

AN ORDINANCE 2011-10-20-0876

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; and

WHEREAS, on June 6, 1973 City Council approved an amendment to change the zoning district boundary for a 12.4823 acre tract of land out of NCB 11672 in Ordinance Number 42304 through Zoning Case Number 4918; a copy of Ordinance Number 42304 is attached as **Attachment "A"**; and

WHEREAS, it has been determined that a corrected copy of field notes is necessary to provide an accurate description of the property; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of a 12.4823 acre tract of land out of NCB 11672 (currently NCB 16161) from Temporary "R-1" Single Family Residence District to "B-2" Business District.

SECTION 2. A corrected copy of the field notes of the 12.4823 acre tract of land referenced in Section 1 above, being out of NCB 11672 (currently NCB 16161), is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

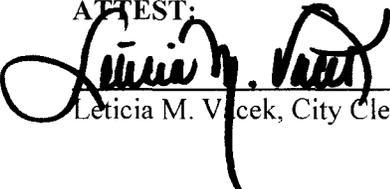
SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

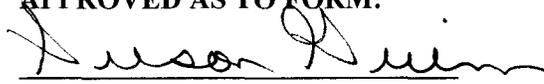
SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective October 30, 2011.

PASSED AND APPROVED this 20th day of October 2011.



M A Y O R
Julián Castro

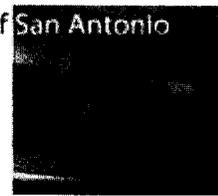
ATTEST:

Leticia M. Vicek, City Clerk

APPROVED AS TO FORM:

for Michael D. Bernard, City Attorney



Request for
COUNCIL
ACTION

City of San Antonio



Agenda Voting Results - 39

Name:	39						
Date:	10/20/2011						
Time:	02:21:13 PM						
Vote Type:	Motion to Approve						
Description:	An Ordinance correcting the field notes previously filed with Ordinance No. 42304, approved June 7, 1973, which amended Chapter 42 of the City Code by rezoning 12.482 acres of land out of NCB 11672 from Temporary "R-1" Single-Family Residence District to "B-2" Business District.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				x
Elisa Chan	District 9		x			x	
Carlton Soules	District 10		x				

ITEM NO. B

MEETING OF THE CITY COUNCIL DATE: JUN 7 1973

MOTION BY: Padilla SECONDED BY: Lacy

ORD. NO. 42304 ZONING CASE 4918

RESOL. _____ PETITION _____

DISTRIBUTION	
AVIATION DIRECTOR	
BUILDING PLANNING ADMIN.	✓
CITY WRITING 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	
HEMISPHERE 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	

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

found that proper reporting is accomplished.

73-29

AN ORDINANCE 42304

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. 4918)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residence District to "B-2" Business District, listed below as follows:

A 12.4823 acre tract of land out of NCB 11672, located on the southwest side of Blanco Road, being 3596.36' northwest of the cutback between Blanco Road and West Avenue; having 1015' on Blanco Road and a maximum depth of 684.57', being further described by field notes filed in the Office of the City Clerk.

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.

REQUESTED CHANGE FROM R-1 to B-2

AREA 2

BEGINNING at a point, said point being the intersection of the southwesterly right-of-way line of Blanco Road and the centerline of Woodstone Drive;

THENCE, N 27° 29' 00" W for a distance of 1,730.00 feet to a point for a corner, said point being the POINT OF BEGINNING of a 12.4824 acre tract;

THENCE, S 27° 29' 00" E along the southwesterly right-of-way line of Blanco Road for a distance of 1,015.00 feet to a point for a corner;

THENCE, S 62° 31' 00" W for a distance of 600.00 feet to a point for a corner;

THENCE, N 27° 29' 00" W for a distance of 625.48 feet to a point;

THENCE, N 48° 35' 04" W for a distance of 147.39 feet to a point for a corner;

THENCE, N 41° 24' 56" E for a distance of 700.00 feet to a point for a corner, said point being the POINT OF BEGINNING of the heretofore described 12.4824 acre tract.

TO: City Clerk

Date May 18, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4918 NAME Stanley D. Rosenberg

The rezoning and reclassification of:

A 12.4823 acre tract of land out of NCB 11672
being further described by field notes filed
in the office of the Building and Planning
Administration Department

FOR INFORMATION ONLY

Located on the southwest side of Blanco Road,
being 3596.36' northwest of the cutback between
Blanco Road and West Avenue; having 1015' on
Blanco Road and a maximum depth of 684.57'

FROM: Temporary "R-1" Single Family Residence District

TO: "B-2" 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

NAME OF APPLICANT: Stanley D. Rosenberg

ZONING CASE 4918

DATE OF APPLICATION: January 26, 1973

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

A 12.4823 acre tract of land out of NCB 11672 being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

Located on the southwest side of Blanco Road, being 3596.36' northwest of the cutback between Blanco Road and West Avenue; having 1015' on Blanco Road and a maximum depth of 684.57'

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residence District to "B-2" Business District

ZONING COMMISSION PUBLIC HEARING ON APRIL 25, 1973:

Mr. Thomas A. Martin, representing the applicant, stated that the proposed was a portion of an overall master plan that was presented to the Commission on March 28, 1973. Prior to the presentation of the case, but after the notices had gone out, it was decided that they would move this particular tract to a more southerly location. At that time they did postpone action of this site and re-filed their application to "B-2" on this tract of land which will be located at the intersection of Blanco Road and their proposed collector street.

STAFF RECOMMENDATIONS:

Discussion:

Subject property is a portion of an overall master plan. The Commission and City Council recently approved "R-3" zoning on the property to the north, south and west of this property. The applicant's proposal is to provide an internal street system for this development with a collector street intersecting Blanco Road at the southern portion of the "B-2" request. In the staff's opinion, business zoning is considered appropriate at the intersection of proposed collector street and a major arterial road (Blanco Road).

Staff Recommendations:

Approval
Proper platting

Traffic and Transportation Department Recommendations:

Plans for streets through the proposed should conform with the overall plan presented for this area.

Results of Notices Received Before Hearing:

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

COMMISSION ACTION:

By a vote of six in favor and three being absent, the Commission recommended approval of this request.

Reasons for Action:

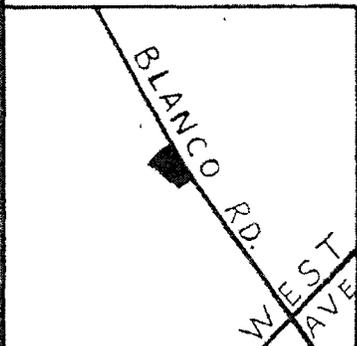
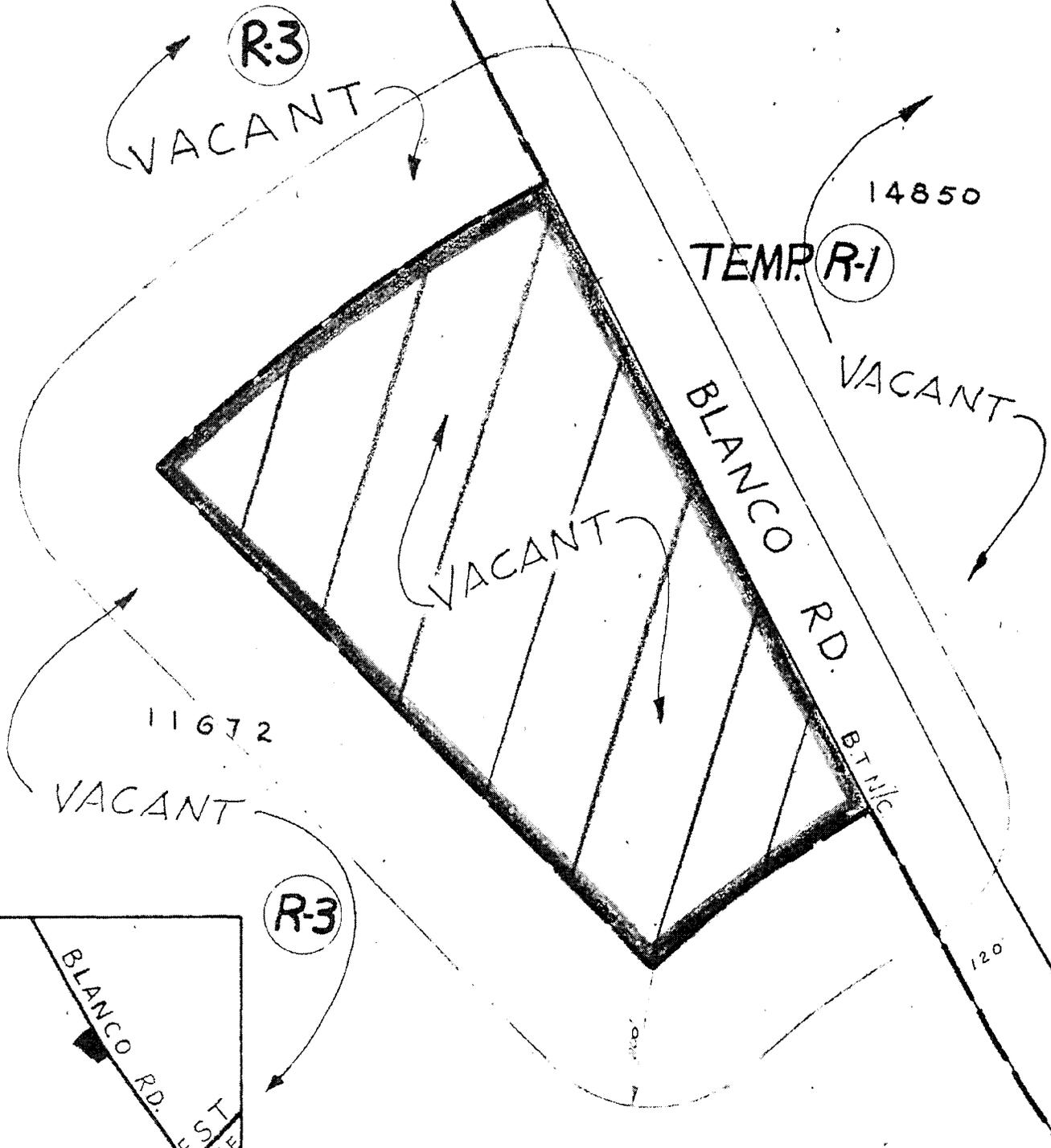
- (1) Property is located on Blanco Road, north of the intersection of Blanco Road and West Avenue
- (2) This is a portion of a previous case that has been passed by the Commission and the Council and postponed in order for the applicant to bring to the Commission a change by the Planning Administration staff
- (3) The proposed "B-2" will be at the intersection of a collector and a major arterial and would, therefore, come within the centers concept
- (4) It is a portion of an overall master plan that has been approved and would be compatible with the proposed development and the area

Other Recommendations:

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

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



ZONING CASE 4918

REQUESTED ZONING CHANGE
FROM TEMP. "R-1" FAM. RES. TO "B-2" BUS DIST.

DATE JUNE, 1973

SCALE 0 100' 200' 300' 400'



NORTH

DEPT. OF BUILDING &
PLANNING ADMINISTRATION
SAN ANTONIO, TEXAS

REQUESTED CHANGE FROM R-1 TO B-2

Legal Description

Bexar County, Texas

D&A Job No. 001-484

12.482 ACRE TRACT

DESCRIPTION OF A TRACT OF LAND CONTAINING 12.482 ACRES LOCATED IN SAN ANTONIO, COUNTY OF BEXAR, OUT OF AN ORIGINAL 530.26 ACRE PETTY GEOPHYSICAL ENGINEERING CO. TRACT, FROM THE PINCKNEY CALDWELL SURVEY NO. 83, BEING PART OF COUNTY BLOCK 4984 AND N.C.B. 11672 (CURRENTLY N.C.B. 16161), BEXAR COUNTY, TEXAS; SAID DESCRIPTION HEREIN IS INTENDED TO CORRESPOND TO THE AREA SOUTHWESTERLY OF BLANCO ROAD EXCLUDED FROM BUT BOUNDED ON THREE SIDES BY THE LEGAL DESCRIPTION OF THE 366.0497 ACRE TRACT DESCRIBED IN CITY OF SAN ANTONIO ZONING CASE NO. 4918; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwesterly end of a 5,789.65 foot radius curve concave northeasterly in the southwesterly right-of-way line of Blanco Road, said point being the first point of curvature southerly of Wurzbach Parkway in said southwesterly right-of-way line of Blanco Road;

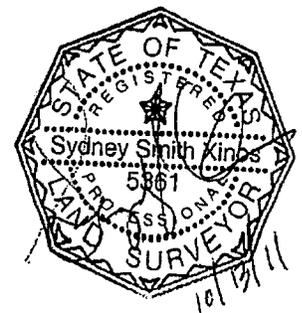
THENCE, N27°29'00"W along the southwesterly right-of-way line of Blanco Road, a distance of 160.28 for the most easterly corner and **POINT OF BEGINNING** hereof;

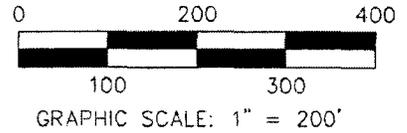
THENCE, departing said southwesterly right-of-way line of Blanco Road, over and across the lands of said Pinckney Caldwell Survey No. 83 the following five (5) courses and distances:

1. S62°31'00"W, a distance of 27.47 feet to the beginning of a tangent 1,225.00 foot radius curve concave southeasterly;
2. Southwesterly along the arc of said 1,225.00 foot radius curve a distance of 359.35 feet through a central angle of 16°48'27";
3. N44°17'27"W radial to said 1,225 foot radius curve, a distance of 1,015.00 feet to the beginning of a 2,240.00 foot radius curve concave southeasterly, a radial to said point bearing N44°17'27"W;
4. Northeasterly along the arc of said 2,240.00 foot radius curve a distance of 657.10 feet through a central angle of 16°48'27";
5. N62°31'00"E tangent to said 2,240 foot radius curve, a distance of 27.47 feet to a point on the southwesterly right-of-way line of Blanco Road;

THENCE, S27°29'00"E along said southwesterly right-of-way line of Blanco Road, a distance of 1,015.00 feet to the **POINT OF BEGINNING** hereof, and containing 12.482 acres.

**ATTACHMENT B
CORRECTED FIELD NOTES
Ordinance 42304 6/7/1973
Item 39 10/20/2011**





A=657.10'
R=2240.00'
Δ=16°48'27"
CB=N54°06'47"E
C=654.74'

PINCKNEY CALDWELL SURVEY NO. 83
ABSTRACT NO. 124

REZONE AREA
12.4822 ACRES
543,727 SQUARE FEET

S27°29'00"E 1015.00'
BLANCO ROAD
(R.O.W. 120')

N44°17'27"W 1015.00'
VISTA VIEW DRIVE
(R.O.W. 60')

P.O.B.

P.O.C.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N27°29'00"W	160.28'
L2	S62°31'00"W	27.47'
L3	N62°31'00"E	27.47'

A=359.35'
R=1225.00'
Δ=16°48'27"
CB=S54°06'47"W
C=358.06'

R=5,789.65'

LEGEND	
—	REZONE BOUNDARY
△	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL.	VOLUME
PG.	PAGE
D.R.B.C.T.	DEED RECORDS OF BEXAR COUNTY, TEXAS



**REQUESTED REZONE
CHANGE FROM
R-1 TO B-2**

SAN ANTONIO, BEXAR COUNTY, TEXAS



Doucet & Associates, Inc.

7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - NORTHAMPTON, MASSACHUSETTS - ROSEVILLE, CALIFORNIA

www.doucetandassociates.com

Date: 09-26-2011

Scale: 1"=200'

Drawn by: DRK

Reviewer: SSX

Project: 001-484

Sheet:

Field Book:

Party Chief:

Survey Date: