

AN ORDINANCE 5 652 3

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.

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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. 9125)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District and "A" Single-Family Residence District to "R-3" Multi-Family Residence District, listed below as follows:

A 5.69 acre tract of land out of NCB 12107, being further described by field notes filed in the Office of the City Clerk.

In the 9400 block of Salado Parkway Drive

Provided that proper access and off-street parking are provided in accordance with Traffic Engineering Division recommendations.

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 February, 1983.

ATTEST:

*Korman S. Rodriguez*  
City Clerk

*Henry Cisneros*  
MAYOR

APPROVED AS TO FORM:

*Paul H. New*  
City Attorney

83-06

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS (1) <i>Local Numbering</i> 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. 19.  
 MEETING OF THE CITY COUNCIL DATE: FEB 10 1983

MOTION BY Hasslocher SECONDED BY: Archer

ORD. NO. 5 652 3 ZONING CASE # 9125

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
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		absent	
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 in accordance with Traffic Engineering Division recommendations.

83-06

Salado Creek Development  
5.69 Acres  
Tract 2

PROPERTY DESCRIPTION

FOR

5.69 acres (247,994 square feet) of land out of NCB 12107, and out of the Antonio Perez Survey No. 10, County Block 5013, San Antonio, Bexar County, Texas, said 5.69 acres of land being more particularly described as follows to wit:

- Beginning: at a point being a southeast corner of Lot 4, Block 1, NCB 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  $04^{\circ} 40' 29''$  W, 250.52 feet with an east line of said Lot 4, to a point of curvature in the cul-de-sac right-of-way line of Salado Parkway;
- Thence: 155.43 feet with an arc of a curve to the left, and with the cul-de-sac right-of-way of Salado Parkway said curve having a radius bearing of N  $00^{\circ} 47' 45''$  E, 100.00 feet, said curve having a central angle of  $89^{\circ} 03' 07''$  to the end of said curve;
- Thence: N  $65^{\circ} 00' 00''$  E, 482.37 feet to a point of curvature;
- Thence: 123.71 feet with the arc of a curve to the left, said curve having a radius of 310.00 feet and a central angle of  $22^{\circ} 51' 51''$  to a point in the south line of a 16.0 foot sewer easement;
- Thence: S  $56^{\circ} 35' 02''$  E, 61.08 feet with the south line of said 16.0 foot sewer easement to a point for a west corner of the herein described tract;
- Thence: S  $22^{\circ} 14' 29''$  W, 804.97 feet to an angle point;
- Thence: N  $44^{\circ} 30' 00''$  W 312.13 feet to an angle point;
- Thence: S  $65^{\circ} 00' 00''$  W, 159.43 feet to the POINT OF BEGINNING and containing 5.69 acres (247,994 square feet) of land, more or less.

Job No. 0672-37-09  
CG/jw  
November 2, 1982





TC: CITY CLERKS

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 9125 NAME Salado I. Limited

The rezoning and reclassification of :

LOCATION:

A 5.69 acre tract of land out of NCB 12107, being further described by field notes filed in the Office of Planning.  
In the 9400 Block of Salado Parkway Drive.

FOR INFORMATION ONLY

Subject property is located on the southeast side of Salado Parkway Drive, being approximately 600' south-east of the intersection of Nacogdoches Road and Salado Parkway Drive, having 155.43' on Salado Parkway Drive and a maximum depth of 562.65'.

FROM: Temporary "R-1" One Family Residence District and "A" Single Family Residence District

TO: "R-3" Multiple Family Residence District

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

APPLICANT: Salado I. Limited

ZONING CASE NO. 9125

STATUS OF APPLICANT: Owner

APPEAL CASE

YES \_\_\_\_\_  
NO XX

OWNER OF PROPERTY : Salado I. Limited

OWNER CONCURS WITH THIS REZONING REQUEST

YES XX  
NO \_\_\_\_\_

DATE OF APPLICATION: November 24, 1982

LOCATION OF PROPERTY

A 5.69 acre tract of land out of NCB 12107, being further described by field notes filed in the Office of Planning.  
In the 9400 Block of Salado Parkway Drive.

FOR INFORMATION ONLY

Subject property is located on the southeast side of Salado Parkway Drive, being approximately 600' southeast of the intersection of Nacogdoches Road and Salado Parkway Drive, having 155.43' on Salado Parkway Drive and a maximum depth of 562.65'.

REQUESTED CHANGE IN ZONING

From Temporary "R-1" One Family Residence District and "A" Single Family Residence District to "R-3" Multiple Family Residence District

ZONING COMMISSION PUBLIC HEARING HELD ON December 21, 1982

Information Presented By Applicant

Robert Hunt, 140 E. Houston, stated that they are requesting the change of zoning because they sold this property to an Apartment Developer. He further stated that they think it will be an additional amenity to the neighborhood.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

Discussion

The property in question has access to Nacogdoches Road thru Salado Creek Drive and Salado Parkway. To the north fronting onto Nacogdoches Road are some commercial and industrial zonings and uses. The area to the south is zoned for single family development and for the most part vacant.

Recommendation

Approval is recommended by staff. It is staffs' opinion that the granting of this request would be appropriate for the area.

TRAFFIC ENGINEERING RECOMMENDATION

The subject property is served by Salado Creek Drive, a local access street. Proper access and off-street parking must be provided.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

MOTION WAS MADE BY Mr. Williams and seconded by Ms. Davies to recommend approval of the requested petition from Temporary "R-1" One Family Residence District, and "A" Single Family Residence District to "R-3" Multiple Family Residence District by the following votes:

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

REASONS FOR ACTION

1. There were two notices mailed out, none returned in opposition and two returned in favor.
2. It is this Commissioner's opinion, that the construction of "R-3" type Apartment would be condusive to the neighborhood and not detrimental.
3. Staff has recommended approval.

Other Recommendations

It is further stipulated that proper access and off-street parking would be worked out with Traffic.

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 #56523 hereto attached has been published in every issue of said newspaper on the following days, to-wit: February 15, 1983.

## AN ORDINANCE 56523

AMENDING CHAPTER 12 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 12-22 of Chapter 12 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. 9125

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District and "A" Single-Family Residence District to "R-3" Multiple-Family Residence District, listed below as follows:

A 5.69 acre tract of land out of NCB 12107, being further described by field notes filed in the Office of the City Clerk.

In the 9400 block of Salado Parkway Drive.

Provided that proper access and off-street parking are provided in accordance with Traffic Engineering Division recommendations.

SECTION 2. That all other provisions of said Chapter 12, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 12-11.

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 February, 1983.

s Henry Cisneros  
MAYOR

ATTEST:  
s Norma S. Rodriguez  
City Clerk

Sworn to and subscribed before

Irene Palencia  
Day of February 1983.

H. Finley  
and for Bexar County,