SG/cla
10/15/2015
#P-6

Comprehensive Master Plan Amendment # 15068
North Sector Plan

AN ORDINANCE 2015-10-15-0899

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 35.739 ACRES OUT OF CB 4864 GENERALLY LOCATED AT 27161 NORTH US HIGHWAY 281, 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 35.739 acres out of CB 4864 generally located at 27161 North US Highway 281, 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 15st day of October, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

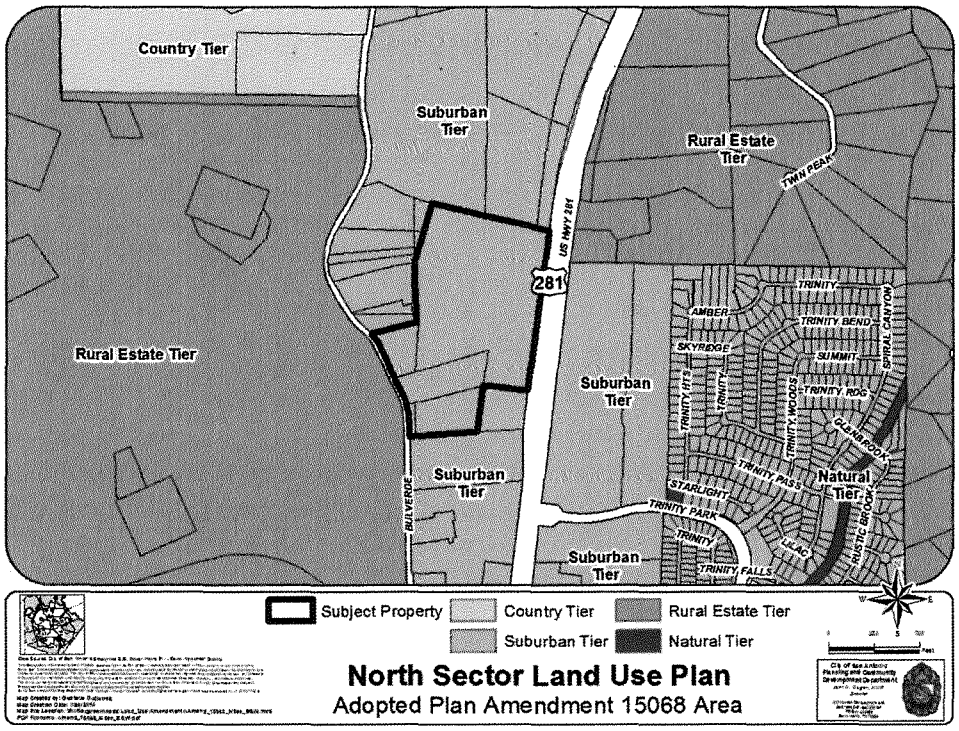
for

Martha G. Sepeda, Acting City Attorney

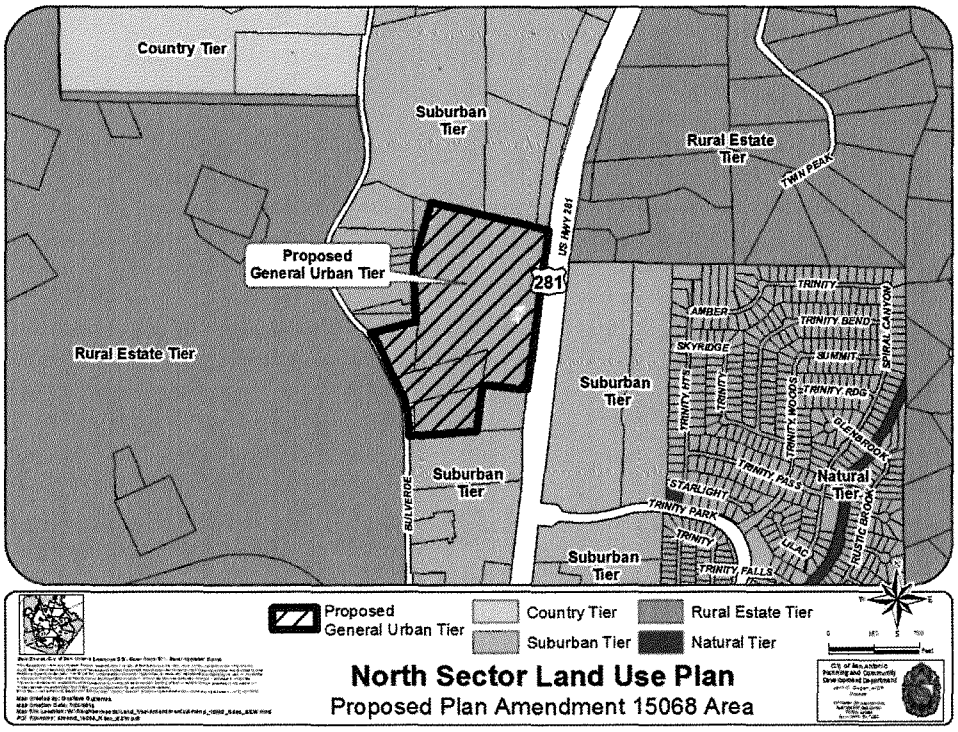
Agenda Item:	**P-6 (in consent vote: P-1, Z-3, Z-5, Z-7, Z-8, Z-9, Z-10, P-3, P-4, Z-12, P-6)**
Date:	10/15/2015
Time:	02:25:52 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT # 15068 (Council District 10/ETJ): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 35.739 acres out of CB 4864, generally located in the 27100 Block of North US Highway 281 from "Suburban Tier" to "General Urban 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				
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:



PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING

A 35.739 acre, or 1,556,803 square feet more or less, tract of land comprised of Lot 2, Block 3, County Block 4864 of the North Central Business Park Subdivision recorded in Volume 9543, Page 172 of the Deed and Plat Records of Bexar County, Texas and a called 36.17 acre tract described in deed to Bass Properties, LP recorded in Volume 12220, Page 2205 of the Official Public Records of Bexar County, Texas, out of the Guadalupe College Survey No. 416, Abstract 266 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4864 of Bexar County, Texas. Said 35.739 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;

CO)MMENCING: At a point on the west right-of-way line of US Highway 281, a variable width right-of-way, the northeast corner of a 8.00 acre tract recorded in Volume 3295, Page 308 of said Official Public Records, the southeast corner of Lot 1, Block 3, County Block 4864 of the US Brick/US 281 Subdivision recorded in Volume 9538, Page 82 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 85°26'19" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said 8.00 acre tract, the south line of said Lot 1, a distance of 346.70 feet to the southwest corner of said Lot 1 and the POINT OF BEGINNING of the herein described tract;

THENCE: S 85°26'19" W, along and with the north line of said 8.00 acre tract, the south line of said 36.17 acre tract, a distance of 529.92 feet to a point on the east right-of-way line of Bulverde Road, a variable width right-of-way;

THENCE: Along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract and said Lot 2 the following bearings and distances:

N 00°55'51" W, a distance of 176.55 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°19'57", a chord bearing and distance of N 10°03'14" W, 54.99 feet, for an arc length of 55.03 feet to a point;

San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Attachment III

N 75°29'12" E, a distance of 13.01 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 443.00 feet, a central angle of 12°11'45", a chord bearing and distance of N 19°50'54" W, 94.12 feet, for an arc length of 94.30 feet to a point;

N 25°56'21" W, a distance of 132.97 feet to a point;

S 72°57'00" W, a distance of 13.16 feet to a point;

N 25°56'23" W, a distance of 297.25 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 429.99 feet, a central angle of 07°22'40", a chord bearing and distance of N 29°37'43" W, 55.33 feet, for an arc length of 55.37 feet to a point;

N 25°17'21" W, a distance of 39.56 feet to a point;

N 53°59'17" W, a distance of 19.89 feet to a point for the northwest corner of said 36.17 acre tract, the southwest corner of a 1.915 acre tract recorded in Volume 8908, Page 1928 of said Official Public Records;

THENCE: N 76°15'30" E, departing the east right-of-way line of said Bulverde Road, along and with a northwest line of said 36.17 acre tract, the southeast line of said 1.915 acre tract, a distance of 359.71 feet to a point for the southeast corner of said 1.915 acre tract;

THENCE: N 01°54'23" W, along and with the west line of said 36.17 acre tract, the east line of said 1.915 acre tract, a 3.568 acre tract recorded in Volume 16996, Page 1336, both of said Official Public Records, a distance of 475.00 feet to a point for the northeast corner of said 3.568 acre tract, the southeast corner of a 1.490 acre tract recorded in Volume 13197, Page 144 of said Official Public Records;

THENCE: N 15°44'03" E, along and with the east line of said a 1.490 acre tract, a 1.00 acre tract and a 2.507 acre tract recorded in Volume 13229, Page 1409 and a 4.08 acre tract recorded in Volume 16204, Page 2179, described in Volume 16207, Page 201 all of said Official Public Records, a distance of 471.56 feet to a point for the northeast corner of said 4.08 acre tract, on the south line of a 29.095 acre tract recorded in Volume 5968, Page 1124 of said Official Public Records;

THENCE: S 76°06'14" E, along and with the south line of said 29.095 acre tract, a 10.752 acre tract recorded in Volume 11088, Page 1606 of said Official Public Records, a distance of 420.00 feet to a point;

THENCE: S 76°31'29" E, along and with the south line of said 10.752 acre tract, the north line of said 36.17 acre tract, a distance of 491.61 feet to a point on the west right-of-way line of said US Highway 281, the northeast corner of said 36.17 acre tract;

THENCE: S 06°43'41" W, along and with the west right-of-way line of said US Highway 281, the east line of said 36.17 acre tract, the east line of said Lot 1, a distance of 1287.57 feet to the northeast corner of said Lot 1;

THENCE: N 83°16'37" W, departing the west right-of-way line of said US Highway 281, along and with the north line of said Lot 1, a distance of 340.00 feet to the northwest corner of said Lot 1;

THENCE: S 06°43'37"W, along and with the west line of said Lot 1, a distance of 320.84 feet to the POINT OF BEGINNING, and containing 35.739 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8825-00 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."

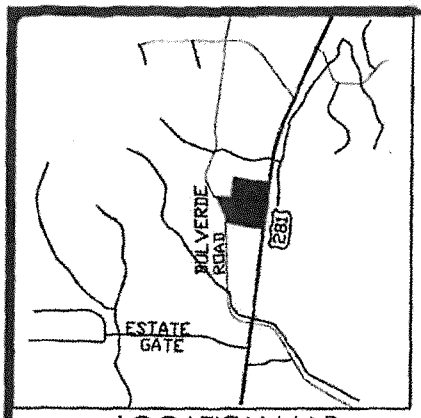
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 19, 2015, revised: June 29, 2015
JOB NO. 8825-00
DOC. ID. N:\CIVIL\8825-00\WORD\8825-00 FN-35.739 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

30 JUNE, 15

PAPE-DAWSON ENGINEERS

No. 15068



LOCATION MAP
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

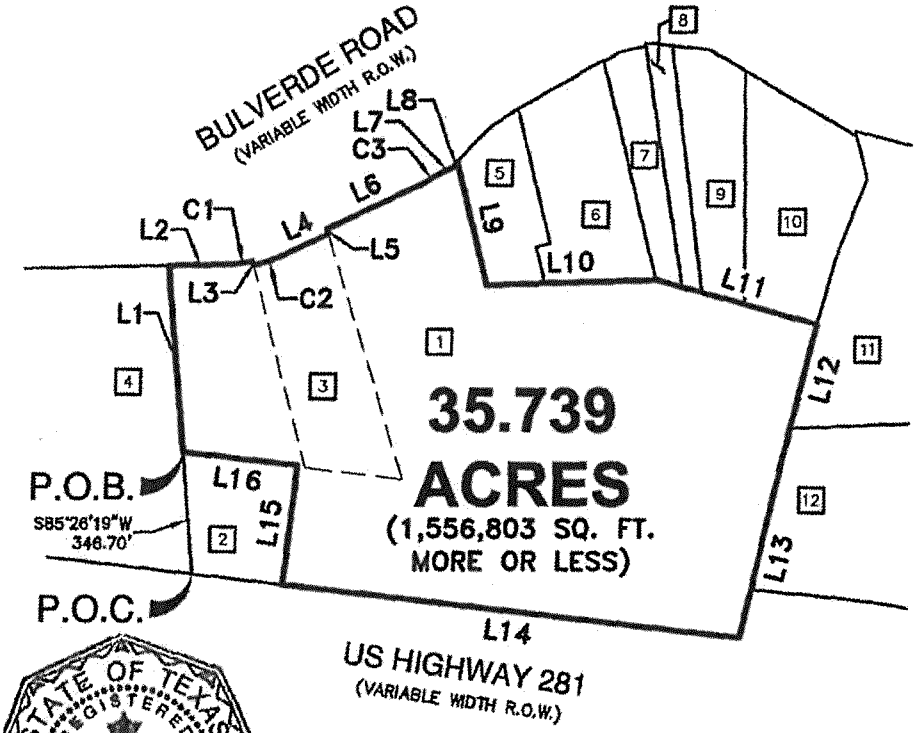
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. "THIS DOCUMENT WAS PREPARED UNDER 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."

1 inch = 500'

500' 0' 250' 500'

KEYNOTES

1. 36.17 ACRES
BASS PROPERTIES, LP
(VOL. 12220, PG. 2205 OPR)
2. LOT 1, BLOCK 3 CB 4864
US BRICK/US 281
(VOL. 9538, PG. 82 DPR)
3. LOT 2, BLOCK 3, CB 4864
NORTH CENTRAL BUSINESS PARK
(VOL. 9543, PG. 172 DPR)
4. 8.00 ACRES
DAN W PARRISH & SUSAN H PARRISH
(VOL. 3295, PG. 308 OPR)
5. 1.915 ACRES
GARY N BACKHAUS
(VOL. 8908, PG. 1928 OPR)
6. 3.568 ACRES
MARY WISHAU
(VOL. 16996, PG. 1336 OPR)
7. 1.490 ACRES
PHILLIP T MUSKA & CAROL L MUSKA
(VOL. 13197, PG. 144 OPR)
8. 1.00 ACRE -TRACT II
PHILLIP T MUSKA & CAROL L MUSKA
(VOL. 13229, PG. 1409 OPR)
9. 2.507 ACRES-TRACT I
PHILLIP T MUSKA & CAROL L MUSKA
(VOL. 13229, PG. 1409 OPR)
10. 4.08 ACRES
WILLIAM GERARD DILLOW & SHARON DILLOW
(VOL. 16204, PG. 2179 OPR)
DESCRIBED IN
(VOL. 16207, PG. 201 OPR)
11. 29.095 ACRES
JOHN & JESSIE MILLIAN
(VOL. 5968, PG. 1124 OPR)
12. 10.752 ACRES
281 NORTH INVESTMENT COMPANY
(VOL. 11088, P.G 1606 OPR)



STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

30 JUNE, 15

EXHIBIT FOR
ZONING

A 35.739 ACRE, OR 1,556,803 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF LOT 2, BLOCK 3, COUNTY BLOCK 4864 OF THE NORTH CENTRAL BUSINESS PARK SUBDIVISION RECORDED IN VOLUME 9543, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 36.17 ACRE TRACT DESCRIBED IN DEED TO BASS PROPERTIES, LP RECORDED IN VOLUME 12220, PAGE 2205 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266 AND THE HENRY PENSHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

SHEET 1 OF 2

REVISED: JUNE 29, 2015 JOB No.: 8825-00

Date: Jun 30, 2015, 7:50am User ID: MHolmes
File: N:\CIVIL\8825-00\8825-00 ZN-35.739 AC.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°26'15"W	529.92'
L2	N00°55'51"W	176.55'
L3	N75°29'12"E	13.01'
L4	N25°56'21"W	132.97'
L5	S72°57'00"W	13.16'
L6	N25°56'23"W	297.25'
L7	N25°17'21"W	39.56'
L8	N53°59'17"W	19.89'
L9	N76°15'30"E	359.71'
L10	N01°54'23"W	475.00'
L11	N15°44'03"E	471.56'
L12	S76°06'14"E	420.00'
L13	S76°31'29"E	491.61'
L14	S06°43'41"W	1287.57'
L15	N83°16'37"W	340.00'
L16	S06°43'37"W	320.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	429.99'	7°19'57"	N10°03'14"W	54.99'	55.03'
C2	443.00'	12°11'45"	N19°50'54"W	94.12'	94.30'
C3	429.99'	7°22'40"	N29°37'43"W	55.33'	55.37'

PAPE-DAWSON ENGINEERS

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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

REVISED: JUNE 29, 2015

JOB No.: 8825-00

Date: Jun 30, 2015, 7:50am User ID: MHolmes
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