

ORDINANCE 2023-02-02-0068

AMENDING THE LAND USE PLAN CONTAINED IN THE PORT SAN ANTONIO AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE OF APPROXIMATELY 0.41 ACRES, LOCATED AT 2950 WEIR AVENUE AND LEGALLY DESCRIBED AS 0.41 ACRES OUT OF NCB 11316, SAVE AND EXCEPT THE NORTH 5.03 FEET (0.018 ACRES) OUT OF NCB 11316, FROM “EMPLOYMENT/FLEX MIXED USE” TO “URBAN LOW DENSITY RESIDENTIAL”.

* * * * *

WHEREAS, the Port San Antonio Area Regional Center Plan was adopted on December 2021, 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 January 11, 2023 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**;

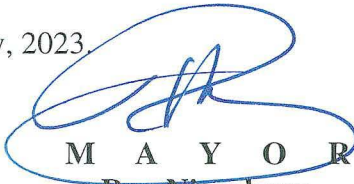
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the future land use of approximately 0.41 acres of land located at 2950 Weir Avenue, legally described as 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, from “Employment/ Flex Mixed Use” to “Urban Low Density Residential”.

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

16.

2023-02-02-0068

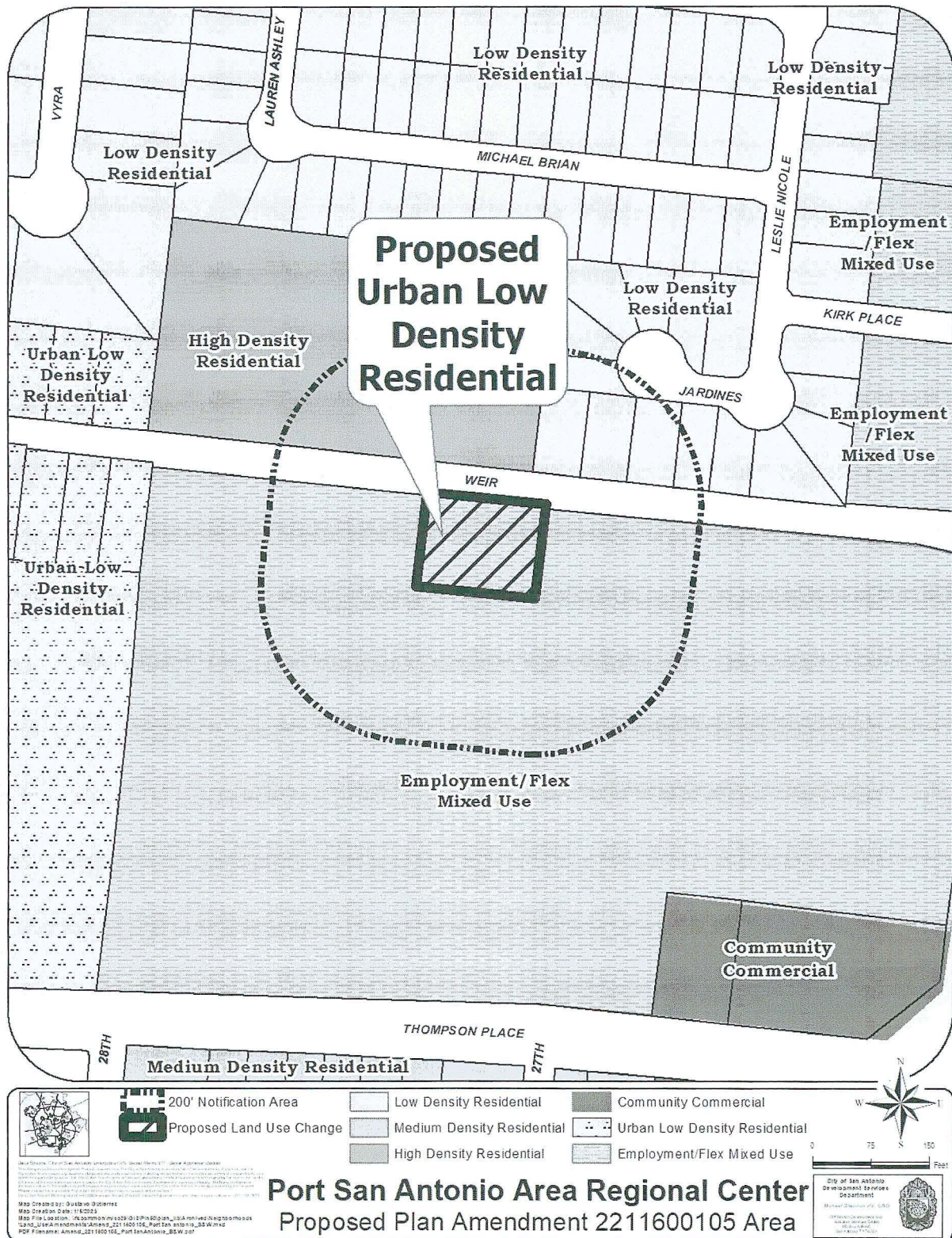
PLAN AMENDMENT CASE PA-2022-11600105 (Council District 5): Ordinance amending the Port San Antonio Area Regional Center Plan, a component of the comprehensive Master Plan of the City, by changing the future land use classification from "Employment/Flex Mixed Use" to "Urban Low Density Residential" on 0.41 acres out of NCB 11316, save and except the north 5.03 feet (0.018 acres) of NCB 11316, located at 2950 Weir Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2022-10700312)

Councilmember Castillo moved to approve. 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: DISTRICT 7

ATTACHMENT “I”

ATTACHMENT I
Proposed Amendment:



ATTACHMENT ‘II’

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEY NO. 5904
14384 HUBER RD.
SEGUIN, TX 78155

STATE OF TEXAS
COUNTY OF BEXAR

0.41 ACRE
2950 WEIR AVE.

A 0.41 ACRE TRACT BEING A PART OF LOT 4 OUT OF THE ORIGINAL CITY LOT 5 IN RANGE 2, DISTRICT 6, AND BEING THAT SAME TRACT OF LAND CALLED LOT 4A, NEW CITY BLOCK 11316, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS IN DOCUMENT NO. 20030302538 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND FURTHER DESCRIBED IN VOLUME 6235, PAGE 858 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT** THAT CERTAIN 0.018 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 4717, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the south right-of-way line of Weir Ave. (variable width right-of-way) for the southeast corner of said 0.018-acre tract, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 06°23'00" W, with the south right-of-way line of Weir Ave., passing at a distance of 5.00 feet a nail found in a tree for an angle point in the north line of Lot 20, St. John Berchmans Subdivision according to the map or plat thereof recorded in Volume 5700, Page 207 of the Deed and Plat Records of Bexar County, Texas, and continuing with the common of this tract and said Lot 20, a distance of **114.60 feet** to a ½" iron rod set for the southeast corner of this herein described tract;

THENCE continuing with the common lines of this tract and said Lot 20, the following two (2) courses and distances:

1. **N 83°00'41" W**, a distance of **154.00 feet** to a ½" iron rod found for the southwest corner of this herein described tract and an angle point in the north line of said Lot 20;
2. **N 06°23'00" E**, a distance of **114.60 feet** to a ½" iron rod set in the south right-of-way line of Weir Ave. for the southwest corner of said 0.018-acre tract, same being the northwest corner of this herein described tract;

THENCE, S 83°00'41" E, with the north right-of-way line of Weir Ave., a distance of **154.00 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.41 of one acre (7,647 square feet) of land, more or less, within these metes and bounds.

All field bearings are referenced to the North American Datum of 1983 (NAD83) Horizontal Datum, Texas State Plane Coordinate System, South Central Zone.

I hereby certify that this survey was performed upon the ground July 24, 2022, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A, Garcia
Registered Professional Land Surveyor No. 5904

