

AN ORDINANCE **60593**

29

AMENDING CHAPTER 42 OF THE CITY CODE THAT
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE
OF THE CITY OF SAN ANTONIO BY CHANGING THE
CLASSIFICATION AND REZONING OF CERTAIN
PROPERTY DESCRIBED HEREIN.

* * * * *

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

SECTION 1. THAT SECTION 42-22 OF CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HEREINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85088)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District to "B-2" Business District and "B-3R" Restrictive Business District, listed below as follows:

Temporary R-1 to B-2

A 10.486 acre tract of land out of NCB 15249, being further described by field notes filed in the Office of the City Clerk.

Temporary R-1 to B-3R

A 50.727 acre tract of land out of NCB 15249, being further described by field notes filed in the Office of the City Clerk.

Provided that off-street parking and driveways on Pearsall Road are provided and submitted for approval by the Traffic Engineering Division; that access from Loop 410 is secured from the State Department of Highways and Public Transportation; and that a six-foot solid screen fence is erected and maintained abutting the residential area adjacent to the northwest property line.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 42, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 42-11.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 25th DAY OF April 1985.

ATTEST: Arma S. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

85-29

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBERING	1
CITY WATER BOARD	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PUBLIC UTILITIES	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING DIVISION-CENTRAL MAPPING	
WASTEWATER ENGINEERING	
REAL ESTATE DIVISION	
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	1

ITEM NO. 22

MEETING OF THE CITY COUNCIL DATE: APR 25 1985

MOTION BY: Thompson SECONDED BY: Dutmer

ORD. NO. 60593 ZONING CASE #285088

RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		Absent	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		Absent	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
G.E. "ED" HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		Absent	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

Provided that off-street parking and driveways on Pearsall Rd. are provided and submitted for approval by the Traffic Engng. Div.; that access from Loop 410 is secured from the St. Dept. of Highways and Public Transportation; and that a 6' solid screen fence is erected and maintained abutting the residential area adjacent to the northwest property line.

285088

Description

B-2 Zone

A 10.486 Acre Parcel of Land out of the Maria F. Rodriguez Survey No. 4, Abstract No. 16, County Block 4303, San Antonio, Bexar County, Texas, being more particularly described as follows;

Beginning at the intersecting point of the Northerly R.O.W. Line of Pearsall Road and a cut-off Line to the East R.O.W. Line of I.H. Loop 410, along said cut-off Line, N 50°37'19"W a distance of 89.31 Feet to the East R.O.W. Line of I.H. Loop 410, along the East R.O.W. Line of I.H. Loop 410, N 25°16'08"W a distance of 382.10 Feet to an angle Point, N 19°15'36"W a distance of 1461.51 Feet to the Point of Beginning,

Continuing along the East R.O.W. Line of I.H. Loop 410, N 19°15'36"W a distance of 361.06 Feet to an angle point,

Thence, departing from the East R.O.W. Line of I.H. Loop 410, N 70°44'24"E a distance of 10.0 Feet to a point of curvature,

Thence, along a curve to left having a Radial Bearing of N 57°56'26"E, a Radius of 100 Feet, an interior angle of 77°12'05", a tangent Length of 79.83 Feet and an arc Length of 134.75 Feet to a point of tangency,

Thence, N 83°32'25"E a distance of 1338.28 Feet to an angle point,

Thence, S 53°44'00"E a distance of 156.35 Feet to a point on a curve, also being on the West Line of the Lackland A.F.B. Spur Line,

Thence, along said curve to the Left, having a Radial Bearing of N 77°20'09"E, a Radius of 1938.29 Feet, an interior angle of 05°48'28", a tangent Length of 98.32 Feet and an arc Length of 196.48 Feet, to a point and an angle point,

Thence, S 83°32'25"W a distance of 1526.32 Feet to the East R.O.W. Line of I.H. Loop 410 and the Point of Beginning of said Parcel of Land containing 10.486 Acres of Land more or less.

285088

Description

B-3R Zone

A 50.727 Acre Parcel of Land out of the Maria F. Rodriguez Survey No. 4, Abstract No. 16, County Block 4303, San Antonio, Bexar County, Texas, being more particularly described as follows;

Beginning at the intersecting point of the I.H. Loop 410 cut-off Line and the North R.O.W. Line of Pearsall Road, along said cut-off Line, N 50°37'19"W a distance of 89.31 Feet to the East R.O.W. Line of I.H. Loop 410,

Thence, along the East R.O.W. Line of I.H. Loop 410, N 25°16'08"W a distance of 382.10 Feet to angle point, N 19°15'36"W a distance of 1461.51 Feet to an angle point,

Thence, N 83°32'25"E a distance of 1526.32 Feet to a point on the West Line of the Lackland A.F.B. Spur Line,

Thence, along the West line of said Spur Line, along a curve to the left, having a Radial Bearing of N 71°31'41"E, a radius of 1/38.29 Feet, an interior angle of 0°32'15", and an arc length of 18.18 to a point of tangency, S 24°16'19"E a distance of 962.96 Feet to a point on the North R.O.W. Line of Pearsall Road,

Thence, along the North R.O.W. Line of Pearsall Road, S 49°42'11"W a distance of 515.29 Feet to an angle point, S 43°59'31"W a distance of 100.49 Feet to an angle point, S 49°42'11" W a distance of 980.58 Feet to the point of beginning of said Parcel of Land containing 50.727 Acres of Land more or less.

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 6CASE: Z85088NAME: Ray Ellison Industries

The rezoning and reclassification of:

LOCATION Temporary "R-1" to "B-2"

A 10.486 acre tract of land out of NCB 15249, being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "B-3R"

A 50.727 acre tract of land out of NCB 15249, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located north of the intersection of SW Loop 410 Expressway and Pearsall Road, having 1591' on Pearsall Road and 2234' on SW Loop 410 Expressway.

FROM: Temporary "R-1" One Family Residence District

TO: "B-2" Business District and "B-3R" Restrictive Business District

The Zoning Commission has recommended that this request of change of zone be approved
by the City Council

Department of Planning and Zoning

APPLICANT: Ray Ellison Industries

ZONING CASE NO Z85088

STATUS OF APPLICANT: Owner

APPEAL CASE

YES

NO XX

OWNER OF PROPERTY: Ray Ellison Industries

OWNER CONCURS WITH THIS REZONING REQUEST:

YES XX

DATE OF APPLICANT: February 7, 1985

LOCATION OF PROPERTY

Temporary "R-1" to "B-2"

A 10.486 acre tract of land out of NCB 15249, being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "B-3R"

A 50.727 acre tract of land out of NCB 15249, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located north of the intersection of S.W. Loop 410 Expressway and Pearsall Road, having 1591' on Pearsall Road and 2234' on S.W. Loop 410 Expressway.

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" One Family Residence District to "B-2" Business District and "B-3R" Restrictive Business District

ZONING COMMISSION PUBLIC HEARING HELD ON March 12, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Herb Quiroga, 4800 Fredericksburg, stated that they are requesting the change of zoning for "B-2" and "B-3" uses. He further stated that they propose to develop the subject for retail and commercial needs of the area, perhaps an HEB type of grocery store.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

DISCUSSION

The subject property is located north of the major intersection of S.W. Loop 410 and Pearsall Road. To the north is an established single family residential neighborhood separated by a 50' drainage easement. It is the applicants intent at this time to provide a 300' strip of "B-2" along the drainage easement to further provide a transitional buffer to the residential area.

RECOMMENDATION

Approval is recommended by staff.

TRAFFIC ENGINEERING RECOMMENDATION

Off-street parking and driveways on Pearsall to be submitted for approval to the Traffic Engineering section of Public Works. Access from 410 to be approved by the Texas Highway Department.

RESULTS OF NOTICE RECEIVED BEFORE HEARING

There were twenty-three notices mailed out to the surrounding property owners, none returned in opposition and none returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Small and seconded by Mr. Meza, to recommend approval of the requested petition from Temporary "R-1" One Family Residence District to "B-2" Business District and "B-3R" Restrictive Business District for the following votes:

Small, Meza, Polunsky, Washington, McNeel, Oviedo, Alvarado, Davies, Adams voting in the affirmative; None voting against; Rodriguez, Kachtik being absent.
THE MOTION CARRIED.

REASONS FOR ACTION

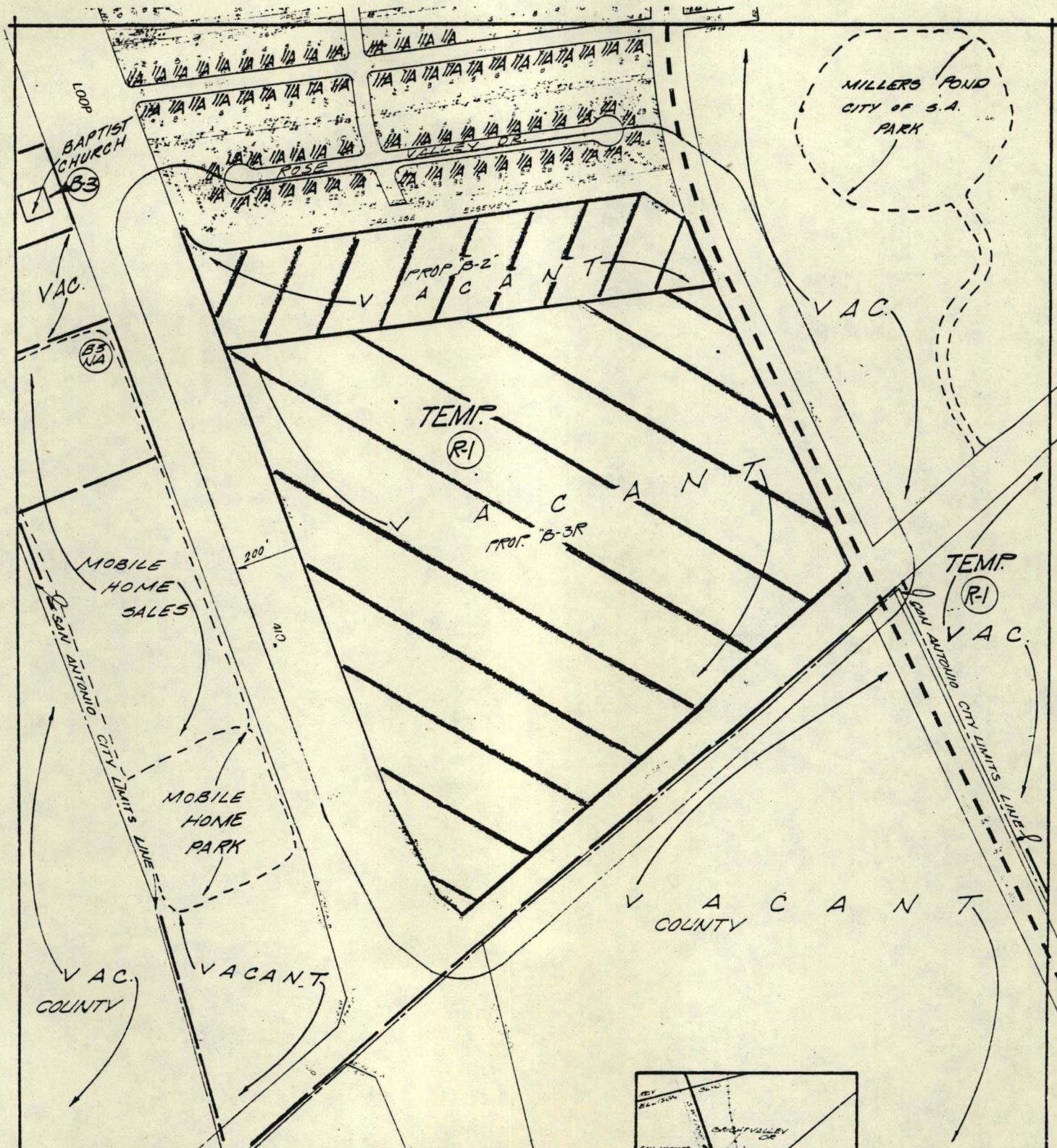
- 1) Subject property is located in the 6300 Block of Pearsall Road.
- 2) There were twenty-three notices mailed out, none returned in opposition and none returned in favor.
- 3) Staff has recommended approval. It is this Commissioner's opinion, that a shopping center at this location would be an asset to the area.

OTHER RECOMMENDATION

It is further stipulated that off-street parking and driveways on Pearsall Road be provided and submitted to the Traffic Section for approval. Also that access from 410 be secured from the Texas Highway Department. That a 6' solid screen fence be erected and maintained abutting the residential area.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing



ZONING CASE 785088

CITY COUNCIL DISTRICT 6

CENSUS TRACT 1615

GRID 12-54

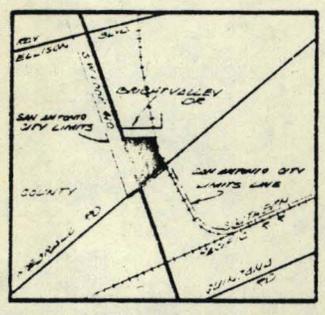
REQUESTED ZONING CHANGE

FROM TEMP. (R-1) ONE FAM. RESID. DIST.

TO: "B-2" BUS. DIST. "B-3R" RESTRICTED BUS. DIST.

DATE APRIL 25, 1985

SCALE



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Irene Palencia, who being by me duly sworn, says on oath that he is Office Supervisor of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #60593 hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 3, 1985.

AN ORDINANCE 60593

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTE THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. Z85088)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District to "B-2" Business District and "B-3R" Restrictive Business District, listed below as follows:

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SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Planning shall change in his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this 25th day of April 1985.

/s/ HENRY CISNEROS
MAYOR

ATTEST:

/s/ Norma S. Rodriguez,
City Clerk

Sworn to and subscribed before

of May 3, 1985.

A. Orzco
and for Bexar County.

Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Irene Palencia, who being by me duly sworn, says on oath that she is Office Supervisor of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #60593 hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 3, 1985.

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SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this 25th day of April 1985.

/s/ HENRY CISNEROS
MAYOR

ATTEST:

/s/ Norma S. Rodriguez,
City Clerk

5/3

Sworn to and subscribed by

Irene Palencia
day of May

1985.

Henry Cisneros
in and for Bexar County,