

AN ORDINANCE 2015-09-17-0835

AMENDING THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 9.164 ACRES OF LAND OUT OF LOT P-2 CB 4862 LOCATED IN THE 26000 BLOCK OF BULVERDE ROAD, FROM COUNTRY TIER TO SUBURBAN TIER.

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WHEREAS, the North Sector Plan was adopted on August 5, 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 12, 2015 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 Land Use Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 9.164 acres of land out of P-2 CB 4862, located in the 26000 Block of Bulverde Road, from Country Tier to Suburban Tier. All portions of land mentioned are depicted in **Attachments "I" and "II"**, attached hereto and incorporated herein for all purposes.

SECTION 2. A description of the property is attached as **Attachment "III"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. This ordinance shall take effect September 27, 2015.


PASSED AND APPROVED on this 17th day of September 2015.


M A Y O R
Ivy R. Taylor

ATTEST:

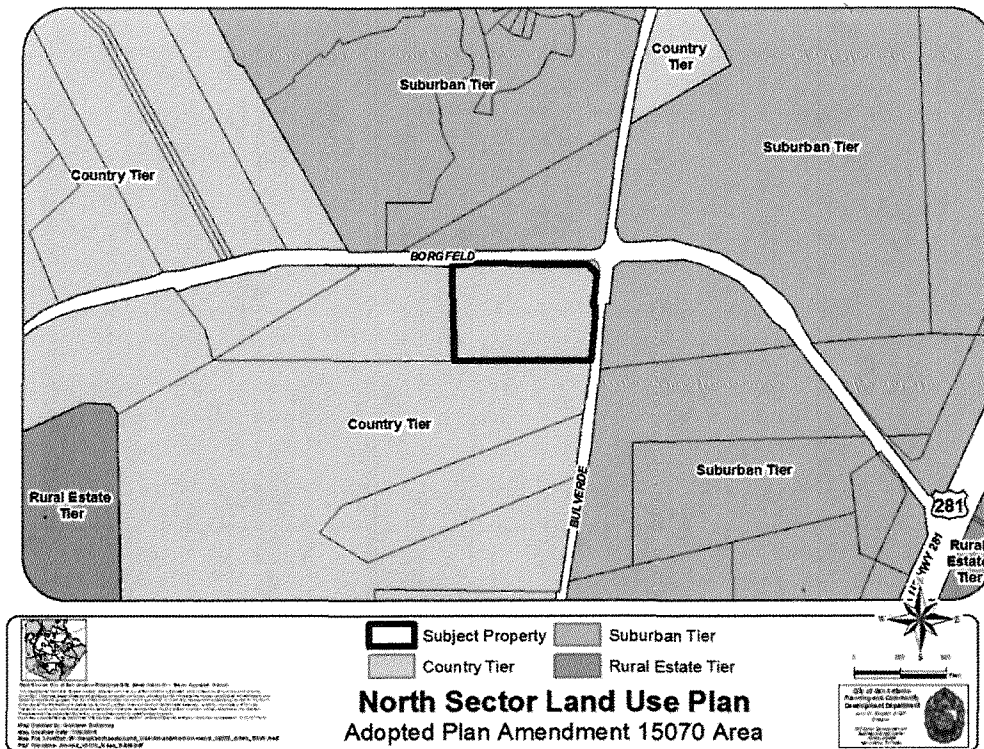

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

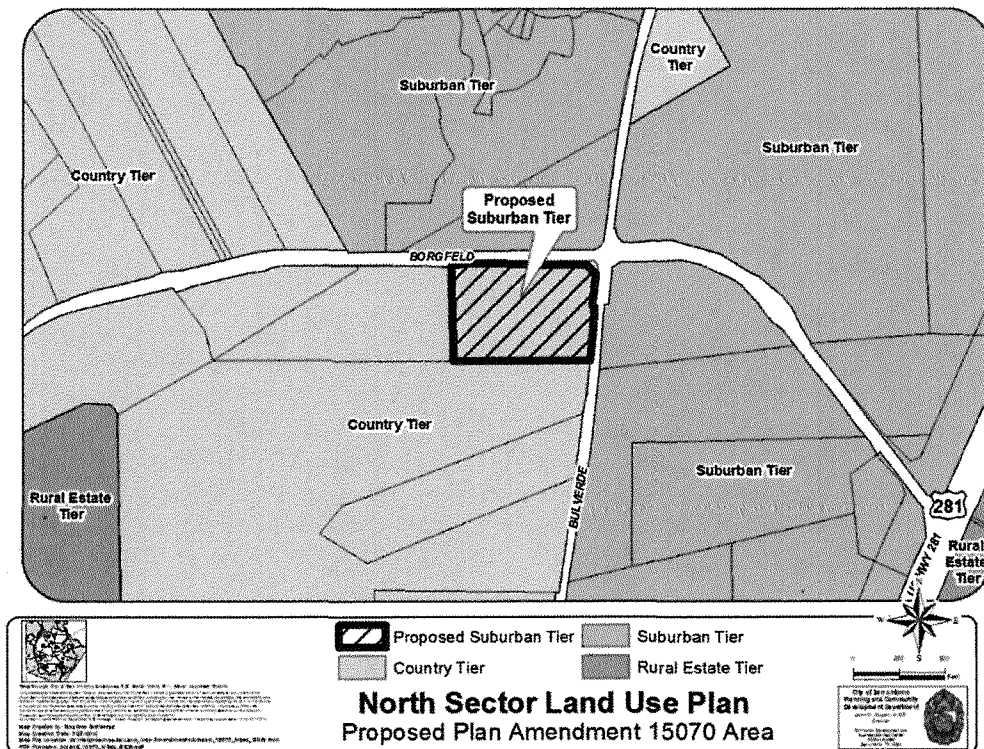

For Martha G. Sepeda, Acting City Attorney

| Agenda Item: | P-5 (in consent vote: 46, P-1, Z-1, Z-2, Z-4, Z-6, Z-9, P-5) | | | | | | |
|---------------------|--|--------------------|------------|------------|----------------|---------------|---------------|
| Date: | 09/17/2015 | | | | | | |
| Time: | 02:31:25 PM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | PLAN AMENDMENT # 15070 (Council District 9/ETJ) : An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 9.164 acres out of Lot P-22, CB 4862 located in the 26000 block of Bulverde Road from "Country Tier" to "Suburban Tier." Staff and Planning Commission recommend Approval. (No associated Zoning Case) | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ivy R. Taylor | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | | x |
| Alan Warrick | District 2 | | x | | | x | |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Ray Lopez | District 6 | | x | | | | |
| Cris Medina | District 7 | | x | | | | |
| Ron Nirenberg | District 8 | | x | | | | |
| Joe Krier | District 9 | | x | | | | |
| Michael Gallagher | District 10 | | x | | | | |

ATTACHMENT I
Land Use Plan as Adopted:



ATTACHMENT II
Proposed Amendment:





FIELDNOTE DESCRIPTION
FOR EXHIBIT

A 9.164 acre, or 399,173 square feet more or less, tract of land being a part of the remaining portion of 126.14 acre tract described in deed to Bass Properties recorded in Volume 6227, Page 1386 of the Official Public Records of Bexar County, Texas, out of the T. J. Robinson Survey No. 486, Abstract 637 in County Block 4862 in Bexar County, Texas. Said 9.164 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 point south right-of-way line of Borgfeld Drive, a variable width right-of-way, the north line of said portion of 126.14 acre tract, the northwest end of a cutback corner with the west right-of-way line of Bulverde Road, a variable width right-of-way, for the northernmost, northeast corner hereof;

THENCE: S 42°10'55" E, a distance of 59.69 feet to a point for the southeast corner of said cutback, the northeast corner of said remaining portion of said 126.14 acre tract;

THENCE: Along and with the west right-of-way line of said Bulverde Road, the east line of said remaining portion of 126.14 acre tract, the following bearings and distances:

S 06°04'33" W, a distance of 180.91 feet to a point;

S 83°55'28" E, a distance of 14.00 feet to a point;

S 03°57'58" W, a distance of 126.70 feet to a point;

S 05°40'38" W, a distance of 163.69 feet to a point, for the southeast corner hereof;

THENCE: Departing the west right-of-way line of said Bulverde Road, over and across said portion of 126.14 acre tract, the following bearings and distances:

S 89°37'07" W, a distance of 749.49 feet to a point, for the southwest corner hereof, same being the southeast corner of the remaining portion of 11.00 acres described in deed to John and Theresa Bass recorded in Volume 12739, Page 1732 of said Official Public Records;

N 00°21'58" W, along the east line of said Bass tract, a distance of 516.01 feet to a point in the south right-of-way line of Borgfeld Road, the north line of said remaining portion of said 126.14 acre tract, for the northeast corner of the remaining portion of said Bass tract, the northwest corner hereof;

THENCE: Along the south right-of-way line of Borgfeld Road, the north line of said remaining portion of said 126.14 acre tract, the following bearings and distances:

N 80°37'49" E, a distance of 59.11 feet to a point;

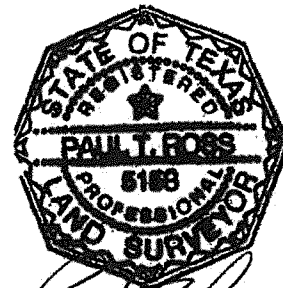
N 89°33'36" E, a distance of 246.10 feet to a point;

S 88°05'50" E, a distance of 269.11 feet to a point;

N 89°33'36" E, a distance of 169.50 feet to the POINT OF BEGINNING, and containing 9.164 acres in Bexar County, Texas. Said tract being described by a survey description and map prepared under job number 8324-02 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 6, 2015
JOB NO. 8324-02
DOC. ID. N:\CIVIL\8324-02\Word\8324-02 FN BASS.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Paul J. Ross
15 MAY, 15