

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 HERINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85457)

The rezoning and reclassification of property from "R-3" Multiple Family Residence District to "B-3R" Restrictive Business District and "B-2" Business District, listed below as follows:

"R-3" to "B-3R"

A 3.970 acre tract of land out of Lot 5, Block 1, NCB 14685, being further described by field notes filed in the Office of the City Clerk.

"R-3" to "B-2"

A 12.871 acre tract of land out of Lot 5, Block 1, NCB 14685, being further described by field notes filed in the Office of the City Clerk. 5600 Block of Babcock Road

Provided that 12.5' of street dedication is given along Babcock Road and that Redwing Drive and Richview Street be improved; and that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division. Further provided that a one-foot non-access easement is established along Redwing Drive, and a six-foot solid screen fence is established and maintained along the northeast property line at time of development.

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 23rd DAY OF January 1986.

ATTEST: [Signature] CITY CLERK

[Signature] MAYOR

APPROVED AS TO FORM: [Signature] CITY ATTORNEY

86-04

33

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBER	1
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
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	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
WASTEWATER MANAGEMENT	
ZONING ADMINISTRATION	1
SPECIAL PROJECTS - CITY MANAGER	

ITEM NO. 36
 DATE: JAN 23 1986

MEETING OF THE CITY COUNCIL
 MOTION BY: Donington SECONDED BY: [Signature]

ORD. NO. 62221 ZONING CASE #285457

RESOL. _____ PETITION _____

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

Provided that 12.5' of street dedication is given along Babcock Road and that Redwing Drive and Richview Street be improved; and that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

86-04
 1' NEW Acc. on REDWING DR.
 NO FENCE AT TIME OF DEVELOPMENT

FIELD NOTES

RECEIVED

FOR RE-ZONING OF

1985 DEC 30 AM 9:20

A 16.841 ACRE TRACT

DEPT. OF PLANNING
CURRENT PLANNING
SECTION

OWNED

BY BABCOCK II - JOINT VENTURE

B-3 R

E-2

A 3.970 acre (172,917 S.F.) tract and a 12.871 acre (560,674 S.F.) tract out of Lot 5, Block 1, N.C.B. 14685, MER-KAM Subdivision, recorded in Volume 9505, Page 105 and 106, Deed and Plat Records of Bexar County, Texas and being the same tract of land conveyed to Babcock II Joint Venture from Mary Orange Development Joint Venture by warranty deed recorded in Volume 3132, Page 0422 of the real property records of Bexar County, Texas and that said 0.5187 Acres of land being more fully described as follows:

TRACT "A"

- BEGINNING: At a set iron pin in the East Right of Way line of Babcock Road and being 1,470.1 feet in a southeasterly direction from the South cut-off point of the intersection of Babcock Road with Huebner Road, said Point of Beginning also being the Northwest corner of said Lot 5, Block 1, N.C.B. 14685 and on the South Lot Line of Lot 3, Block 2, N.C.B. 14686 and also being the most Northwesterly corner of this tract;
- THENCE: Departing from the East Right of Way line of Babcock Road, N 66°45' 37" E., 187.64 feet to a point, said point being the Southeast corner of Lot 3 and also being the Southwest corner of Lot 10, Block 2, N.C.B. 14686;
- THENCE: N 67°12' 32" E., 218.54 feet to a point, said point being in the most southerly Right of Way line of Richview Street. and being the Northeast corner of this tract;
- THENCE: S 32°59' 56" E., 544.98 feet to a point, said point being in the southern most boundry line of Lot 5, Block 1, N.C.B. 14685;
- THENCE: S 72°42' 31" W., 224.17 feet to a found ironpin said point being the most southerly corner of this tract and being the Southeast corner of Lot 1, Block 1, N.C.B. 14685;
- THENCE: N 33°01'21" W., 199.95 feet to a found iron pin, said point being the Northeast corner of Lot 2, Block 1, N.C.B. 14685;
- THENCE: S 72°47'28" W., 191.34 feet to a set iron pin, said point being in the East Right of Way line of Babcock Road;
- THENCE: N 32°59' 56" W., 302.81 feet with the East Right of Way line of Babcock Road to the Point of Beginning and containing 3.970 acres (172,917 S.F.) of land more or less.

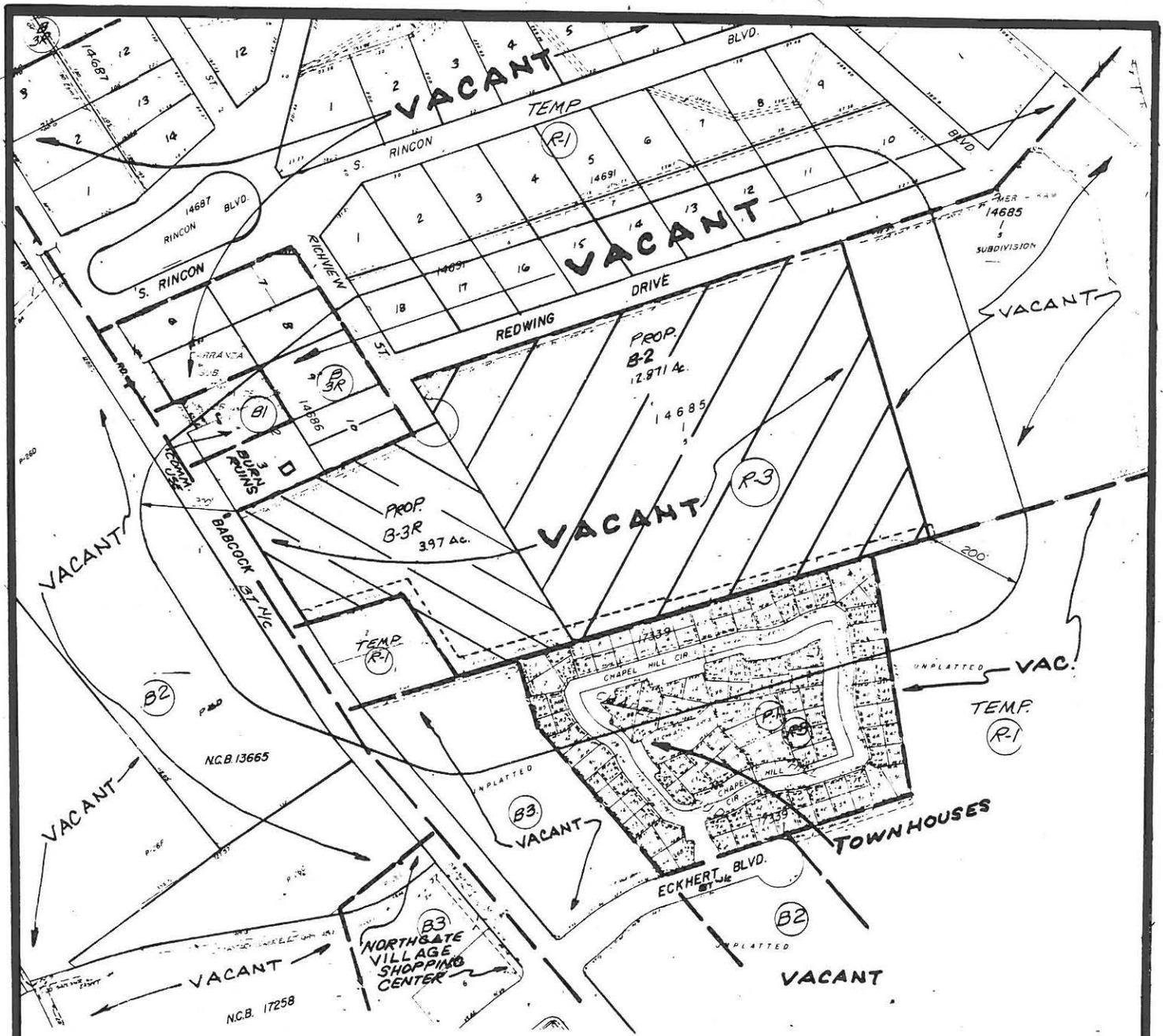
TRACT "B" B-2

- BEGINNING: At a point in the most southerly Right-of-Way line of Richview Street and being the Northeast corner of the above described TRACT "A" , said Point of Beginning being 1,470.1 feet in a southeasterly direction from the South cut-off point of the intersection of Babcock Road with Huebner Road, thence N 66° 45' 37" E., 187.64 feet, thence N 67° 12' 32" E, 218.54 feet;
- THENCE: N 67° 12' 32" E., 42.26 feet to a found iron pin, said point being the intersection of the most southerly Right of Way line with the East Right-of-Way line of Richview Street;
- THENCE: N 33° 22' 32" W., 112.59 feet with East Right-of-Way line of Richview Street to a found iron pin, said point being the intersection of the East Right-of-Way line of Richview Street with the South Right-of-Way line of Redwing Drive;
- THENCE: N 72° 47' 28" E., 936.29 feet to a found iron pin said point being in the South Right-of-Way line of Redwing Drive and being the Northeast corner of this tract;
- THENCE: S 17° 13' 09" E., 635.51 Feet to a found iron pin, said point being in the southern most boundry line of Lot 5, Block 1, N.C.B. 14685 and being the Southeast corner of this tract;
- THENCE: S 72° 42' 31" W., 798.82 feet with the southern most boundry line of Lot 5, Block 1, N.C.B. 14685 to a point, said point being the the Southeast corner of above described TRACT "A" and also being the Southwest corner of this tract;
- THENCE: N 32° 59' 56" W., 544.98 feet to the Point of Beginning and containing 12.871 acres (560,674 S.F.) of land more or less.

RECEIVED

1985 DEC 30 AM 9 20

DEPT. OF PLANNING
CURRENT PLANNING
SECTION



ZONING CASE Z85457

CITY COUNCIL DISTRICT 8

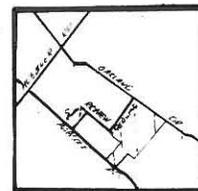
CENSUS TRACT 1814

GRID 12-61

REQUESTED ZONING CHANGE
 FROM "R3" MULT. FAM. RES. DIST.
 DATE JAN. 23, 1986

TO "B-3R" BUS. DIST.
 "B-2" BUS. DIST.

SCALE



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CITY COUNCIL

DATE January 23, 1986

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

DISTRICT NO. 8

CASE NO. Z85457

NAME Babcock II Joint Venture

THE REZONING AND RECLASSIFICATION OF:

LOCATION: "R-3" to "B-3R"

A 3.970 acre tract of land out of Lot 5, Block 1, NCB 14685, being further described by field notes filed in the Office of the Planning Department.

"R-3" to "B-2"

A 12.871 acre tract of land out of Lot 5, Block 1, NCB 14685, being further described by field notes filed in the Office of the Planning Department.

5600 Block of Babcock Road

FOR INFORMATION ONLY:

Subject property is located on the northeast side of Babcock Road, being approximately 1405' southeast of the intersection of Babcock Road and Huebner Road, having 301.37' on Babcock Road with approximate depth of 1398.48'.

FROM: "R-3" Multiple Family Residence District

TO: "B-3R" Restrictive Business District and "B-2" Business 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: Babcock II Joint Venture

ZONING CASE Z85457

APPEAL CASE

STATUS OF APPLICANT: Owner

YES

NO XX

OWNER OF PROPERTY: Babcock II Joint Venture

OWNER CONCURS WITH THIS REZONING REQUEST: YES XX

DATE OF APPLICATION: November 21, 1986

LOCATION OF PROPERTY

"R-3" to "B-3R"

A 3.970 acre tract of land out of Lot 5, Blk 1, NCB 14685, being further described by field notes filed in the Office of the Planning Department.

"R-3" to "B-2"

A 12.871 acre tract of land out of Lot 5, Blk 1, NCB 14685, being further described by field notes filed in the Office of the Planning Department. 5600 Block of Babcock Road.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Babcock Road, being approximately 1405' southeast of the intersection of Babcock Road and Huebner Road, having 301.37' on Babcock Road with approximate depth of 1398.48'.

REQUESTED CHANGE OF PROPERTY

"R-3" Multiple Family Residence District to "B-3R" Restrictive Business District and "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING HELD ON December 17, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Bill Coker, stated that they are requesting the change of zoning for "B-3" uses. He further stated that he would be amenable to staff's recommendation. He amended his request at this time.

IN FAVOR

Mr. Ralph Carranza, stated that he is a property owner in the area and is very much in favor of the proposed change of zoning. He inquired about the proposed street system for the subject property.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

DISCUSSION

The subject property fronts onto Babcock Road, a major arterial for this area. To the north is an area which as platted as a single family subdivision, but has never developed. Babcock Road presently entertains other business zoning

districts. It is staff's opinion, that intensive business zonings should be permitted along Babcock Road, with more restrictive business zonings in a easterly direction.

RECOMMENDATION

Denial as requested and approval of "B-3R" for a depth of 400' and "B-2" on the remainder of the request.

TRAFFIC ENGINEERING RECOMMENDATION

12.5 feet of street dedication required along Babcock Road. Redwing Drive and Richview Street to be improved if they are to be used. Driveways and off-street parking require the approval of Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twenty-six notices mailed out to the surrounding property owners, one returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Polunsky and seconded by Ms. Davies, to recommend approval of the amended petition from "R-3" Multiple Family Residence District to "B-3R" Restrictive Business District for a depth of 400' and "B-2" Business District on the remainder for the following votes:

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

REASONS FOR ACTION

1. Subject property is located on a 16.94 acre tract out of Lot 15, Blk 1, NCB 14685, 5600 Blk of Babcock Road.
2. There were twenty-six notices mailed out, one returned in opposition and one returned in favor.
3. Staff has recommended denial as requested and approval of the amended petition.

OTHER RECOMMENDATIONS

It is further stipulated that 12.5' of street dedication be given along Babcock Road. That Redwing Drive and Richview Street be improved and 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.

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 #62221 hereto attached has been published in every issue of said newspaper on the following days, to-wit: January 28th, 1986.

PUBLIC NOTICE

AN ORDINANCE 62221

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. Z85457)

The rezoning and reclassification of property from "R-3" Multiple Family Residence District to "B-3R" Restrictive Business District and "B-2" Business District, listed below as follows:

"R-3" to "B-3R"

Sworn to and subscribed before me this

Notary Public
Texas

A 3.970 acre tract of land out of Lot 5, Block 1, NCB 14685, being further described by field notes filed in the Office of the City Clerk.

Bexar County,

1986.