

AN ORDINANCE **38336**

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. 3812)

The rezoning and reclassification of property from "A" Single Family Residential District to "R-3" Multiple Family Residential District & "B-1", "B-2" & "B-3" Business District, listed below as follows:

"A" to "B-3"
1.921 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes

FIELD NOTES FOR

A 1.921 acre tract of land out of the proposed Lot 21, Block "C", NCB 11610, Deer Oak Hills in San Antonio, Bexar County, Texas, and being more particularly described as follows:

- BEGINNING: At the southwestern extremity of a 25.00 foot radius property line return at the intersection of the southwest ROW line of Babcock Road with the northwest ROW line of Wurzbach Road;
- THENCE: S 39° 46' 16" W 200.52 feet along the northwest ROW line of Wurzbach Road to a point;
- THENCE: N 49° 01' 45" W 374.67 feet to a point on the northwest property line of Lot 21, also being the southeast ROW line of Snowden Road;
- THENCE: N 40° 30' 00" E 199.76 feet to the southwest extremity of a 25.00 foot radius property line return at the intersection of the southeast ROW line of Snowden Road with the southwest ROW line of Babcock Road;
- THENCE: Southeasterly along said return being a curve to the right, having a radius of 25.00 feet, a central angle of 90° 28' 15", a tangent of 25.21 feet and an arc distance of 39.48 feet to the southeast extremity of said return;
- THENCE: S 49° 01' 45" E 322.12 feet along the southwest ROW line of Babcock Road and the northeast property line of Lot 21 to the northwestern extremity of a 25.00 foot radius property line return at the intersection of the southwest ROW line of Babcock Road with the northwest ROW line of Wurzbach Road;
- THENCE: Southwesterly along said return being a curve to the right, having a radius of 25.00 feet, a central angle of 88° 48' 01", a tangent of 24.48 feet, and an arc distance of 38.75 feet to the POINT OF BEGINNING, containing 1.921 acres of land, more or less.

"A" to "B-2"

4.367 acres out of Lot 21, Blk. C, NCB 11610
being further described by field notes

FIELD NOTES FOR

A 41367 acre tract of land out of the proposed Lot 21, Block "C"
NCB 11610, Deer Oak Hills, in San Antonio, Bexar County, Texas;
and being more particularly described as follows:

- BEGINNING: At a point on the northwest ROW line of Wurzbach Road and the southeast property line of said Lot 21, being S 39° 46' 16" W 225.00 feet from the intersection of the southwest ROW line of Babcock Road with the northwest ROW line of Wurzbach Road;
- THENCE: S 39° 46' 16" W 334.48 feet along the northwest ROW line of Wurzbach Road to a point;
- THENCE: N 49° 30' 00" W 100.00 feet to a point;
- THENCE: S 40° 30' 00" W 115.00 feet to a point;
- THENCE: S 49° 30' 00" E 101.46 feet to a point on the northwest ROW line of Wurzbach Road;
- THENCE: S 39° 46' 16" W 150.51 feet along the northwest ROW line of Wurzbach Road to a point;
- THENCE: N 49° 01' 45" W 382.30 feet to a point on the northwest property line of said Lot 21;
- THENCE: N 40° 30' 00" E 122.36 feet along the northwest property line of said Lot 21 to a point;
- THENCE: S 49° 30' 00" E 180.00 feet to a point;
- THENCE: N 40° 30' 00" E 140.00 feet to a point;
- THENCE: N 49° 30' 00" W 180.00 feet to a point on the northwest property line of said Lot 21;
- THENCE: N 40° 30' 00" E 337.53 feet along the northwest property line of said Lot 21 to a point;
- THENCE: S 49° 01' 45" E 374.67 feet to the POINT OF BEGINNING, containing 4.367 acres of land, more or less.

"A" to "B-1"

3.335 acres out of Lot 21, Blk. C, NCB 11610
being further described by field notes

FIELD NOTES FOR

A 3.335 acre tract of land out of the proposed Lot 21, Block "C"
NCB 11610, Deer Oak Hills in San Antonio, Bexar County, Texas, and
being more particularly described as follows:

- BEGINNING: At a point on the northwest ROW line of Wurzbach Road and the southeast property line of said Lot 21 being S 39° 46' 16" W 825.00 feet from the intersection of the southwest ROW line of Babcock Road with the northwest ROW line of Wurzbach Road;
- THENCE: S 39° 46' 16" W 120.28 feet along the northwest ROW line of Wurzbach Road to an angle point;
- THENCE: S 40° 27' 57" W 259.85 feet along the northwest ROW line of Wurzbach Road to a point;

THENCE: N 48° 34' 44" W 384.02 feet to a point on the northwest property line of said Lot 21;

THENCE: N 40° 30' 00" E 377.08 feet along the northwest property line of said Lot 21 to a point;

THENCE: S 49° 01' 45" E 382.30 feet to the POINT OF BEGINNING, containing 3.335 acres of land, more or less.

"A" to "R-3"
3.880 acres out of Lot 21, Blk. C, NCB 11610
being further described by field notes

FIELD NOTES FOR

A 3.880 acre tract of land out of the proposed Lot 21, Block "C", NCB 11610, Deer Oak Hills, in San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At the most southerly corner of said Lot 21 being S 39° 46' 16" W 945.28 feet and S 40° 27' 57" W 699.85 feet from the intersection of the southwest ROW line of Babcock Road, and the northwest ROW line of Wurzbach Road;

THENCE: N 48° 34' 44" W 384.28 feet along the southwest property line of said Lot 21 to a point;

THENCE: N 40° 30' 00" E 440.00 feet along the northwest ROW line of said Lot 21 to a point;

THENCE: S 48° 34' 44" E 384.02 feet to a point on the northwest ROW line of Wurzbach Road and the southeast property line of said Lot 21;

THENCE: S 40° 27' 57" W 440.00 feet along the northwest ROW line of Wurzbach Road to the POINT OF BEGINNING, containing 3.880 acres of land, more or less.

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 5th day of March 19 70.


M A Y O R

ATTEST: 
C I T Y C L E R K

APPROVED AS TO FORM: 
for City Attorney

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
BUDGET			
CITY MANAGER			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER		1	
CONVENTION BUREAU			
CONVENTION CENTER			
FINANCE DIRECTOR			
ASSESSOR & COLL.		1	
CONTROLLER			
CORPORATION COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INS. DIR.		1	
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND DIVISION			
LIBRARY DIRECTOR			
MODEL CITIES			
MUNICIPAL FACILITIES			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR		1	
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANS. DIR.			

ITEM NO. D.

MEETING OF THE CITY COUNCIL

DATE:

MAR 5 1970

NOTION BY: Nielsen

SECONDED BY: Torres

ORD. NO. 38336

ZONING CASE

3812

RESOL.

PETITION

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. McALLISTER, SR. PLACE NO. 1 MAYOR		✓	
DR. HERBERT CALDERON PLACE NO. 2		✓	
E. J. BURKE PLACE NO. 3		<i>Absent</i>	
S. H. JAMES PLACE NO. 4		✓	
MRS. LILA COCKRELL PLACE NO. 5 MAYOR PRO-TEM		✓	
DR. D. FORD NIELSEN PLACE NO. 6		✓	
FELIX B. TREVINO PLACE NO. 7		<i>Absent</i>	
EDWARD H. HILL PLACE NO. 8		✓	
PETE TORRES, JR. PLACE NO. 9		<i>Absent</i>	

BRIEFED BY:

ADDITIONAL INFORMATION:

70-10

REMARKS:

REQUEST FOR NOTICE FOR PUBLIC HEARING

NO. 3812

NAME Boyce H. Gaskin

The rezoning and re-classification of:

A to B-3

1.921 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Dept.

FOR INFORMATION ONLY

Located on the Southwest side of Babcock Rd. between Snowden Rd. & Wurzbach Road; having 381.87' on Babcock Rd., 224.97' on Snowden Rd. & 225' on Wurzbach Rd.

A to B-2

4.367 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Dept.

FOR INFORMATION ONLY

Located between Wurzbach Rd. & Snowden Rd. 225' Southwest of Babcock Rd.; having 484.99' on Wurzbach Rd. 459.89' on Snowden Rd. & a maximum distance of 382.30' between these two roads.

A to B-1

3.335 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Dept.

FOR INFORMATION ONLY

Located between Wurzbach Rd. & Snowden Rd. 825' Southwest of Babcock Rd.; having 380.13' on Wurzbach Rd., 377.08' on Snowden Rd. & a maximum distance of 384.02' between these two roads.

A to R-3

3.880 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Dept.

FOR INFORMATION ONLY

Located between Wurzbach Rd. & Snowden Rd. 1205.43' Southwest of Babcock Rd.; having 440' on Wurzbach Rd. & Snowden Rd. & a distance of 384.2' between these two roads.

FROM: "A" Single Family Residential District

TO: "R-3" Multiple Fam. Res. Dist. & "B-1", "B-2" & "B-3" Business District

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

Department of Planning

PHONE TA 4-4555

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS
AMERICAN SOCIETY OF MILITARY ENGINEERS
CONSULTING ENGINEERS COUNCIL OF TEXAS & U. S.
AMERICAN SOCIETY OF PLANNING OFFICIALS

FIELD NOTES FOR

A 1.921 ACRE TRACT OF LAND OUT OF THE PROPOSED LOT 21, BLOCK "C",
NCB 11610, DEER OAK HILLS IN SAN ANTONIO, BEXAR COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING:** At the southwestern extremity of a 25.00 foot radius property line return at the intersection of the southwest ROW line of Babcock Road with the northwest ROW line of Wurzbach Road;
- THENCE:** S 39° 46' 16" W 200.52 feet along the northwest ROW line of Wurzbach Road to a point;
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- THENCE:** Southeasterly along said return being a curve to the right, having a radius of 25.00 feet, a central angle of 90° 28' 15", a tangent of 25.21 feet and an arc distance of 39.48 feet to the southeast extremity of said return;
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C-1481
8 JANUARY 1970
PD/lkf

FIELD NOTES FOR

A 4.367 ACRE TRACT OF LAND OUT OF THE PROPOSED LOT 21, BLOCK "C",
NCB 11610, DEER OAK HILLS, IN SAN ANTONIO, BEXAR COUNTY, TEXAS;
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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the southeast property line of said Lot 21, being S 39° 46'
16" W 225.00 feet from the intersection of the southwest
ROW line of Babcock Road with the northwest ROW line of
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- THENCE: N 40° 30' 00" E 122.36 feet along the northwest property
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line of said Lot 21 to a point;
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containing 4.367 acres of land, more or less.

C-1481
28 JANUARY 1970
PD/lkf

FIELD NOTES FOR

A 3.335 ACRE TRACT OF LAND OUT OF THE PROPOSED LOT 21, BLOCK "C", NCB 11610, DEER OAK HILLS IN SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the northwest ROW line of Wurzbach Road and the southeast property line of said Lot 21 being S 39° 46' 16" W 825.00 feet from the intersection of the southwest ROW line of Babcock Road with the northwest ROW line of Wurzbach Road;
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- THENCE: N 48° 34' 44" W 384.28 feet along the southwest property line of said Lot 21 to a point;
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C-1481
8 JANUARY 1970
PD/lkf

ZONING CASE 3812

Appeal Case

APPLICANT: Royce H. Gaskin

Yes

No XXX

DATE OF APPLICATION: November 5, 1969

LOCATION OF PROPERTY:

A to B-3

1.921 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Dept.

FOR INFORMATION ONLY

Located on the Southwest side of Babcock Rd. between Snowden Rd. & Wurzbach Road; having 381.87' on Babcock Rd., 224.97' on Snowden Rd. and 225' on Wurzbach Road.

A to B-2

4.367 acres out Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Department.

FOR INFORMATION ONLY

Located between Wurzbach Rd. & Snowden Rd. 225' Southwest of Babcock Rd.; having 484.99' on Wurzbach Rd. 459.89' on Snowden Rd. & a maximum distance of 382.30' between these two roads.

A to B-1

3.335 acres out of Lot 21, Blk. C, NCB 11610 being further described by field notes filed in the office of the Planning Department.

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Located between Wurzbach Rd. & Snowden Rd. 825' Southwest of Babcock Rd.; having 380.13' on Wurzbach Rd., 377.08' on Snowden Rd. & a maximum distance of 384.02' between these two roads.

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FOR INFORMATION ONLY

Located between Wurzbach Rd. & Snowden Rd. 1205.43' Southwest of Babcock Rd.; having 440' on Wurzbach Rd. & Snowden Rd. & a distance of 384.2' between these two roads.

ZONING CHANGE REQUESTED:

From "A" Single Family Residential District to "B-3" Multiple Family Residential District and "B-1", "B-2" and "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON NOVEMBER 19, 1969

Information Presented by Applicant:

Mr. Royce H. Gaskin, applicant, advised the Commission that the change in zoning is to develop the property. He desires to follow the business zonings to the southeast of his property. When questioned, the applicant confirmed that he would be against

a non-access easement along Snowden Drive because he has already made street dedications to the City.

Staff Observations:

Request generally logical. Zoning, however, should not be extended through to Snowden Drive which is a narrow, residential street.

Proper replatting.

Traffic and Transportation Department Recommendations:

Any anticipation of use of Snowden for commercial traffic should be accompanied by its proper dedication and development.

Results of Notices Received Before Hearing:

Ten notices were mailed to the surrounding property owners. None were returned in opposition to the requested change; six notices were returned in favor and one was returned "unclaimed".

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

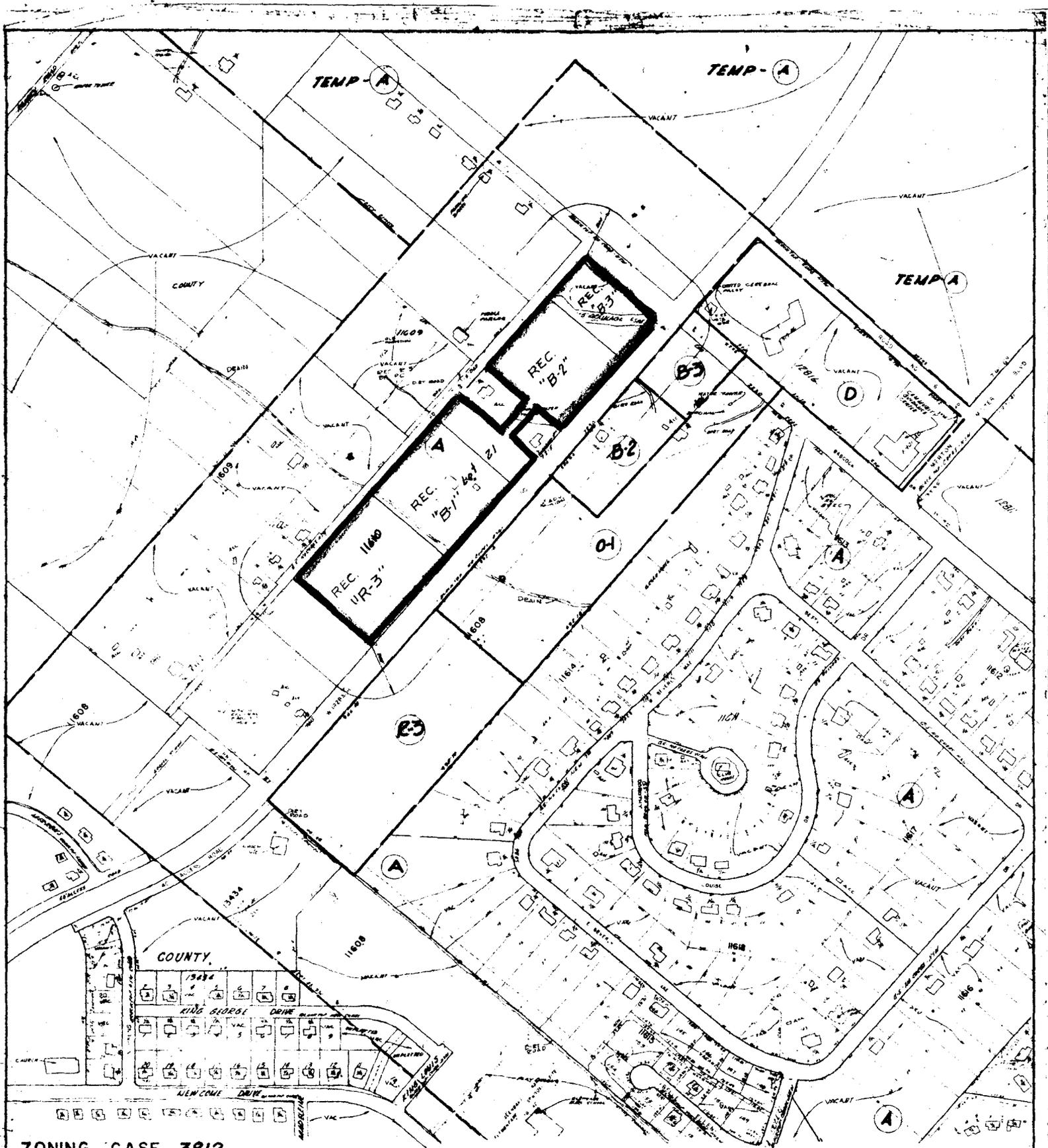
(1) Subject property is located on Wurzbach Road. (2) There is "B-3" and "B-2" Business zonings to the southeast of the property in question. (3) The proposed use of the property is good land use and is not detrimental to the surrounding area. (4) There was no opposition to the change in zoning.

Other Recommendations:

Proper replatting is to be accomplished.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing).



ZONING CASE 3812

REQUESTED ZONING CHANGE
 FROM 'A' RES TO 'B-1, B-2, B-3' BUS. DIST & 'R-3' MULT FAM.

DATE MAR 1970

SCALE 1" = 200'



Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter

, who being by me duly sworn,

she
says on oath that ~~he~~ ^{she} is ~~one of the~~ publishers of the COMMERCIAL RECORDER

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the An Ordinance No. 38336 (Case No. 3812) hereto attached has been published in every issue of said newspaper on the following days, to-wit: _____

March 6, 1970

AN ORDINANCE 38336

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

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THENCE: S 40° 30' 00" W 115.00 feet to a point;

THENCE: S 49° 30' 00" E 101.46 feet to a point on the northwest ROW line of Wurzbach Road;

THENCE: S 39° 46' 16" W 150.51 feet along the northwest

ROW line of Wurzbach Road to a point;

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THENCE: N 40° 30' 00" E 440.00 feet along the northwest ROW line of said Lot 21 to a point;

THENCE: S 48° 34' 44" E 384.02 feet to a point on the northwest ROW line of Wurzbach Road and the southeast property line of said Lot 21;

THENCE: S 40° 27' 57" W 440.00 feet along the northwest ROW line of Wurzbach Road to the POINT OF BEGINNING, containing 3.880 acres of land, more

Sworn to and subscribed before me this 6th day

1970