

AN ORDINANCE **50951**

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. 7732)

The rezoning and reclassification of property from "O-1" Office District and "B-3" Business District to "B-2" Business District, listed below as follows:

A 5.43 acre tract of land out of NCB 13868, being further described by field notes filed in the Office of the City Clerk, 2447 N.E. Loop 410 Expressway

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 Building and Zoning Administration 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 5<sup>th</sup> day of July, 1979.

*Lila Cockrell*  
M A Y O R

ATTEST: *[Signature]*  
C i t y C l e r k

**79-33**

APPROVED AS TO FORM: *[Signature]*  
C i t y A t t o r n e y

(19)

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	3
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
FINANCE - GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 18  
 DATE: JUL 5 1979

MEETING OF THE CITY COUNCIL  
 MOTION BY: Steen SECONDED BY: Cis

ORD. NO. 50951 ZONING CASE 7732

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS 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		✓	
GENE CANAVAN PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

*No change*

**79-33**

Oaks of Marymont, Bexar,

THENCE North  $00^{\circ} 22' 07''$  East, 853.41 feet along the East line of said 16.09762 acre tract to a 1/2 inch iron rod set in asphalt for the Northwest corner of the 0.19591 acre tract herein described; said point also being the Northeast corner of the said 16.09762 acre tract;

THENCE South  $89^{\circ} 30' 35''$  East, 10.00 feet to a point for the Northeast corner of the 0.19591 acre tract herein described;

THENCE South  $00^{\circ} 22' 07''$  West, 853.39 feet to a point for the Southeast corner of the 0.19591 acre tract herein described;

THENCE North  $89^{\circ} 37' 53''$  West, 10.00 feet to the TRUE POINT OF BEGINNING and containing 0.19591 acres or 8534 square feet, said point also being the Southeast corner of the said 16.09762 acre tract.

TRACT II:

5.43 acres of land, more or less, out of the D.J. Davis Survey No. 103 and the J.G. Miller Survey, No. 103-1/2, being all of Lot 7 and a part of Lot 6, New City Block 13868, as shown on Resubdivision Plat of THE VILLAGE SUBDIVISION, recorded in Volume 7300, Pages 87 and 88 in the Records of Deeds and Plats of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point that is on the Easterly ROW line of Starcrest Drive in San Antonio, Bexar County, Texas, and 1087.40 feet North of the point of intersection of the Easterly right-of-way ("ROW") line of Starcrest Drive and the Northerly ROW line of the Interstate Highway known as Northeast Loop 410 ("I.H. 410"); THENCE South  $89^{\circ} 25' 47''$  East a distance of 519.35 feet; THENCE South  $89^{\circ} 37' 53''$  East a distance of 449.55 feet; THENCE South  $89^{\circ} 29' 44''$  East a distance of 230.64 feet to the Northwest corner of this 4.676 acre tract of land and the POINT OF BEGINNING;

THENCE South  $89^{\circ} 29' 44''$  East 300.99 feet to an iron pin, being the Northeast corner of this tract;

THENCE South  $00^{\circ} 34' 00''$  West 1086.85 feet to an iron pin in the North ROW line of I.H. 410, being the Southeast corner of this tract;

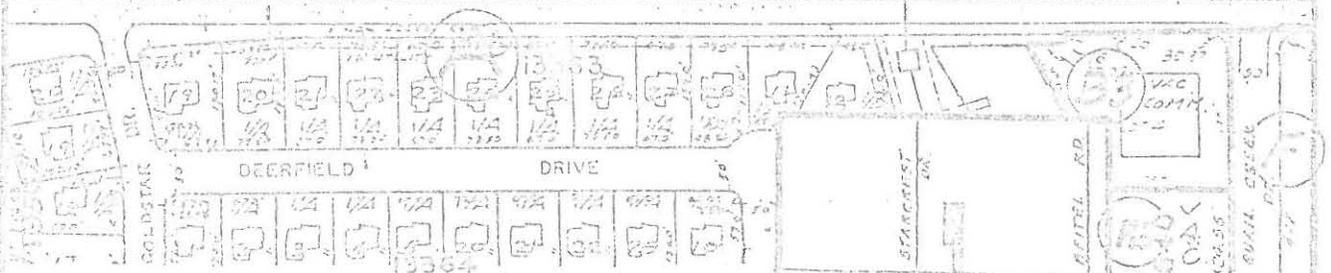
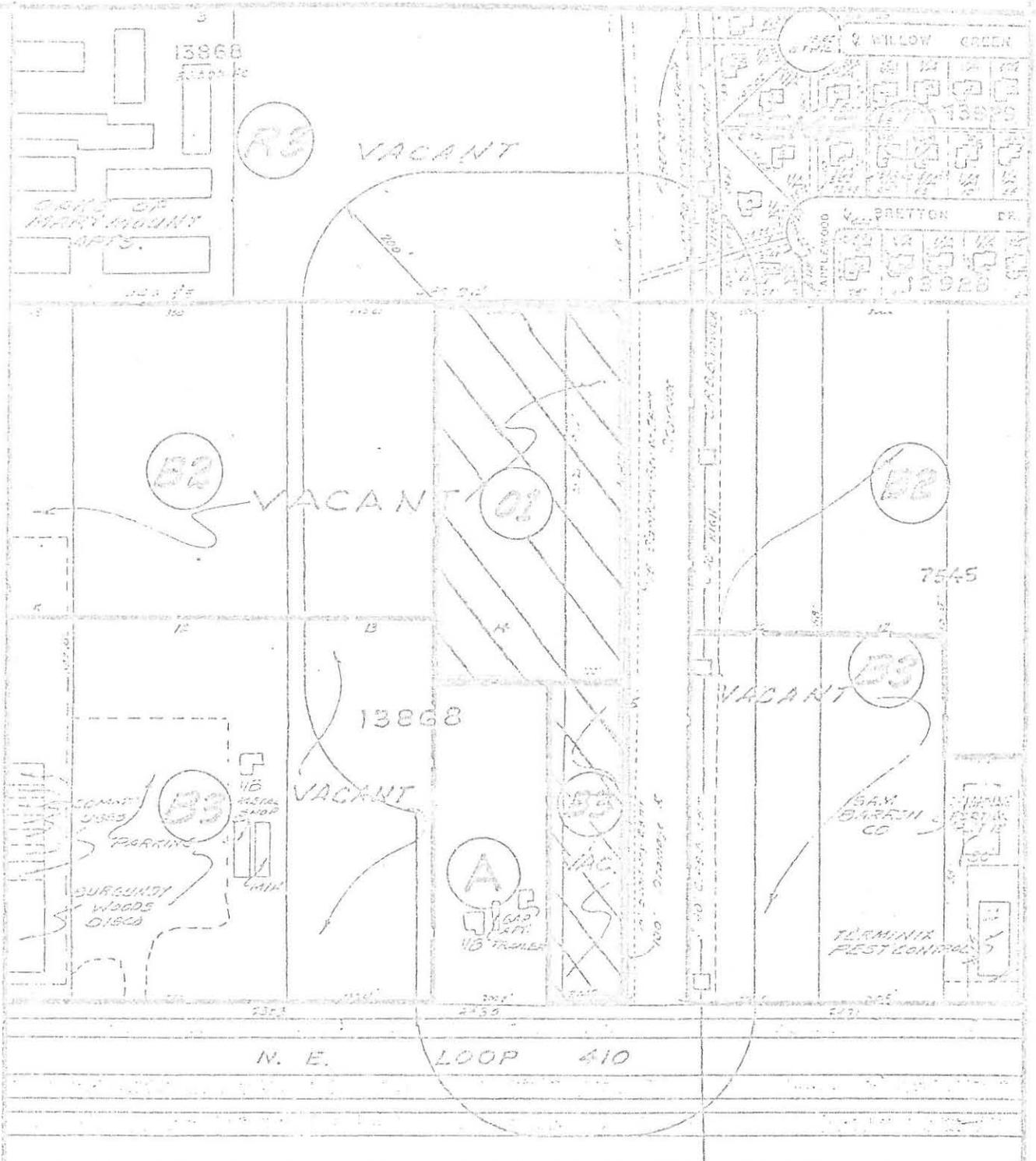
THENCE North  $89^{\circ} 32' 37''$  West, 120 feet along the Northerly ROW line of I.H. 410 to an iron pin in said ROW line;

THENCE North  $00^{\circ} 34' 00''$  East, 500 feet to an iron pin;

THENCE North  $89^{\circ} 40' 12''$  West, 180.30 feet to an iron pin;

THENCE North  $00^{\circ} 29' 56''$  East, 587.50 feet to the POINT OF BEGINNING.

*Arthur G. Galt*



**ZONING CASE 7732**

CITY COUNCIL DIST. NO. 10

REQUESTED ZONING CHANGE  
 FROM "OT" OFFICE DIST. TO "B2" BUS. DIST.

DATE JULY 5, 1979  
 0' 100' 200' 300' 400'

DEPT. OF BUILDING &  
 ZONING  
 SAN ANTONIO TEXAS

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE #7732 NAME Mr. John A. Echols

The rezoning and reclassification of:

A 5.43 acre tract of land out of NCB 13868, being further described by field notes filed in the Office of the Building and Zoning Department 2447 N.E. Loop 410 Expressway

FOR INFORMATION ONLY

Subject property is located on the north side of N.E. Loop 410 Expressway being 1380' east of the intersection of Starcrest Drive and N.E Loop 410 Expressway, having 120' on N.E. Loop 410 Expressway and a maximum depth of 1086.85'.

FROM: "O-1" Office District and "B-3" Business District

TO: "B-2" Business District

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

APPLICANT: Mr. John A. Echols

ZONING CASE NO. 7732

APPEAL CASE

DATE OF APPLICATION: May 18, 1979

YES \_\_\_\_\_

NO XXX

LOCATION OF PROPERTY: \_\_\_\_\_

A 5.43 acre tract of land out of NCE 13868, being further described by field notes filed in the office of the Building and Zoning Department 2447 N.E. Loop 410 Expressway

FOR INFORMATION ONLY

Subject property is located on the north side of N.E. Loop 410 Expressway, being 1380' east of the intersection of Starcrest Drive and N.E. Loop 410 Expressway, having 120' on N.E. Loop 410 Expressway and a maximum depth of 1086.85'.

REQUESTED CHANGE IN ZONING

From "O-1" Office District and "B-3" Business District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING HELD ON June 5, 1979

Information Presented by Applicant

Mr. John A. Echols stated that he is requesting this change in zoning in order to construct apartments. This will conform with the area due to the demand of apartments in this area.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The requested "B-2" zoning is in line with the business pattern established for this area. There are "B-2" zonings to the east and west with "R-3" to the north. The staff has no objections to this change.

Staff Recommendations

Approval.

Traffic and Transportation Department Recommendations

The subject property has frontage along the west bound frontage road of N.E. Loop 410. As part of a larger apartment development plan, the change in zoning would have no significant impact on traffic that would be expected from the current zoning.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were nine notices mailed to the surrounding property owners; none were returned in opposition and one notice was returned in favor.

COMMISSION ACTION

A motion was made by the Commission to recommend to the City Council the approval of the requested petition from "O-1" Office District and "B-3" Business District to "B-2" Business District by the following vote:

Specia, Polunsky, Gallegos, Rodriguez, Kachtik, Davies, Washington, Lopez, Oviedo and Gragg voting in the affirmative, and Williams being absent, MOTION CARRIED.

REASONS FOR ACTION

1. Subject property is located at 2447 N.E. Loop 410 Expressway on a 5.43 acre tract of land out of NCB 13868.
2. Subject property is bounded by "B-2" zoning to the west, "B-3" zoning to the west and "B-2" and "B-3" zoning to the east.
3. It is felt that this zoning would be compatible with the surrounding area.
4. There was no one present in opposition.
5. There were nine notices mailed out; none were returned in opposition and one was returned in favor.
6. Staff is recommending approval of the requested zoning change.

It is further recommended that the applicant work with the Traffic Department for proper ingress and egress.

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 Commerical Recorder, a newspaper of general circulation in the City of San

Antonio, in the State and County aforesaid, and that the Ordinance #50951

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: July 10, 19 79.

AN ORDINANCE 50951

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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(CASE NO. 7732)

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2447 N. E. Loop 410 Expressway.

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 Building and Zoning Administration 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 5th day of July, 1979.  
/s/ LILA COCKRELL  
MAYOR

ATTEST:  
/s/ G. V. Jackson, Jr.  
City Clerk

Irene Palencia

Sworn to and subscribed before me this 10th Day of July, 19 79.

W. C. Crockett

Notary Public in and for Bexar County, Texas