

AN ORDINANCE **42372**

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. 5059)

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

A 12.146 acre tract of land out of NCB 12858, located north of the intersection of Wurzbach Road and Fredericksburg Road; having 672.74' on Wurzbach Road, 756.73' on Fredericksburg Road and 46.40' on the cutback between these two roads, being further described by field notes filed in the Office of the City Clerk.

8500-8600 Block of Fredericksburg Rd.

Provided that proper replatting 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 21st day of June 1973.



M A Y O R
Charles L. Becker

ATTEST: J. H. Duclwan
C I T Y C L E R K

APPROVED AS TO FORM: Howard L. Walker
City Attorney

5/22/73 IM

73-32

DISTRIBUTION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	
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 DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PUBLIC SAFETY - ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	
ASSOC. MGR. C. GUERRA	

ITEM NO. H.

MEETING OF THE CITY COUNCIL

DATE:

JUN 21 1973

MOTION BY:

Lacy

SECONDED BY:

San M

ORD. NO.

42372

ZONING CASE

5059

RESOL.

PETITION

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		<u>abs</u>	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		✓	
REV. CLAUDE BLACK PLACE NO. 4		<u>abs</u>	
GLENN LACY PLACE NO. 5		✓	
CLIFFORD MORTON PLACE NO. 6		<u>abs</u>	
ALFRED BECKMANN PLACE NO. 7		✓	
ALVIN G. PADILLA, JR. PLACE NO. 8		<u>abs</u>	
LEO MENDOZA, JR. PLACE NO. 9		✓	

replattin

73-32

PHONE 824-4555

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

METES AND BOUNDS DESCRIPTION

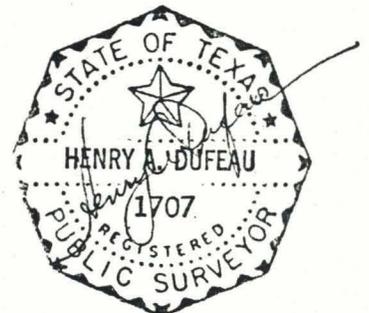
OF A 7.246 ACRE TRACT OF LAND OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, COUNTY BLOCK 4445 AND THE MARIA TRINIDAD GUERRERA SURVEY NO. 88, ABSTRACT NO. 260, COUNTY BLOCK 4443, AND NCB 12858, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID 7.246 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At an iron pin found in asphalt on the eastern ROW line of Fredericksburg Road at the southernmost corner of this tract, said pin being N 13° 07' 45" W 447.75 feet from a concrete monument found at the northwest extremity of a cutoff line to the northwest ROW of Wurzbach Road;
- THENCE: N 14° 01' 58" W 642.10 feet along said easterly ROW line of Fredericksburg Road to an iron pipe found at the westernmost corner of this tract;
- THENCE: N 55° 04' 34" E 519.22 feet to an iron pipe found on a fence line at the northernmost corner of this tract;
- THENCE: S 40° 27' 25" E 401.41 feet along said fence to an iron pipe found at the easternmost corner of this tract;
- THENCE: S 41° 11' 33" W 401.02 feet along a fence to an iron pin set at an angle point;
- THENCE: S 40° 24' 02" W 411.00 feet along a fence to the POINT OF BEGINNING, containing 7.246 acres of land.

NOTES: This description is based on an actual survey made on the ground by R. Marvin Shipman & Co.

This tract is subject to a 40-foot-wide CPSB electric transmission easement described in deed recorded in Volume 4045, Page 206, Bexar County Deed Records.

2-73-103
8 March 1973
HAD/ms



RECEIVED
DEPARTMENT OF
BUILDING & PLANNING

APR 12 1973

Spurger

5259

FIELD NOTES FOR 5.58 ACRES OF LAND OUT OF THE M. TEJADA SURVEY #89 AND THE M. T. GUERRERO SURVEY NO. 88 IN COUNTY BLOCK 5689 AND N.C.B. 12858, BEXAR COUNTY, TEXAS

TRACT I

BEGINNING at a concrete monument set on the northwest line of Wurzbach Road at its cut-off with the east line of Fredericksburg Road;

THENCE: N 78° 18' W, 46.40 feet along said cut-off to a concrete monument set on the east line of Fredericksburg Road;

THENCE: N 13° 17' W, along the east line of Fredericksburg Road, a distance of 370.53 feet to an iron pin set, for a corner of this tract;

THENCE: N 76° 43' E, 22.30 feet to an iron pin set at a cedar post, for a corner of this tract;

THENCE: S 82° 37' E, 85.85 feet to an iron pin set adjacent to a 12" live Oak tree;

THENCE: N 30° 15' E, along an existing fence, a distance of 196.96 feet to an iron pin set at a cedar post, for a corner of this tract;

THENCE: N 54° 00' W, a distance of 118.22 feet to an iron pin set for a corner of this tract;

THENCE: N 40° 56' E, along an existing fence, a distance of 291.64 feet to an iron pipe set, for a corner of this tract;

THENCE: S 42° 13' E, along an existing fence, a distance of 407.36 feet to an iron pipe set on the northwest line of Wurzbach Road;

THENCE: S 41° 00' W, along the northwest line of Wurzbach Road, a distance of 672.74 feet to the point of beginning and containing 4.90 acres of land and being the same property described in Volume 2823, Page 586 of Deed Records of Bexar County, Texas;

TRACT II

BEGINNING at an iron pin set on the east line of Fredericksburg Road, said point being N 13° 17' W, 370.53 feet from a concrete monument at west end of a cut-off at Wurzbach Road;

THENCE: N 13° 17' W, along the east line of Fredericksburg Road, a distance of 77.10 feet to an iron pin set for a corner of this tract;

THENCE: N 40° 56' E, 22.42 feet to a fence corner and continuing along said fence, for a total distance of 190.70 feet to an iron pin set for a corner of this tract;

THENCE: S 54° 00' E, 118.22 feet to an iron pin set at a fence corner for a corner of this tract;

THENCE: S 30° 15' W, along an existing fence, a distance of 196.96 feet to an iron pin set at the base of a 12" Live Oak tree, for a corner of this tract;

THENCE: N 82° 37' W, 85.85 feet to an iron pin set at a fence corner, for a corner of this tract;

THENCE: S 76° 43' W, 22.30 feet to the point of beginning and containing 0.68 acres of land and being the same property described in Volume 4453, Page 13 of the Deed Records of Bexar County, Texas.

This conveyance shall also encompass the personal property, including furniture

RECEIVED
DEPARTMENT OF
BUILDING & PLANNING

11 5 1915

TO: City Clerk

Date May 30, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5059

NAME W.J. Springer

The rezoning and reclassification of:

A 12.146 acre tract of land out of NCB 12858
being further described by field notes filed
in the office of the Building and Planning
Administration Department

8500 - 8600 Blk of Fredericksburg
FOR INFORMATION ONLY

Located north of the intersection of Wurzbach Road
and Fredericksburg Road; having 672.74' on Wurzbach
Road, 756.73' on Fredericksburg Road and 46.40' on
the cutback between these two roads.

FROM: Temporary "A" Single Family Residence 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.

BUILDING & PLANNING ADMINISTRATION

ZONING CASE 5059
Appeal Case
Yes _____
No XXX

APPLICANT: W. J. Springer

DATE OF APPLICATION: March 12, 1973

LOCATION OF PROPERTY:

A 12.146 acre tract of land out of NCB 12858 being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located north of the intersection of Wurzbach Road and Fredericksburg Road; having 672.74' on Wurzbach Road, 756.73' on Fredericksburg Road and 46.40' on the cutback between these two roads.

ZONING CHANGE REQUESTED:

From Temporary "A" Single Family Residence District to "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON MAY 23, 1973

Information Presented by Applicant:

Mr. Manuel Chacon, stated to the Commission that applicants are proposing to construct a retail shopping area which will encompass the subject property plus additional properties if available. He passed out plans of the proposed. He stated that the property will warrant this type of zoning because of all the zonings along this area.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS:

Discussion:

Subject property is located at the intersection of two major arterial streets with other "B-3" classifications in this immediate area. In the staff's opinion, the requested change is considered appropriate and provides a good land use for the major intersection.

Recommendation:

Approval
Proper platting

Traffic and Transportation Department Recommendations:

A report from the Traffic Department states that Wurzbach Road is currently under construction for a four lane divided facility as part of the City's bond program. New median openings on Wurzbach Road after completion of construction should not be planned.

Results of Notices Received Before Hearing:

There were twelve notices mailed to the surrounding property owners; none returned in opposition and two notices returned in favor. One notice was returned "unclaimed".

COMMISSION ACTION:

By a vote of nine in favor, the Commission recommended approval of this request.

Reasons for Action:

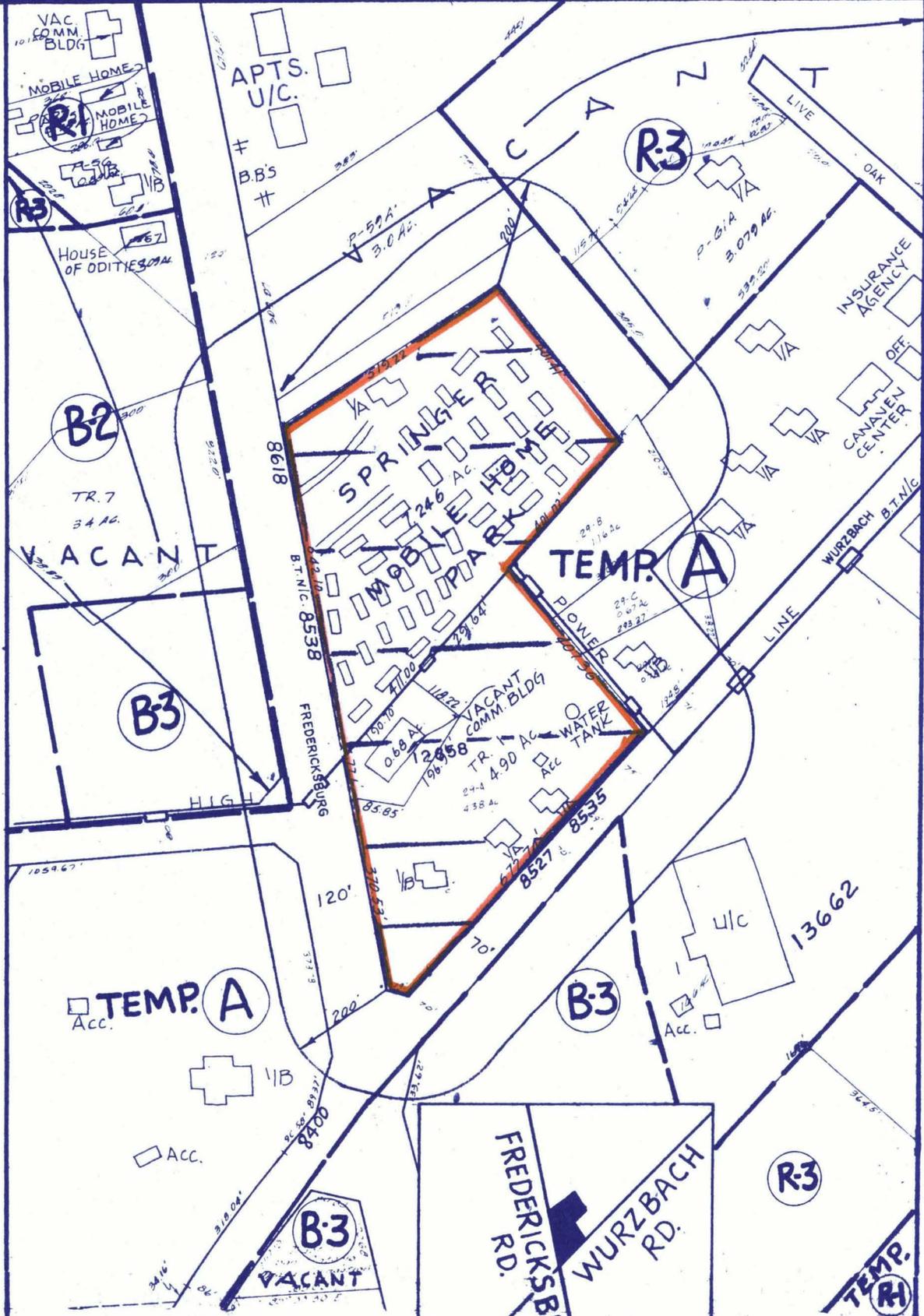
- (1) Property is located on two major thoroughfares being Wurzbach and Fredericksburg Roads.
- (2) Representative presented a detailed architect plan of the proposed construction for the property.
- (3) The property is adjacent to "B-3" zoning to the south and west.
- (4) This appears to be an excellent business plan for the property.
- (5) It would give the applicant the opportunity to develop the land properly.
- (6) There was no opposition to the requested change.

Other Recommendations:

It is further recommended that the property be replatted and that applicant work with the Traffic Department.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



ZONING CASE 5059
 REQUESTED ZONING CHANGE
 FROM TEMP. "A" FAM. RES. DIST. TO "B-3" BUS. DIST.

DATE JUNE, 1973

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 _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that 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 Ordinance 42372 Case No. 5059 hereto attached has been published in

every issue of said newspaper on the following day~~s~~, to-wit: _____

June 22, _____, 19 73

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PASSED AND APPROVED this 21st day of June, 1973.

CHARLES L. BECKER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

III¹² Charles D. Treuter

Sworn to and subscribed before me this 22nd day of June, 19 73

Ernest C. Carrola

Notary Public in and for Bexar County Texas
Ernest C. Carrola