

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. Z86011)

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

A 29.034 acre tract out of CB 4966,
being further described by field
notes filed in the Office of the
City Clerk.

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

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 IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 27th DAY OF February 1986.

ATTEST: Korma S. Rodriguez CITY CLERK
Robert S. Port Thompson MAYOR PRO TEM

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

86-09

AVIATION
BUDGET & RESEARCH
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBER
CITY WATER BOARD
CITY ATTORNEY
COMMERCIAL RECORDER
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
ECONOMIC & EMPLOYMENT DEVELOPMENT
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
TREASURY DIVISION
GRANTS
INTERNAL AUDIT
RISK MANAGEMENT
FIRE DEPARTMENT
HUMAN RESOURCES & SERVICES
INFORMATION RESOURCES
LIBRARY
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL COURTS
PARKS & RECREATION
PERSONNEL
PLANNING
POLICE DEPARTMENT
PUBLIC UTILITIES
PUBLIC WORKS
ENGINEERING
CENTRAL MAPPING
REAL ESTATE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
WASTEWATER MANAGEMENT
ZONING ADMINISTRATION
SPECIAL PROJECTS - CITY MANAGER

ITEM NO. 38
 DATE: FEB 27 1986

MEETING OF THE CITY COUNCIL

MOTION BY: Hasslocher SECONDED BY: King
62422

ORD. NO. _____ ZONING CASE #286011

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		<u>absent</u>	
JOE WEBB PLACE 2		<u>✓</u>	
HELEN DUTMER PLACE 3		<u>✓</u>	
FRANK D. WING PLACE 4		<u>✓</u>	
WALTER MARTINEZ PLACE 5		<u>✓</u>	
BOB THOMPSON PLACE 6		<u>✓</u>	
YOLANDA VERA PLACE 7		<u>✓</u>	
G.E. HARRINGTON PLACE 8		<u>✓</u>	
WEIR LABATT PLACE 9		<u>✓</u>	
JAMES C. HASSLOCHER PLACE 10		<u>✓</u>	
HENRY G. CISNEROS PLACE 11 (MAYOR)		ABSENT	

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

86-09

Field Notes
for.

2860 11

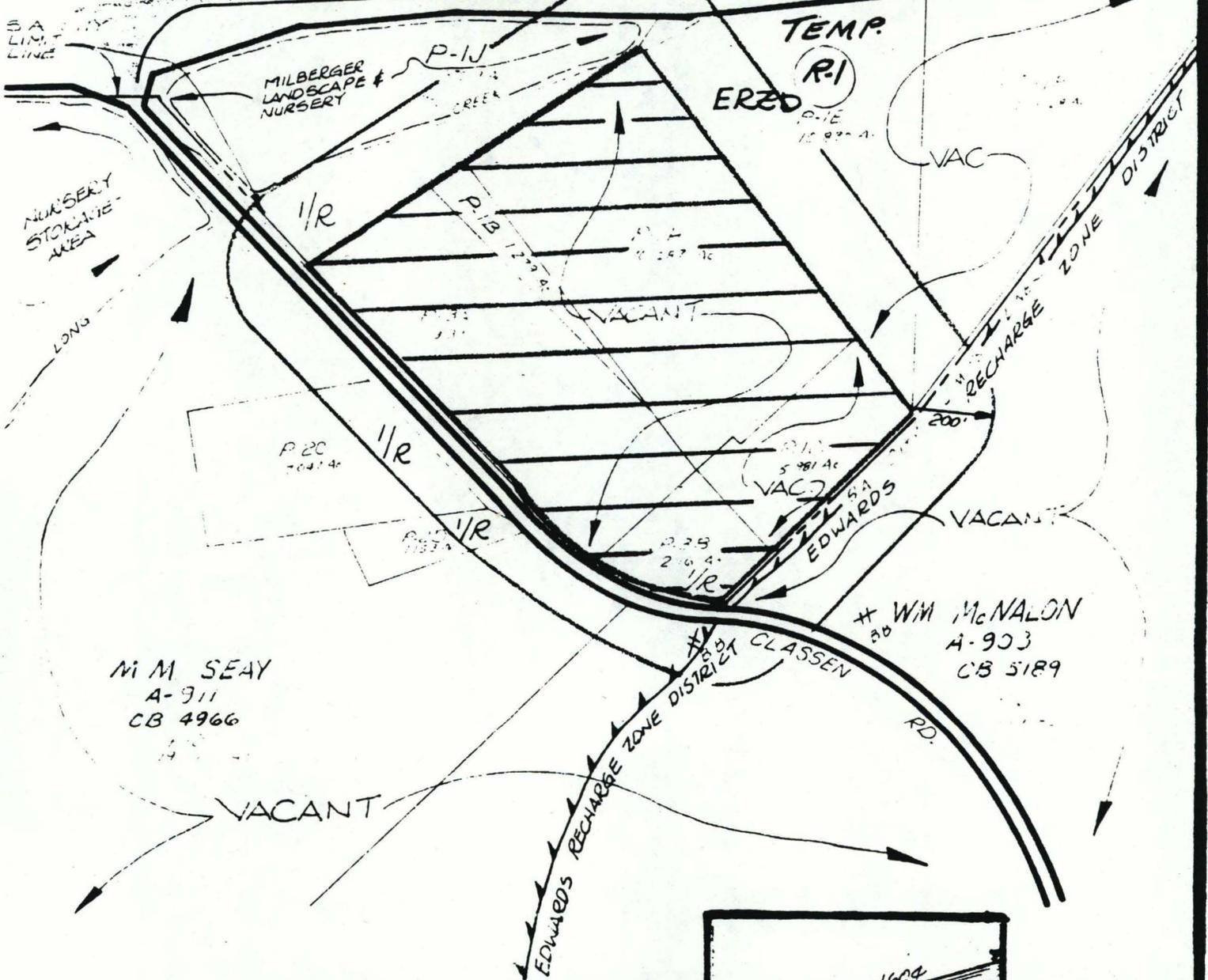
29.034 Acres out of the Mathias Goll Survey No. 352, Abstract 282, County Block 4965, and the M.M. Seay Survey No. 340, Abstract 911, County Block 4966, Bexar County, Texas, and being further described as follows:

- Beginning: At a metal fence post in the Northeast R.O.W. line of Classen Road for the Westernmost corner of this Tract, said point be S $44^{\circ} 01' 49''$ E 96.95 feet, S $50^{\circ} 48' 31''$ E 100.40 feet and S $44^{\circ} 08' 04''$ E a distance of 401.58 feet from the Classen F.E.M. 1604 cut-off line;
- Thence: With the Northeast R.O.W. Line of Classen Road S $44^{\circ} 00' 00''$ a distance of 504.88 feet to a found iron pin for a corner of this Tract;
- Thence: Continuing with the Northeast R.O.W. Line of Classen Road S $44^{\circ} 35' 19''$ E a distance of 8.77 feet to a found iron pin for a corner of this Tract;
- Thence: Continuing with the Northeast R.O.W. Line of Classen Road S $44^{\circ} 12' 10''$ E a distance of 284.45 feet to a found iron pin for a corner of this Tract;
- Thence: Continuing along the Northeast R.O.W. Line of Classen Road ~~S $35^{\circ} 41' 19''$ E 100.39 feet to a found iron pin and S $52^{\circ} 21'$ E a distance of 137.14 feet to a found iron pin for a corner of this Tract;~~
- Thence: In a Southeasterly direction with a curve to the left (whose chord bears S $66^{\circ} 14' 54''$ E) whose radius is 925.37 feet and whose central angle is $23^{\circ} 21' 54''$ a distance of 377.36 feet to a set iron pin for a corner of this Tract;
- Thence: S $73^{\circ} 53' 50''$ E a distance of 88.04 feet to a found iron pin for the Southernmost corner of this Tract;
- Thence: Leaving the Northeast R.O.W. Line of Classen Road N $46^{\circ} 14' 5$ E a distance of 170.56 feet to a found iron pin for a corner of this Tract;

M. GOLL
A-282
CB 4965

VACANT

N.E. LOOP 1604



M M SEAY
A-911
CB 4966

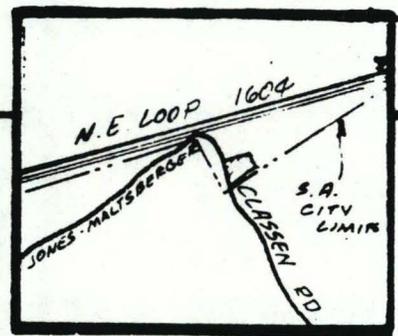
W M McNALON
A-903
CB 5189

ZONING CASE Z86011

CITY COUNCIL DISTRICT NO. 9 CENSUS TRACT 12-18
 REQUESTED ZONING CHANGE GRID 18-64

FROM **TEMP. R-1 ER2D** TO **"B-2" E.R.Z.D.**
 ONE FAM. RESID. DIST. BUSINESS DIST.
 DATE **FEB. 27, 1986**

SCALE



NORTH

DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CITY COUNCIL

DATE February 27, 1986

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

DISTRICT NO. 9

CASE NO. Z86011

NAME CLASSEN 29 JOINT VENTURE

THE REZONING AND RECLASSIFICATION OF:

LOCATION

A 29.034 acre tract out of CB 4966, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Classen Road, approximately 598.53' southeast of the intersection of Classen Road and F.M. 1604, having approximately 730' on Classen Road with an approxiamtely depth of 530'.

FROM: Temporary "R-1" ERZD-One Family Residence Edwards Recharge Zone District

TO: "B-2" ERZD Business Edwards Recharge Zone District

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

Department of Planning and Zoning

APPLICANT: Classen 29 Joint Venture

ZONING CASE NO Z86011

APPEAL CASE

YES _____

NO X

STATUS OF APPLICANT: Owner

OWNER OF PROPERTY: Classen 29 Joint Venture

OWNER CONCUR WITH THIS REZONING REQUEST:

YES X

NO _____

DATE OF APPLICATION: December 17, 1985

LOCATION OF PROPERTY

A 29.034 acre tract out of CB 4966, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Classen Road, approximately 598.53' southeast of the intersection of Classen Road and F.M. 1604, having approximately 730' on Classen Road with an approximately depth of 530'.

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" ERZD One Family Residence Edwards Recharge Zone District to "B-2" ERZD Business Edwards Recharge Zone District

ZONING COMMISSION PUBLIC HEARING HELD ON January 21, 1986

INFORMATION PRESENTED BY APPLICANT

Ms. Jeanie Smith, 330 Merchantile Bldg., stated that they are requesting the change of zoning for mixed use business and multi-family development.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

DISCUSSION

The subject property was annexed into the city limits on December 31, 1985. The subject property is located in close proximity to N.E. Loop 1604, a major arterial for this area. Considering its location to F.M. 1604 and the existing non-conforming uses in this area, staff would have no objections to the granting of this request.

RECOMMENDATION

Approval is recommended by staff.

TRAFFIC ~~ENGINEERING~~ RECOMMENATION

Driveways and off-street parking to be submitted for approval to the Traffic Engineering Section.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Mr. Meza, to recommend approval of the requested petition from Temporary "R-1" ERZD One Family Residence District to "B-2" ERZD Business District

Washington, Meza, Villarreal, Small, Oviedo, Cockrell, Adams voting in the affirmative; None voting against; Davies, Polunsky voting abstain; McNeel being absent
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on a 29.034 acre tract out of CB 4966
2. There were eight notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended approval. It is the Commissioner's opinion, that the proposed change of zoning would not be detrimental to the area. The Environmental Protection Office has submitted a recommendation which is part of the motion.

OTHER RECOMMENDATIONS

It is further stipulated that driveways and off-street parking be provided and submitted to the Traffic Section for approval.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing.

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Andrew Guerrero, Planner III

FROM: Daniel Cardenas, Environmental Protection Office

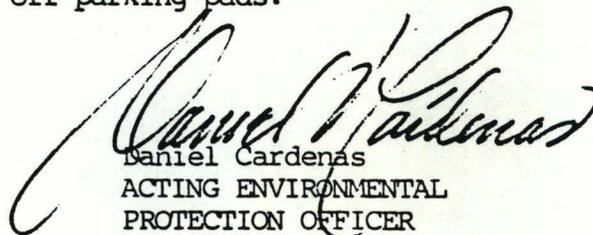
COPIES TO: Texas Water Commission; File

SUBJECT: ZONING CASE Z86011

Date 20 January 1986

This is to confirm that the site being considered for rezoning in the above referenced case lines on the Edwards Recharge Zone and as such is subject to the State's "Edwards Rules".

On site inspection by staff has revealed thin soil cover and a steep slope towards Elm Waterhole Creek, a tributary of Mud Creek. This creek is fault controlled as indicated by the Metcalf and Eddy Study. Should runoff, quality not be protected, the fault would provide access for pollutants to enter the aquifer. Staff recommends that the applicant work with this office and the Texas Water Commission to develop a pollution abatement plan. This plan should incorporate oil and grease removal from runoff generated off parking pads.


Daniel Cardenas
ACTING ENVIRONMENTAL
PROTECTION OFFICER

Approved:

Frank R. Kiolbassa, P.E.
DIRECTOR OF PUBLIC WORKS

FRK:DC/am

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 Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #62422 hereto attached has been published in every issue of said newspaper on the following days, to-wit: March 4th, 1986.

PUBLIC NOTICE

AN ORDINANCE 62422

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. Z88011)

The rezoning and reclassification of property from Temporary "R-1" ERZD One Family Residence Edwards Recharge Zone District to "B-2" ERZD Business Edwards Recharge Zone District.

Sworn to and subscribed before me this 4th

, 1986.

Notary Public in and for Bexar County,
Texas