





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

August C. Golla and Lucille R. Golla
P. O. Box 386
St. Hedwig, TX 78152-0386

EXHIBIT "A"

FIELDNOTE DESCRIPTION FOR

A 208.896 acre, or 9,099,497 square feet more or less, tract of land being the remaining portion of a 672 acre tract described in deed to Benjamin F. Ackermann recorded in Volume 178, Page 289 of the Official Public Records of Bexar County, Texas, same being a tract described to Darlene Steubing Dague and Karen Steubing Schlortt recorded in Volume 8206, Page 644 of the Probate Records of Bexar County, Texas, in the G. Torris Survey No. 83, Abstract 739, New City Block 17994, in the City of San Antonio, Bexar County, Texas. Said 208.896 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found ½ inch iron rod on the southwest line of a tract described in deed to Charles E. Golla recorded in Volume 6727, Page 286 of said Official Public Records (description in Volume 2001, Page 413 of said Official Public Records), the east corner of a tract described in deed to GVERRP, LLC recorded in Volume 6363, Page 1409 of said Official Public Records, the north corner of the herein described tract;

THENCE: S 74°18'50" E, along and with the southwest line of said Golla tract, the northeast line of said herein described tract, a distance of 2742.44 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northwest line of a tract described in deed to JPB Real Estate Development, Inc. recorded in Volume 15598, Page 949 of said Official Public Records, the south corner of said Golla tract, the east corner of the herein described tract;

THENCE: Along and with the northwest line of said JPB tract; the northwest lines Tract One, SA Auctions, LLC recorded in Volume 15364, Page 407; Tract Two, SA Auctions, LLC recorded in Volume 15364, Page 407; Burle Robins recorded in Volume 13869, Page 751, Jung V. Ltd. recorded in Volume 14678, Page 2297; Laborde Properties, L.P. recorded in Volume 13897, Page 75; David R. Harrison recorded in Volume 14802, Page 1340 (description in Volume 13791, Page 1102); Tract 1, BFI Waste Systems of North America recorded in Volume 7635, Page 1224; 9.508 acres to BFI Waste Systems of North America recorded in Volume 8333, Page 495 of said Official Public Records, the following bearings and distances:

S 14°55'55" W, a distance of 675.60 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

S 15°41'25" W, a distance of 2692.60 feet to a found ½ inch iron rod on the northwest right-of-way line of F.M. 1516 (a variable width public R.O.W.), the south corner of said 9.508 acres to BFI Waste System of North America tract;

THENCE: S 24°48'22" W, along and with the northwest right-of-way line of said F.M. 1516, a distance of 84.82 feet to a found ½ inch iron rod at the east corner of a 20.25 acre tract described in deed to Browning Ferris, Inc. recorded in Volume 12852, Page 1440 of said Official Public Records, the south corner of the herein described tract;

THENCE: N 74°15'32" W, leaving the northwest line of F.M. 1516, along and with the northeast line of said 20.25 acres to Browning Ferris, Inc. tract, the southwest line of the herein described tract, a distance of 2173.94 feet to a found 1 inch pipe at the east corner of a 159.357 acre tract described to Browning Ferris, Inc. recorded in Volume 6710, Page 982 of said Official Public Records, the north corner of said 20.25 acres to Browning Ferris, Inc. tract;

THENCE: N 74°06'32" W, along and with the northeast line of said 159.357 acres to Browning Ferris, Inc., the southwest line of the herein described tract, a distance of 340.09 feet to a found ½ inch iron rod at the south corner of a 244.58 acre tract described in deed to Browning Ferris, Inc. recorded in Volume 6286, Page 1712 of said Official Public Records;

THENCE: N 16°20'15" E, departing the northeast line of said 159.357 acres to Browning Ferris, Inc. tract, along and with the southeast line of said 244.58 acres to Browning Ferris, Inc. tract, the northwest line of the herein described tract, a distance of 1667.57 feet to a found ½ inch iron rod at the east corner of said 244.58 acres to Browning Ferris, Inc. tract;

THENCE: N 74°12'45" W, along and with the northeast line of said 244.58 acres to Browning Ferris, Inc. tract, a distance of 241.26 feet to a found ½ inch iron rod at the south corner of said GVRRP, LLC tract, the west corner of the herein described tract;

THENCE: N 15°38'31" E, along and with the southeast line of said GVRRP, LLC., the northwest line of the herein described tract, a distance of 1780.70 feet to the POINT OF BEGINNING, and containing 208.896 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9335-15 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 2, 2015
JOB NO. 9335-15
DOC. ID. N:\Survey15\15-9300\9335-15\Word\9335-15 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

Doc# 20150211344
Pages 7
11/02/2015 1:08PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$46.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
11/02/2015 1:08PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Z-2022-10700325
PA-2022-11600116

FIELD NOTES
November 17, 2013

BEING 122.230 acres of land, more or less, out of the O. Torres Survey No. 38, Abstract 739, N.C.B. 17594, City of San Antonio, Bexar County, Texas and also being out of a 131.25 acre tract described in Volume 2001, Page 413 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing south R.O.W. line of Interstate Highway 10 at the intersection with the north line of the above referenced 131.25 acre tract for the most northwesterly corner of this tract, said point also being the most southwesterly corner of a 103.277 acre tract described in Volume 13137, Page 1548 of the Real Property Records of Bexar County, Texas;

THENCE, S 73°53'00" E, (Ref. Brg. S 73°53' E-2001/413) 3696.80 feet (3696.67 feet-13137/1548) generally along an existing fence and the common line with said 103.277 acre tract to an iron rod found in the common line with a 6.239 acre tract described in Volume 13278, Page 1597 of the Real Property Records of Bexar County, Texas for the most northeasterly corner of this tract and the most southeasterly corner of said 103.277 acre tract;

THENCE, S 16°15'08" W, 1184.50 feet (S 16°07' W, 1180.6 feet-2001/413) along the common line with said 6.239 acre tract; a 6.379 acre tract described in Volume 13734, Page 992; a 6.386 acre tract described in Volume 11385, Page 1974; a 6.252 acre tract described in Volume 14678, Page 2297; a 6.259 acre tract described in Volume 15598, Page 949, all recorded in the Real Property Records of Bexar County, Texas to an iron rod found for the southeast corner of this tract and the northeast corner of a 208.896 acre tract described in Volume 17538, Page 527 of the Real Property Records of Bexar County, Texas;

THENCE, N 73°40'52" W, 2743.43 feet (N 74°18'50" W, 2742.44 feet-17538/527) generally along an existing fence and the common line with said 208.896 acre tract to an iron rod found for an angle point of this tract and the northwest corner of said 208.896 acre tract;

THENCE, N 73°48'16" W, 2369.67 feet (N 73°43'44" W, 2369.99 feet-6363/1409) generally along an existing fence and the common line with a 100.112 acre tract described in Volume 6363, Page 1409 of the Real Property Records of Bexar County, Texas to an iron rod set at a fence post for an angle point of this tract and an angle point of said 100.112 acre tract;

THENCE, N 26°33'45" W, 125.68 feet (N 26°29'13" W, 125.58 feet-6363/1409) generally along an existing fence and the common line with said 100.112 acre tract to an iron rod found in the existing south R.O.W. line of Interstate Highway 10 for the most westerly corner of this tract;

THENCE, N 70°16'53" E, (N 70°05' E-3922/549) 1555.57 feet along said south R.O.W. line to the POINT OF BEGINNING and containing 122.230 acres of land, more or less.

Note: Plat was prepared this day.

J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



FN15-153

Exhibit "A"