

AN ORDINANCE 2015-10-15-0894

**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 18.977 ACRES OF LAND OUT OF CB 4926 GENERALLY LOCATED IN THE 25500 BLOCK OF OVERLOOK PARKWAY FROM SUBURBAN TIER TO GENERAL URBAN TIER.**

\* \* \* \* \*

**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 September 9, 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 Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately as 18.977 acres of land out of CB 4926 of land generally located in the 25500 block of Overlook Parkway from Suburban Tier to General Urban 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.

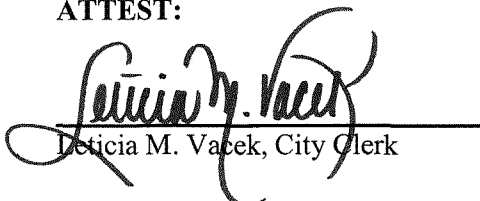
**SECTION 3.** This ordinance shall take effect October 25, 2015.

**PASSED AND APPROVED** this 15<sup>th</sup> day of October, 2015.

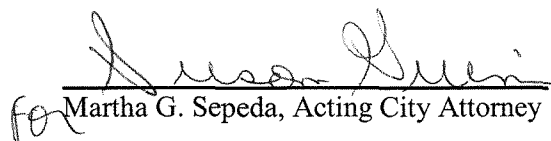


**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

  
Deticia M. Vacek, City Clerk

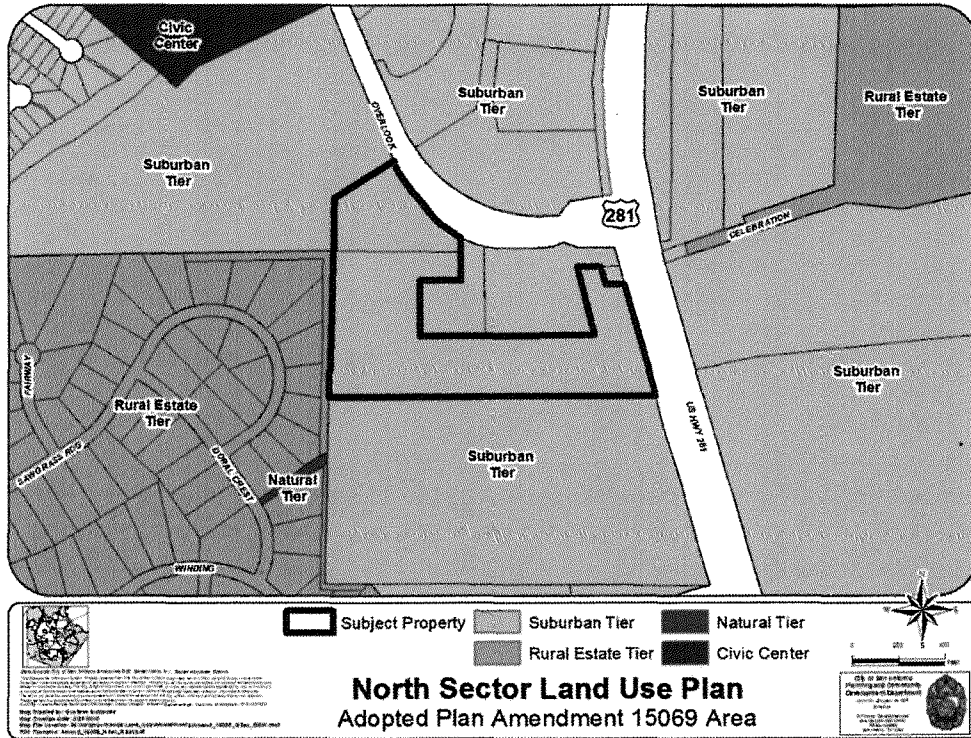
**APPROVED AS TO FORM:**

  
for Martha G. Sepeda, Acting City Attorney

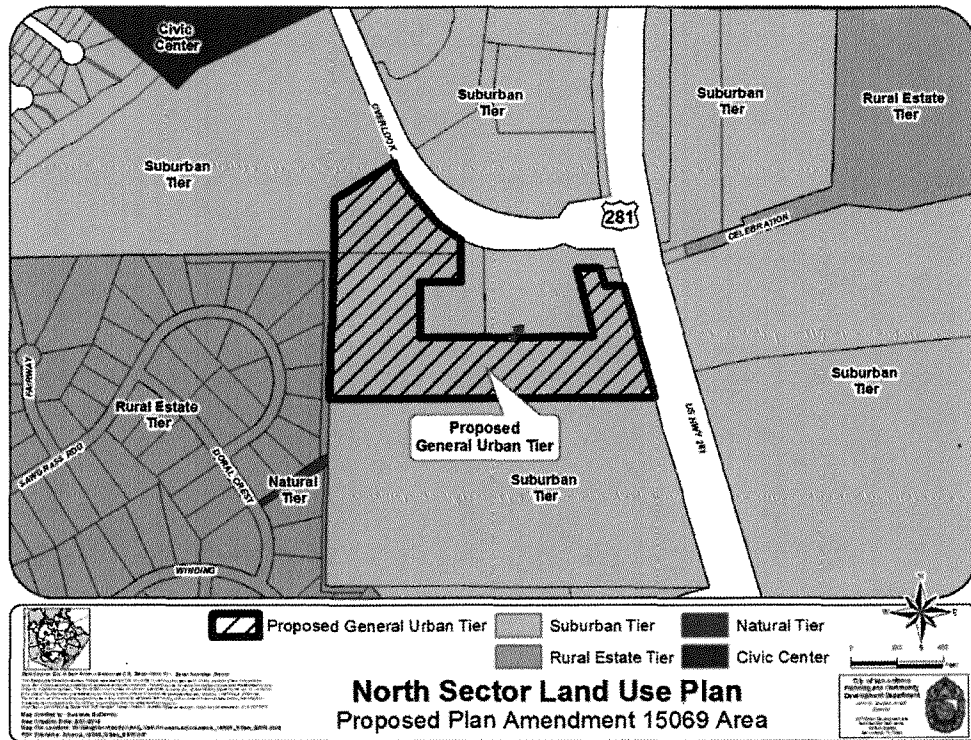
<b>Agenda Item:</b>	<b>P-3 ( in consent vote: P-1, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, P-4, Z-12, P-6 )</b>
<b>Date:</b>	10/15/2015
<b>Time:</b>	02:25:52 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	PLAN AMENDMENT # 15069 (Council District 9/ ETJ): An Ordinance amending the future land 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 approximately 18.977 acres out of CB 4926 located in the 25500 Block of Overlook Parkway, from "Suburban Tier" to "General Urban Tier." Staff and Planning Commission recommend Approval. (No Associated Zoning Case)
<b>Result:</b>	Passed

<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor	x					
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x

**ATTACHMENT I**  
**Land Use Plan as Adopted:**



**ATTACHMENT II**  
**Proposed Amendment:**





FIELD NOTES  
FOR  
ZONING

An 18.977 acre, or 826,656 square feet more or less, tract of land comprised of 2.333 acres out of that 140.4 acre tract described in deed to Longleaf Inc. recorded in Volume 7878, Page 1299 and 19.923 acres out of a 22.00 acre tract described to Rogers/Bitterblue 281, Ltd., in deed recorded in Volume 8262, Page 549, both of the Official Public Records of Bexar County, Texas, out of the Beaty Scale & Forwood Survey 417 3/8, Abstract 113, County Block 4926 in Bexar County, Texas. Said 18.977 acre tract being more fully described as follows, with the bearings based on Oliver Ranch Unit 7 Subdivision recorded in Volume 9552, Page 164-171 of the Deed and Plat Records of Bexar County, Texas;

- BEGINNING:** At a point on the southwest right-of-way line of Overlook Parkway, a variable width right-of-way recorded in Volume 9552, page 164 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 1.924 acre tract recorded in Volume 11949, Page 2490 of the Official Public Records of Bexar County, Texas;
- THENCE:** S 00°27'56" E, departing the southwest right-of-way line of said Overlook Parkway, with the west line of said 1.924 acre tract, a distance of 181.98 feet to a point;
- THENCE:** S 89°32'04" W, with a north line of said 1.924 acre tract, a distance of 180.00 feet to a point;
- THENCE:** S 00°27'56" E, with the west most line of said 1.924 acre tract, a distance of 241.16 feet to a point for the southwest corner of said 1.924 acre tract;
- THENCE:** N 89°43'37" E, with the south line of said 1.924 acre tract, at a distance of 280.00 feet passing the southeast corner of said 1.924 acre tract, the southwest corner of a 3.409 acre tract recorded in Volume 7976, Page 1753 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 701.00 feet to a point for the southeast corner of said 3.409 acre tract;
- THENCE:** N 16°14'10" W, with an east line of said 3.409 acre tract, a distance of 160.18 feet to a point;

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18.977 Acres  
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- THENCE: Northwesterly, continuing with an east line of said 3.409 acre tract, along a tangent curve to the right, said curve having a radius of 3124.95 feet, a central angle of  $01^{\circ}39'41''$ , a chord bearing and distance of  $N 15^{\circ}24'20'' W$ , 90.61 feet, for an arc length of 90.61 feet to a point;
- THENCE:  $N 89^{\circ}58'03'' E$ , with a south line of said 3.409 acre tract, a distance of 123.88 feet to a point for the northwest corner of a 0.153 acre tract recorded in Volume 17065, Page 2253 of the Official Public Records of Bexar County, Texas ;
- THENCE:  $S 15^{\circ}59'38'' E$ , with the west line of said 0.153 acre tract, a distance of 83.21 feet to a point for the southwest corner of said 0.153 acre tract;
- THENCE:  $N 89^{\circ}58'09'' E$ , with the south line of said 0.153 acre tract, a distance of 83.39 feet to a point on the west right-of-way line of US Highway 281, a 200-foot right-of-way the east line of said 22.00 acre tract;
- THENCE:  $S 16^{\circ}14'10'' E$ , with the west right-of-way line of said US Highway 281, the east line of said 22.00 acre tract, a distance of 540.87 feet to a point for the southeast corner of said 22.00 acre tract, the northeast corner of a 26.395 acre tract recorded in Volume 15566, Page 1804 of the Official Public Records of Bexar County, Texas;
- THENCE:  $S 89^{\circ}55'06'' W$ , departing the west right-of-way line of said US Highway 281, with the south line of said 22.00 acre tract, the north line of said 26.395 acre tract, a distance of 1418.88 feet to a point on the east line of a Block 7 of the Summerglen, Unit-2B Subdivision recorded in Volume 9543, Page 165-167 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of said 22.00 acre tract;
- THENCE:  $N 00^{\circ}56'21'' E$ , with the east line of said Block 7, the west line of said 22.00 acre tract, at a distance of 693.94 feet passing the northeast corner of said Summerglen Unit-2B, a northwest most corner of said 22.00 acre tract, the south line of a 140.4 acre tract recorded in Volume 7878, Page 1299 of the Official Public Records of Bexar County, Texas and the southeast corner of Lot 1, Block 21 of The Estates at Lookout Canyon Subdivision recorded in Volume 9569, Page 78 of the Deed and Plat Records of Bexar County, Texas and continuing for a total distance of 923.95 feet to a point;

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- THENCE: N 57°39'39" E, with the southeast line of said Lot 1, a distance of 312.49 feet to a point on the southwest right-of-way line of said Overlook Parkway;
- THENCE: S 27°41'35" E, with the southwest right-of-way line of said Overlook Parkway, a distance of 44.75 feet to a point;
- THENCE: Southeasterly, continuing with the southwest right-of-way line of said Overlook Parkway, along a tangent curve to the left, said curve having a radius of 614.00 feet, a central angle of 37°04'24", a chord bearing and distance of S 46°13'46" E, 390.39 feet, for an arc length of 397.29 feet to the POINT OF BEGINNING, and containing 18.977 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8824-00 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: June 19, 2015  
JOB NO. 8824-00  
DOC. ID. N:\CIVIL\8824-00\WORD\8824-00 FN-18.977 AC ZN.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

