

AN ORDINANCE 57874

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. Z83372)

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

A 2.72 acre tract of land out of NCB-10353, being further described by field notes filed in the Office of the City Clerk.
In the 5200 block of Blanco Road

Provided that proper access and off-street parking are provided.

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 10th day of November, 19 83.

ATTEST:

Korma S. Rodriguez
City Clerk

Henry Cisneros
M A Y O R

83-53

APPROVED AS TO FORM:

Tom Smiley
Acting City Attorney

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. 42
 NOV 10 1983

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Hasslocher SECONDED BY: Archer

ORD. NO. 57874 ZONING CASE #225372

RESOL. _____ PETITION _____

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

Provided that proper access and off-street parking are provided.

83-53

8000 VANTAGE
SUITE A
SAN ANTONIO, TEXAS 78230
PHONE: 341-0486

Job No. S 1946

July 29, 1983

2.72 Acres
O.C.B. 18, Range 5, District 3
New City Block 10353
Mrs. Honts

THE STATE OF TEXAS
COUNTY OF BEXAR

RECEIVED
1983 SEP 16 PM 3:52
DEPT. OF
COURT

FIELDNOTES OF A SURVEY OF

2.72 acres out of Old City Block 18, Range 5, District 3, New City Block 10353 in the City of San Antonio, Bexar County, Texas, being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a point in the west right-of-way line of Blanco Road for the southeast corner of this tract;

Thence N 89°47'00" W, - at 2.20 feet, an iron bar found set in the ground, the northeast corner of Lot 18, New City Block 10353, Annie Beck Subdivision in the City of San Antonio as shown by map of record in Volume 5140 at page 73 of the map records of Bexar County, Texas and continuing on the same course and by the same count, with the north boundary line of Lot 18 and of Lot 17 of said Annie Beck Subdivision, in all, a distance of 404.41 feet to an iron bar found set in the ground in the northeast right-of-way line of the Olmos Creek Drainage right-of-way, the northwest corner of said Lot 17, for the southwest corner of this tract;

Thence N 23°27'46" W with the northeast right-of-way line of Olmos Creek Drainage right-of-way, a distance of 130.03 feet to an iron bar set in the ground for a corner of this tract;

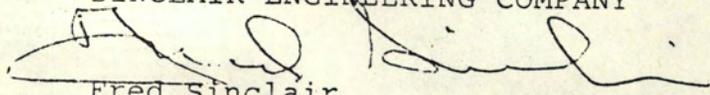
Thence N 25°22'59" W with the northeast right-of-way line of Olmos Creek Drainage right-of-way, a distance of 151.43 feet to an iron bar found set in the ground for the northwest corner of this tract;

Thence S 89°53'30" E, - at 345.78 feet, an iron bar found set in the ground, the southwest corner of Lot 19, Block 10353, John C. Hoyo Jr. Property as shown by map of record in Volume 5700 at page 176 of the map records of Bexar County, Texas, - and continuing on the same course and by the same count, with the south boundary line of said Lot 19, at 520.78 feet, an iron bar found set in the ground, the southeast corner of said Lot 19, - and continuing on the same course and by the same count, in all, a distance of 522.98 feet to a point in the west right-of-way line of Blanco Road, for the northeast corner of this tract;

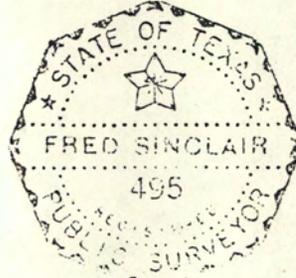
Thence S 0°25'03" W with the west right-of-way line of Blanco Road
a distance of 256.68 feet to the point of beginning..

Containing 2.72 acres (118,473 square feet) of land, more or less.

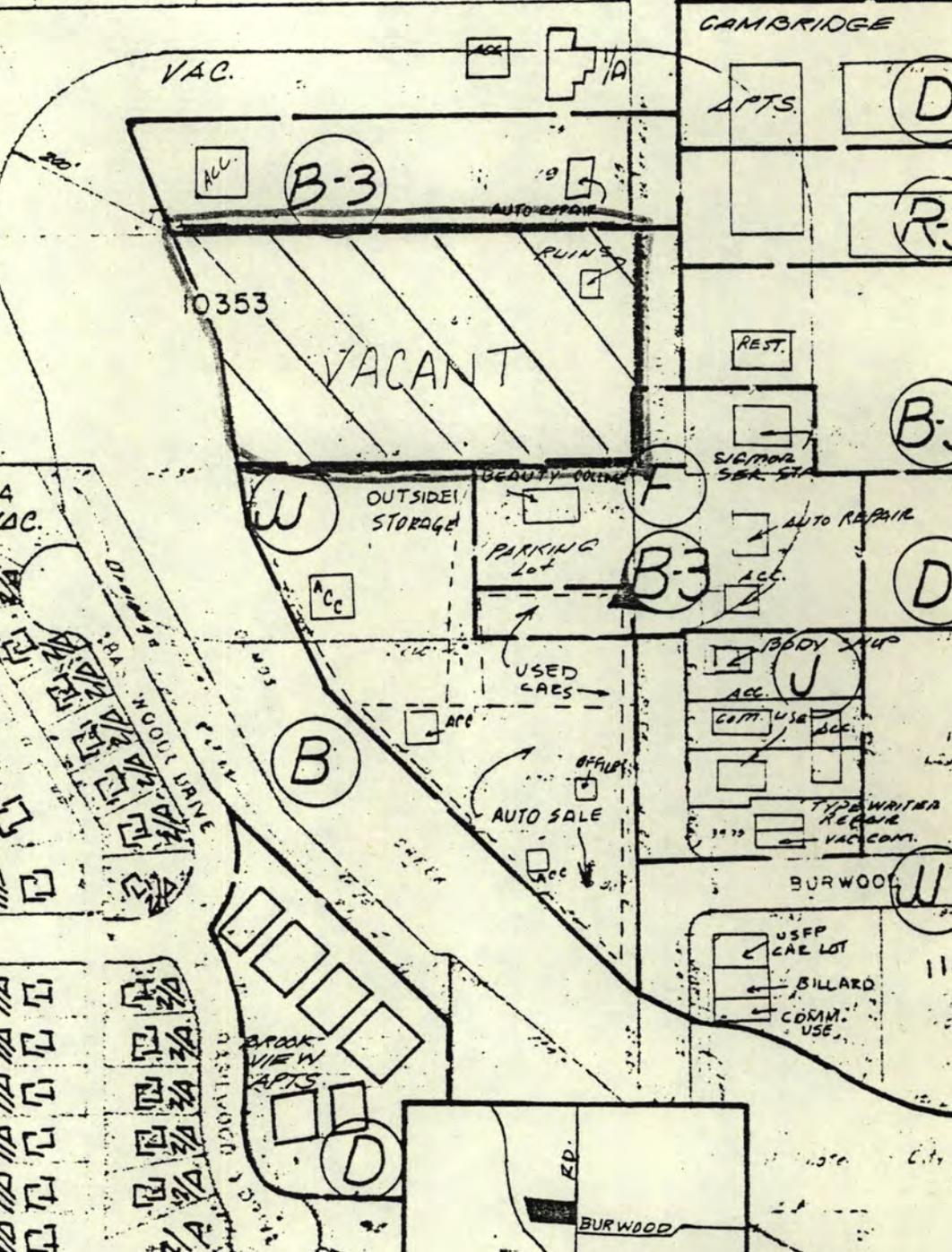
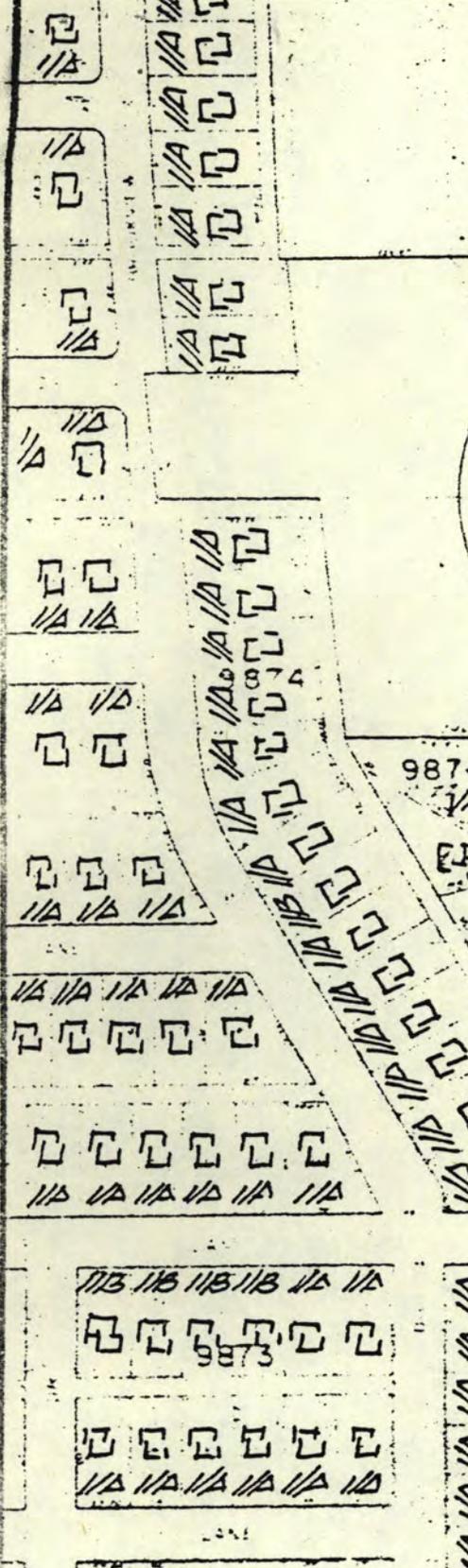
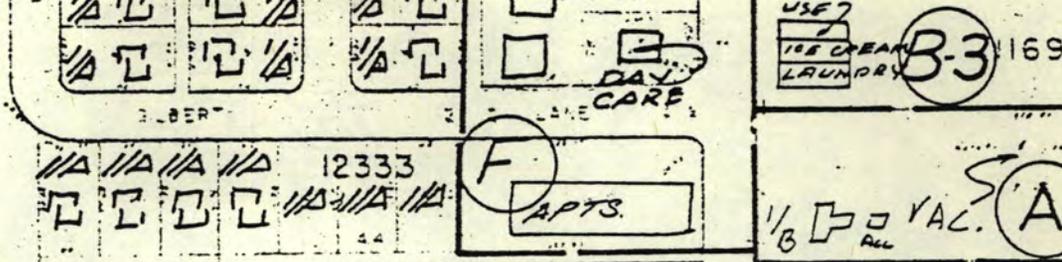
SINCLAIR ENGINEERING COMPANY



Fred Sinclair
Registered Public Surveyor
License No. 495



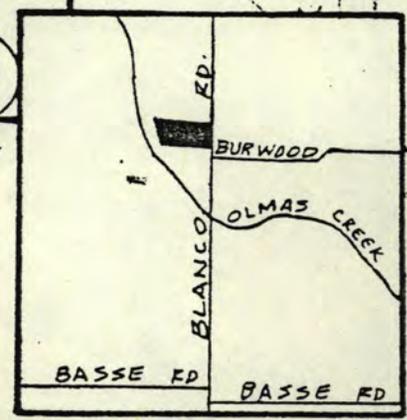
RECEIVED
1970 SEP 16 PM 3:52
DEPT. OF
COURT



ZONING CASE Z83372

CITY COUNCIL DISTRICT NO: 9 CENSUS TRACT 1910.02
 REQUESTED ZONING CHANGE FROM: "B" RESIDENCE DIST. TO: "B-3R" RESTRICTED BUS DIST.
 GRID 15-60

DATE NOV 19 1983
 SCALE



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CITY COUNCIL

DATE: November 10, 1983

TO: CITY CLERKS

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE z83372 NAME Alvin Frieden

The rezoning and reclassification of:

A 2.72 acre tract of land out of NCB 10353, being further described by field notes filed in the Office of the Planning Department.
In the 5200 Block of Blanco Road.

FOR INFORMATION ONLY

Subject property is located on the west side of Blanco Road being 390' south of the intersection of Gilbert Lane and Blanco Road, having 256.8' on Blanco Road and a maximum depth of 522.98'.

FROM: "B" Residence District

TO: "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: Alvin Frieden

ZONING CASE NO. Z83372

STATUS OF APPLICANT: Representative

APPEAL CASE

YES _____
NO XX

OWNER OF PROPERTY: Emery Honts

OWNER CONCURS WITH THIS REZONING REQUEST

YES XX
NO _____

DATE OF APPLICATION: September 15, 1983

LOCATION OF PROPERTY

A 2.72 acre tract of land out of NCB 10353, being further described by field notes filed in the Office of the Planning Department.
In the 5200 Block of Blanco Road.

FOR INFORMATION ONLY

Subject property is located on the west side of Blanco Road being 390' south of the intersection of Gilbert Lane and Blanco Road, having 256.8' on Blanco Road and a maximum depth of 522.98'.

REQUESTED CHANGE OF PROPERTY

From "B" Residence District to "B-3R" Restrictive Business District

ZONING COMMISSION PUBLIC HEARING HELD ON October 11, 1983

Information Presented By Applicant

Mr. Alvin Frieden, 4343 McCullough, stated that he is requesting the change of zoning for a mini-warehouse and small business center on the subject property. He further stated that the proposed use was the highest and best use of the property.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

The property in question fronts onto Blanco Road in an area of other similar districts and uses. To the west of the subject property is the Olmos Creek, which is a physical buffer between the single family neighborhood to the west and the business establishments on Blanco Road to the east.

Recommendation

Approval is recommended by staff. Considering the business pattern along Blanco Road, staff has no objections to the granting of this request.

TRAFFIC ENGINEERING RECOMMENDATION

The subject property is served by Blanco Road, a designated secondary arterial type "B". Proper access and off-street parking must be provided.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twelve notices mailed out to the surrounding property owners, none returned in opposition and five returned in favor.

COMMISSION ACTION

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

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

THE MOTION CARRIED.

REASONS FOR ACTION

1. Subject property is located on a 2.72 acre tract of land out of NCB 10353, in the 5200 Block of Blanco Road.
2. There were twelve notices mailed out, none returned in opposition and five returned in favor.
3. It is this Commissioner's opinion, that the granting of this request would not be detrimental to the area.

OTHER RECOMMENDATIONS

It is further stipulated that proper access and off-street parking be provided.

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 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 #57874 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 16, 1983.

AN ORDINANCE 57874

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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 10th day of November, 1983.

/s/Henry Cisneros
MAYOR

ATTEST:
/s/Norma S. Rodriguez
City Clerk

Irene Palencia

Day of November, 1983

A. Orozco

in and for Bexar County,

Sworn to and subscribed before me