

AN ORDINANCE 56046

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. 9023)

The rezoning and reclassification of property from "A" Single Family Residence District and "D" Apartment District to "P-1" (R-1) Planned Unit Development, One Family Residence District, listed below as follows:

A 26.85 acre tract of land out of Lot 6, Block 1, NCB 13500, Lots 30, 31, Block B, NCB 12107, being further described by field notes filed in the Office of the City Clerk.

Provided that proper platting is accomplished, if necessary.

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 his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 28th day of October, 1982.

Henry Cisneros
M A Y O R

ATTEST: Tommie S. Rodriguez
City Clerk

APPROVED AS TO FORM: [Signature]
City Attorney

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS (1-Hse. Num.)	2
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANT SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PUBLIC UTILITIES SUPERVISOR	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
WASTEWATER ENGINEERING	
RIGHT-OF-WAY & LAND ACQUISITION	
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	1

ITEM NO. 31

DATE: OCT 28 1982

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY: Hasslocher

SECONDED BY: Dutmer

ORD. NO. 56046

ZONING CASE #9023

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
MARIA A. BERRIOZABAL PLACE 1		<u>absent</u>	
JOE WEBB PLACE 2		<u>/</u>	
HELEN DUTMER PLACE 3		<u>/</u>	
FRANK D. WING PLACE 4		<u>/</u>	
BERNARDO EURESTE PLACE 5		<u>/</u>	
BOB THOMPSON PLACE 6		<u>/</u>	
JOE ALDERETE, JR. PLACE 7		<u>/</u>	
G.E. "ED" HARRINGTON PLACE 8		<u>/</u>	
VAN ARCHER PLACE 9		<u>/</u>	
JAMES C. HASSLOCHER PLACE 10		<u>/</u>	
HENRY G. CISNEROS PLACE 11 (MAYOR)		<u>/</u>	

PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED, IF NECESSARY.

82-46

LEGAL DESCRIPTION

FOR

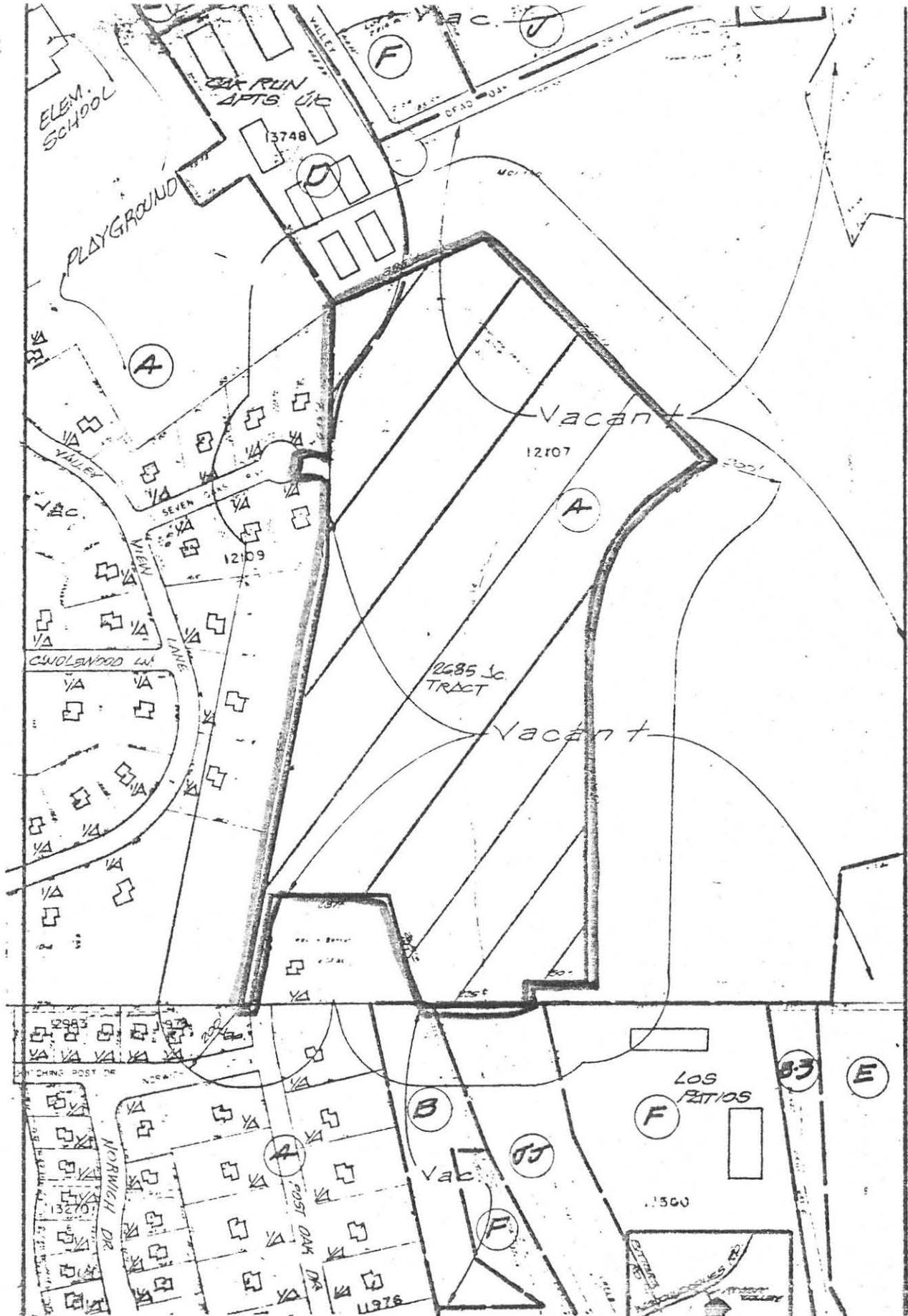
26.85 acres (1,169,744 square feet) of land out Lot 6, Block 1, New City Block 13500, Selig Subdivision, as described by Plat recorded in Volume 9400, Page 11, of the Deed and Plat Records of Bexar County, Texas, and out of Lots 30 and 31, Block B, New City Block 12109, Forest Oaks Subdivision, as described by Plat recorded in Volume 5970, Page 203, of the Deed and Plat Records of Bexar County, Texas, and also out of the Antonio Perez Survey No. 10, County Block 5013, New City Block 12107, Bexar County, Texas, said 26.85 acres of land being more particularly described as follows to wit:

- Beginning: at an iron pin found on the West line of said Lot 6 and on the east line of Lot 13, New City Block 12109, Forest Oaks Subdivision, as described by Plat recorded in Volume 1625, Page 347, of the Deed and Plat Records of Bexar County, Texas, said point being the most westerly corner of the herein described tract;
- Thence: N 11⁰ 33' 54" E, 410.15 feet with the east line of said Forest Oaks Subdivision to a found concrete monument for an angle point, said point being the northeast corner of Lot 14, Block 1, New City Block 12109, of said Forest Oaks Subdivision and the southeast corner of said Lot 31;
- Thence: N 00⁰ 17' 08" E, 242.67 feet with the east line of said Lot 31 to a point;
- Thence: N 89⁰ 42' 52" W, 2.00 feet to a point on a curve;
- Thence: 59.38 feet with the arc of a curve to the left from a radius bearing N 89⁰ 42' 52" W, said curve having a radius of 28.00 feet and a central angle of 121⁰ 30' 40", to a point of tangency;
- Thence: S 58⁰ 46' 28" W, 28.64 feet to a point on a curve in the cul-de-sac right-of-way line of Seven Oaks Drive;
- Thence: 35.68 feet with the arc of a curve to the left from a radius bearing of N 87⁰ 48' 27" W and with the cul-de-sac right-of-way line of Seven Oaks Drive, said curve having a radius of 50.00 feet and a central angle of 41⁰ 59' 18", to a point on a curve;

- Thence: 1.07 feet with the arc of a curve to the left from a radius bearing N 27⁰ 09' 32" W, said curve having a radius of 15.00 feet and a central angle of 04⁰ 04' 00", to a point of tangency;
- Thence: N 58⁰ 46' 28" E, 19.73 feet to a point of curvature;
- Thence: 65.42 feet with the arc of a curve to the right, said curve having a radius of 62.00 feet and a central angle of 60⁰ 26' 59", to a point in the east line of said Lot 30;
- Thence: N 00⁰ 17' 08" E, 329.17 feet with the east line of said Lot 30 to an iron pin found for an angle point, said point being the northeast corner of said Lot 30 and the southeast corner of Lot 23, Block 1, New City Block 12109, Oak Grove Elementary School;
- Thence: N 32⁰ 42' 57" W, 13.00 feet with the east line of said Lot 23 to an iron pin found for the northwest corner of the herein described tract, said point being the southernmost corner of Lot 4, Block 1, New City Block 13748, Salado Creek Apartments, Unit 1, as described by Plat recorded in Volume 9300, Page 123, of the Deed and Plat Records of Bexar County, Texas;
- Thence: N 65⁰ 00' 00" E, 389.43 feet, of which 230.00 feet is with the south line of said Lot 4, to an iron pin found for an angle point;
- Thence: S 44⁰ 30' 00" E, 742.00 feet to an iron pin set for the northeast corner of the herein described tract;
- Thence: along the east line of the herein described tract as follows:
S 45⁰ 30' 00" W, 164.00 feet to an iron pin set for a point of curvature;
355.37 feet with the arc of a curve to the left, said curve having a radius of 449.80 feet and a central angle of 45⁰ 16' 03", to an iron pin set for a point of tangency;
S 00⁰ 13' 57" W, 850.04 feet to an iron point set for the southeast corner of the herein described tract;

- Thence: N 89⁰ 46' 03" W, 150.00 feet to an iron pin found on the east line of said Lot 6 for a corner of the herein described tract;
- Thence: S 00⁰ 13' 57" W, 50.00 feet with the west line of said Lot 6 to the southwest corner of said Lot 6;
- Thence: with the southerly boundary of said Lot 6 as follows:
N 89⁰ 46' 03" W, 255.22 feet to a point;
N 15⁰ 07' 50" W, 268.44 feet to a point;
N 89⁰ 46' 03" W, 286.99 feet to a point;
S 11⁰ 33' 54" W, 263.99 feet to a point;
N 89⁰ 46' 03" W, 15.30 feet to a point for the southwest corner of said Lot 6;
- Thence: N 11⁰ 33' 54" E, 670.00 feet with the west line of said Lot 6 and the east line of said Forest Oaks Subdivision to the POINT OF BEGINNING, containing 26.85 acres (1,169,744 square feet) of land, more or less.

Job No. 0672-32-11
SH/ccd
August 23, 1982



ZONING CASE 9023

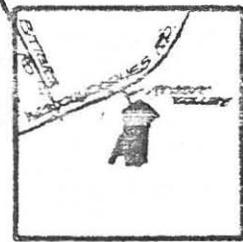
CITY COUNCIL DIST NO. 10

REQUESTED ZONING CHANGE

FROM "APARTMENTS 'A'" TO "R1 (R1) SINGLE FAM. RES DIST."

DATE: OCT 23, 1982

300' 400'



DEPT OF PLANNING

SAN ANTONIO, TEXAS

CITY COUNCIL

DATE; October 28, 1982

TO: CITY CLERKS

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 9023 NAME Macro Investments - Pete Selig

The rezoning and reclassification of:

LOCATION:

A 26.85 acres tract of land out of Lot 6, Block 1, NCB 13500, Lots 30, 31, Block B, NCB 12107, being further described by field notes filed in the Office of Planning, Zoning Administration.

FOR INFORMATION ONLY

Subject property is located on the east side of the cul-de-sac Seven Oaks Drive, having an approximate 32' frontage on Seven Oak Drive, having approximate depth of 1742' and an approximate width of 777'.

FROM: "A" Single Family Residence District and "D" Apartment District

TO: "P-1"(R-1) Planned Unit Development, One Family Residence 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: Macro Investments - Pete Selig

ZONING CASE NO. 9023

STATUS OF APPLICANT: Owner

APPEAL CASE

YES _____

NO XX

OWNER OF PROPERTY : Macro Investments-Pete Selig

OWNER CONCUR WITH THIS REZONING REQUEST

YES XX

NO _____

DATE OF APPLICATION: August 24, 1982

LOCATION OF PROPERTY

A 26.85 acres tract of land out of Lot 6, Block 1, NCB 13500, Lots 30, 31, Block B, NCB 12107, being further described by field notes filed in the Office of Planning, Zoning Administration.

FOR INFORMATION ONLY

Subject property is located on the east side of the cul-de-sac Seven Oaks Drive, having approximate 32' frontage on Seven Oak Drive, having approximate depth of 1742' and an approximate width of 777'.

REQUESTED CHANGE IN ZONING

From "A" Single Family Residence District and "D" Apartment District to "P-1" (R-1) Planned Unit Development, One Family Residence District.

ZONING COMMISSION PUBLIC HEARING HELD ON September 28, 1982

Information Presented by Applicant

Ms. Karen Vaughn, 1655 Frost Bank Tower, stated that they are requesting the change of zoning because they propose to develop an exclusive residential development. She stated that the request for "P-1" (R-1) is to allow for a green belt area, private road and privacy consideration. She stated that there will be five lots on the subject property.

IN OPPOSITION

Mr. Joe Guest stated that he is in opposition to the proposed change in zoning because the proposed private road will go along his rear property line. He stated that this will be an invasion of his privacy. He requested that the developer should place a privacy fence along the property line. He felt that there should be deed restrictions be imposed so that they could not build two-story buildings on the property.

REBUTTAL

Ms. Vaughan stated that the proposed development will be a very exclusive, luxury and private residential area. She stated that they did not feel that the proposed development will not be detrimental to the area.

Mr. Jerry Powell, 7334 Blanco Road, stated that they do not propose to build a fence along the west property line as the residents already have a cyclone fence on that property line.

STAFF RECOMMENDATIONSDiscussion

On September 29, 1982, the Planning Commission is scheduled to consider a preliminary Plan for Salado Creek P.U.D. which includes the subject property. The character of the general area is that of single family residential.

Recommendations

Approval is recommended by staff. In staffs' opinion, the granting of this request would be in character with the area.

Proper replatting.

TRAFFIC ENGINEERING RECOMMENDATION

The subject property is served by Seven Oaks Drive, a local access street. The planned unit development plan shows five (5) residential lots. This change in zoning should not be detrimental to area traffic.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twenty-two notices mailed out to the surrounding property owners, one returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mrs. Kachtik and seconded by Ms. McNeel, to recommend approval of the requested petition from "A" Single Family Residence District and "D" Apartment District to "P-1" (R-1) Planned Unit Development, One Family Residence District by the following votes:

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

REASONS FOR ACTION

1. Subject property is located on a 26.85 acre tract of land out of Lot 6, Block 1, NCB 13500, Lots 30, 31, Block B, NCB 12107, in the 3200 Block of Seven Oaks Drive.
2. The Planning Commission will be considering the preliminary plan for the subject property on September 29, 1982, and the applicant has submitted a plan. It is this Commissioner's opinion, that the requested zoning is appropriate for the area and the plan will be appropriate considering that the fact that the property is in the flood plain.

Other Recommendations

It is further stipulated that proper platting be accomplished if necessary.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing).

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 #56046 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 2, 1982

AN ORDINANCE 56046

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Provided that proper platting is accomplished, if necessary.

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.

Sworn to and subscribed before me on this 2 day of November, 1982.

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

PASSED AND APPROVED this 28th day of October, 1982.

s/HENRY CISNEROS
MAYOR

ATTEST:
s/Norma S. Rodriguez
City Cler.