

AN ORDINANCE **45035**

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. 5957 )

The rezoning and reclassification of property from "A" Single Family Residential District and "R-3" Multiple Family Residential District to "B-3" Business District, listed below as follows:

A 0.918 acre tract of land out of NCB 11714, located on the north side of N. W. Loop 410 being 315' west of the cutback between N. W. Loop 410 and San Pedro Avenue, having 200' on N. W. Loop 410 and a maximum depth of 211.21', being further described by field notes filed in the Office of the City Clerk.

619 N. W. Loop 410 Expressway

Provided that proper platting is accomplished.

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 13<sup>th</sup> day of March 19 75.

*Claude Black,*  
acting M A Y O R

ATTEST: *JH Duenna*  
C I T Y C L E R K

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

**75-14**

DISTRIBUTION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

ITEM NO. D

MAR 13 1975

MEETING OF THE CITY COUNCIL DATE: \_\_\_\_\_

MOTION BY: Nielsen SECONDED BY: O'Connell

ORD. NO. 45035 ZONING CASE 5957

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE 1		✓	
DR. JOSE SAN MARTIN PLACE 2		<u>also</u>	
CHARLES L. BECKER PLACE 3		<u>also</u>	
REV. CLAUDE BLACK PLACE 4		✓	
GLENN LACY PLACE 5		<u>also</u>	
CLIFFORD MORTON PLACE 6		✓	
W.J. "BILL" O'CONNELL PLACE 7		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
RICHARD TENIENTE PLACE 9		✓	

Platting

75-14

## Field Notes

For

40,000 square feet (0.918 Acres) of land out of Lot 29, N.C.B. 11714, Blanco Heights Addition a Subdivision recorded in Volume 5580, Page 133, in the Deed and Plat Records of Bexar County, Texas and out of Lot 38, N.C.B. 11714, Blanco Heights Addition, a Subdivision recorded in Volume 6100, Page 71 in the Deeds and Plats Records of Bexar County, Texas and being further described as follows:

- Beginning: At a point in the North R.O.W. line of Loop 410, said point being the Southwest corner of Lot 29;
- Thence: Leaving the North R.O.W. line of Loop 410 N 05° 59' 21" W, a distance of 190.89 feet along the West line of Lot 29 to an angle point;
- Thence: N 84° 00' 39" E, a distance of 198.96 feet to an angle point;
- Thence: S 05° 59' 21" E, a distance of 211.21 feet to a point in the North R.O.W. line of Loop 410 for an angle point;
- Thence: S 89° 50' 30" W, a distance of 200.00 feet along the North R.O.W. line of Loop 410 to the Point of Beginning and containing 40,000 square feet (0.918 Acres) of land, more or less.

Job No. C-1127  
Dec. 16, 1974

DATE February 24, 1975

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5957 NAME Greater San Antonio Realty Corp.

The rezoning and reclassification of:

A00.918 acre tract of land out of NCB 11714,  
being further described by field notes filed  
in the office of the Building and Planning  
Administration Department.  
619 N. W. Loop 410 Expressway

FOR INFORMATION ONLY

Located on the north side of N. W. Loop 410  
being 315' west of the cutback between N. W.  
Loop 410 and San Pedro Avenue, having 200'  
on N. W. Loop 410 and a maximum depth of  
211.21'.

FROM: "A" Single Family Residential District and "R-3" Multiple Family  
Residential District  
TO: "B-3" Business District

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

APPLICANT: Greater San Antonio Realty Corp.

ZONING CASE 5957

DATE OF APPLICATION: December 19, 1974

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY

A 0.918 acre tract of land out of NCB 11714, being further described by field notes filed in the office of the Building and Planning Administration Department.  
619 N. W. Loop 410 Expressway

FOR INFORMATION ONLY

Located on the north side of N. W. Loop 410 being 315' west of the cutback between N. W. Loop 410 and San Pedro Avenue, having 200' on N. W. Loop 410 and a maximum depth of 211.21'.

ZONING CHANGE REQUESTED

From "A" Single Family Residential District and "R-3" Multiple Family Residential District to "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON FEBRUARY 19, 1975

Information Presented by Applicant

Mr. Steven L. Torrance, representing the applicant, stated his client would like this change of zoning in order to construct a multi-use business and commercial complex.

IN FAVOR

Mr. Malcom Chesney explained to the Commission the plans on the proposed business and commercial complex.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question will be part of an overall development planned for the land to the north and east (Zoning Case #5958) which is located in an area of intensive business uses and zoning classifications. The staff has no objections to the requested change.

Recommendation

Approval

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated access to the subject property from the I. H. 410 frontage road, located as it is between two major ramps poses major traffic problems.

Results of Notices Received Before Hearing

There were seven notices mailed to the surrounding property owners; none were returned in opposition, and three notices were returned in favor.

COMMISSION ACTION

By a vote of eight in favor, the Commission recommended approval of "B-3" Business District.

Reasons for Action

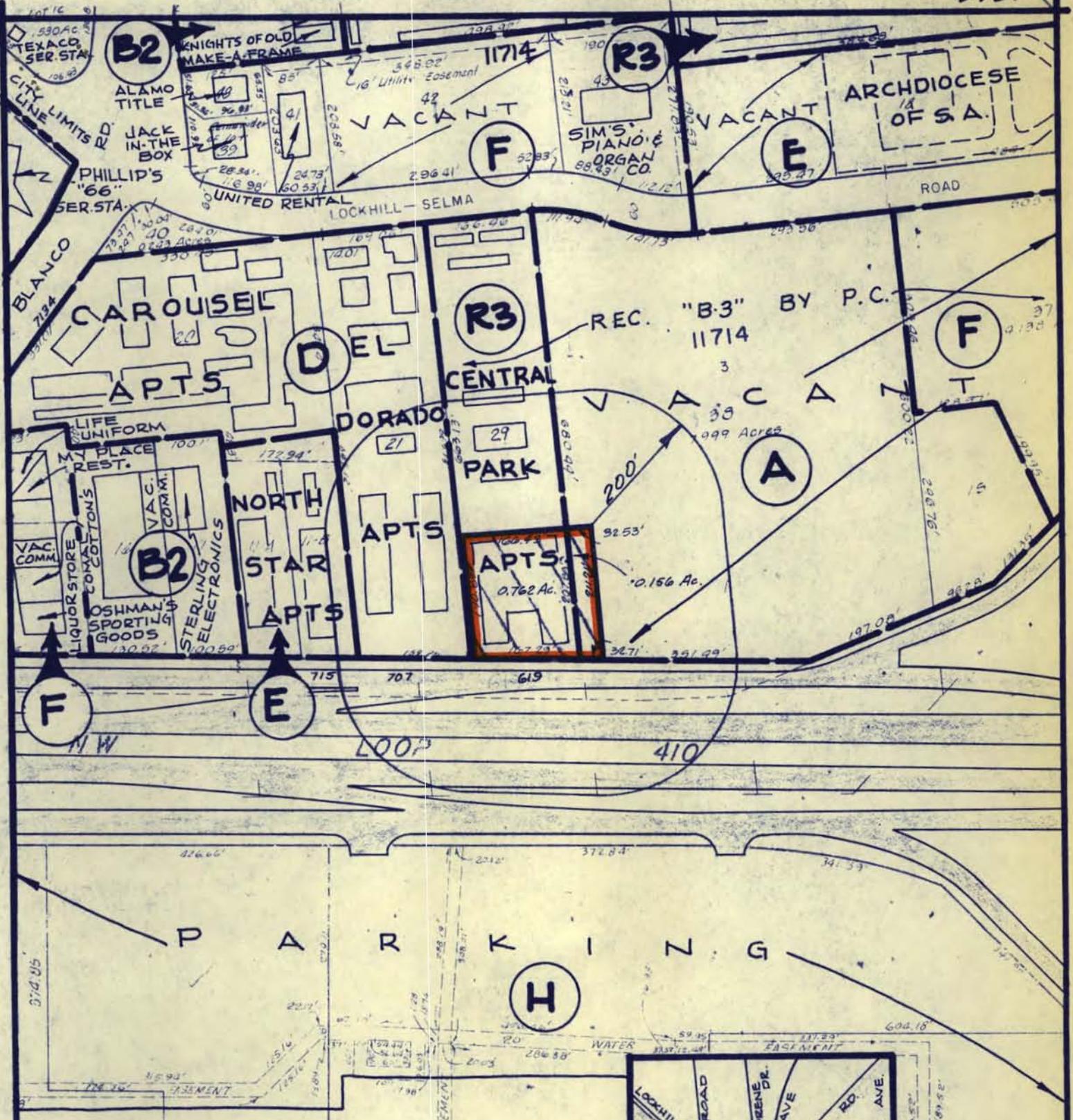
- (1) Property, which is a part of a larger development for a shopping area at the intersections of San Pedro Avenue and Loop 410, at its northwestern intersection, is in an area which would be appropriate for this kind of zoning under the center's concept.
- (2) Subject property is opposite Central Park Mall and is being developed in a similar mode.
- (3) It appears that the intensive business uses are appropriate at this intersection.
- (4) This rezoning will not change the character of the area but will provide for orderly development of this corner.
- (5) Staff has recommended approval of this request.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, and that the property be properly platted.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



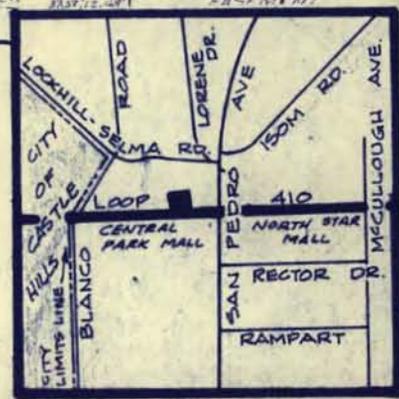
CENTRAL PARK MALL

ZONING CASE 5957

REQUESTED ZONING CHANGE FROM "A" SINGLE FAMILY RES. DIST. TO "R3" MULT. FAMILY RES. DIST. TO "B3" BUS. DIST.

DATE MARCH 13, 1975

SCALE 0 100' 200' 300' 400'



DEPT. OF BUILDING & PLANNING ADMINISTRATION 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 \_\_\_\_\_

Stella Orozco, Office Manager, who being by me duly sworn,

says on oath that she is ~~one of the publishers~~ <sup>Office Manager</sup> 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 #45035 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: March 17,

1975

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PASSED AND APPROVED this 13th day of March, 1975.

CLAUDE BLACK  
Acting Mayor

ATTEST:

J. H. INSELMANN  
City Clerk

Stella Orozco

Sworn to and subscribed before me this 17th Day of March, 1975.

Emilio G. Landa

Notary Public in and for Bexar County, Texas