

AN ORDINANCE 46240

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

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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. 6310 )

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

"R-3" to "B-1"

A 0.177 acre tract of land out of NCB 14591, located 215' southwest of Leonhardt Road and 230.60' southeast of Nacogdoches Road, having a length of 102.05' and a width of 75', being further described by field notes filed in the office of the City Clerk.

"R-3" to "B-3"

A 0.384 acre tract of land out of NCB 14591, located on the southeast side of Nacogdoches Road being 118.77' southwest of the cutback between Leonhardt Road and Nacogdoches Road having 76.30' on Nacogdoches Road and a maximum depth of 230', being further described by field notes filed in the office of the City Clerk.

12500 Block of Nacogdoches Road

Provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the single family subdivision.

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 Building and Planning Administration 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 15th day of January 1976.

Lila Cockrell  
M A Y O R

ATTEST: G.W. Jackson Jr.  
City Clerk

76-2

APPROVED AS TO FORM: R  
City Attorney

DISTRIBUTION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
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	
HUMAN RESOURCES	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
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	
TRAFFIC & TRANSPORTATION	

ITEM NO. 16

MEETING OF THE CITY COUNCIL DATE: JAN 15 1976

MOTION BY: Nielsen SECONDED BY: Trumb

ORD. NO. 16240 ZONING CASE 6310

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
PHIL PYNDUS PLACE 1		<i>abstain</i>	
ROBERT P. "BOB" BILLA PLACE 2		✓	
HENRY G. CISNEROS PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLEN HARTMAN PLACE 5		<i>abs</i>	
AL ROHDE PLACE 6		✓	
RICHARD TENIENTE PLACE 7 (MAYOR PRO-TEM)		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)		✓	

*Replat, and that a 6' solid screen fence is erected and maintained adjacent to the single family subdivision.*

76-2

DATE December 22, 1975

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6310 NAME Morton Southwest Company

The rezoning and reclassification of:

"R-3"-to "B-1"

A 0.177 acre tract of land out of NCB 14591, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located 215' southwest of Leonhardt Road and 230.60' southeast of Nacogdoches Road, having a length of 102.05' and a width of 75'.

"R-3" to "B-3"

A 0.384 acre tract of land out of NCB 14591, being further described by field notes filed in the office of the Building and Planning Administration Department.  
12500 Block of Nacogdoches Road.

FOR INFORMATION ONLY

Located on the southeast side of Nacogdoches Road being 118.77' southwest of the cutback between Leonhardt Road and Nacogdoches Road having 76.30' on Nacogdoches Road and a maximum depth of 230'.

FROM: "R-3" Multiple Family Residential District

TO: "B-1" and "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 AND PLANNING ADMINISTRATION

# 6310

TRACT 2  
PROPOSED B-1

Field Notes for a 0.177 acre tract of land out of the M.D. Eggleston Survey No. 302, Co. Blk. 5027, Bexar County, Texas, said 0.177 acre tract being more particularly described as follows, to wit:

- Beginning: For reference at the North corner of Lot 24, Block 13, N.C.B. 14591, The Hills, Unit 5, a plat of which is recorded in Volume 6500, Pages 52-53, of the Deed and Plat Records of Bexar County, Texas;
- Thence: S 41°36'53" W, a distance of 215.00 feet to the East corner and beginning point of the herein described tract;
- Thence: S 41°36'53" W, a distance of 75.00 feet to the South corner of this tract;
- Thence: N 48°23'07" W, a distance of 103.05 feet to the West corner of this tract;
- Thence: N 52°13'02" E, a distance of 75.00 feet to the North corner of this tract;
- Thence: S 48°23'07" E, a distance of 103.05 feet to the place of beginning and containing 0.177 acres of land, more or less.

# 6310

TRACT 1  
PROPOSED B-3

Field notes for a 0.384 acre tract of land out of the M.D. Eggleston Survey No. 302, Co. Blk. 5027, Bexar County, Texas, said 0.384 acre tract being more particularly described as follows, to wit:

- Beginning: For reference at the North corner of Lot 24, Block 13, N.C.B. 14591, The Hills, Unit 5, a plat of which is recorded in Volume 6500, Pages 52-53, of the Deed and Plat Records of Bexar County, Texas;
- Thence: S 41°36'53" W, a distance of 215.00 feet and N 48°23'07" W, a distance of 103.05 feet to the East corner and beginning point of the herein described tract;
- Thence: S 41°36'53" W, a distance of 75.00 feet to the South corner of this tract;
- Thence: N 48°23'07" W, a distance of 230.00 feet to the West corner of this tract lying in the Southeast line of Nacogdoches Road (F.M. 2252);
- Thence: N 52°13'02" E, along the Southeast line of Nacogdoches Road (F.M. 2252), a distance of 76.30 feet to the North corner of this tract;
- Thence: S 48°23'07" E, a distance of 215.96 feet to the place of beginning and containing 0.384 acres of land, more or less.

APPLICANT: Morton Southwest Company

ZONING CASE 6310

DATE OF APPLICATION: November 3, 1975

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY

"R-3" to "B-1"

A 0.177 acre tract of land out of NCB 14591, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located 215' southwest of Leonhardt Road and 230.60' southeast of Nacogdoches Road, having a length of 102.05' and a width of 75'.

"R-3" to "B-3"

A 0.384 acre tract of land out of NCB 14591, being further described by field notes filed in the office of the Building and Planning Administration Department.  
12500 Block of Nacogdoches Road

FOR INFORMATION ONLY

Located on the southeast side of Nacogdoches Road being 118.77' southwest of the cutback between Leonhardt Road and Nacogdoches Road, having 76.30' on Nacogdoches Road and a maximum depth of 230'.

ZONING CHANGE REQUESTED

From "R-3" Multiple Family Residential District to "B-1" and "B-3" Business Districts.

ZONING COMMISSION PUBLIC HEARING ON 'NOVEMBER 26, 1975

Information Presented by Applicant

Mr. Sam G. Parnes, representing the applicant, stated he would like the requested change in zoning for the installation of a miniature golf course and to provide a parking facility for said miniature golf course. Mr. Parnes further stated that there is a need for this type of recreation facility in this area, therefore, the requested change in zoning would be appropriate at this time.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The proposed zoning change is an expansion of the business node already established at the intersection of a major arterial and a heavily travelled collector street. The requested "B-1" zoning

will provide a transition to the single family subdivision to the southeast. The property in question abutts similar zoning districts to the northeast and "R-3" Multi-family zoning to the southwest. The staff has no objections to the granting of "B-3" and "B-1" Business Districts at this location.

#### Recommendations

Approval, proper platting and screening to be erected and maintained adjacent to the single family subdivision.

#### Traffic and Transportation Department Recommendations

A report from the Traffic Department stated Nacogdoches Road is a secondary arterial on the Major Thoroughfare Plan. Leonhardt Road is a primary neighborhood collector street. Nacogdoches Road is to be improved in the near future as part of the Perrin Beitel Road Urban System Project. Proper access and adequate off-street parking should be provided with development.

#### Results of Notices Received Before Hearing

There were twenty-three notices mailed to the surrounding property owners; one notice was returned in opposition; and three notices were returned in favor.

#### COMMISSION ACTION

By a vote of six in favor and three being absent, the Commission recommended approval of "B-1" and "B-3" Business District.

#### Reasons for Action

- (1) The subject property is located southwest of Leonhardt Road and southeast of Nacogdoches Road.
- (2) There were twenty-three notices mailed out; one notice was returned in opposition ; and three notices were returned in favor.
- (3) This request appears to be appropriate and is agreeable with the surrounding neighbors.
- (4) It is felt that the requested change in zoning would not adversely affect the character of the neighborhood.
- (5) It is noted that the proposed zoning change is an expansion of the business node already established at the intersection of a major arterial and a heavily travelled collector street.

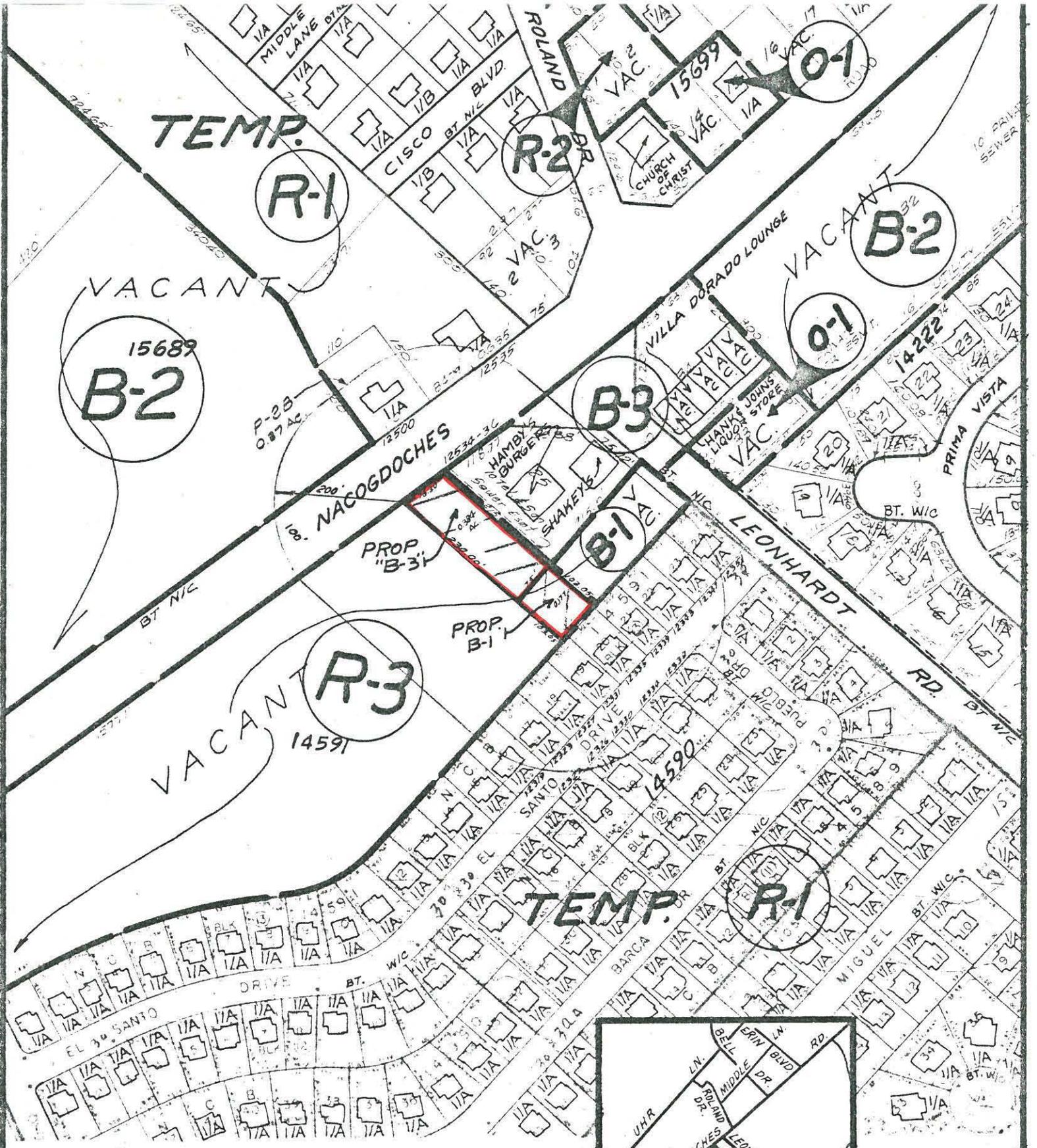
- (6) It is felt that the requested "B-1" zoning will provide a transition to the single family subdivision to the southeast, since the property in question abutts similar zoning districts to the northeast and "R-3" Multi-family zoning to the southwest.
- (7) There was no one present in opposition to this request at the public hearing.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, that the property be replatted, and that a 6' solid screen fence be erected and maintained adjacent to the single family subdivision.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

(To be provided at Council hearing.)

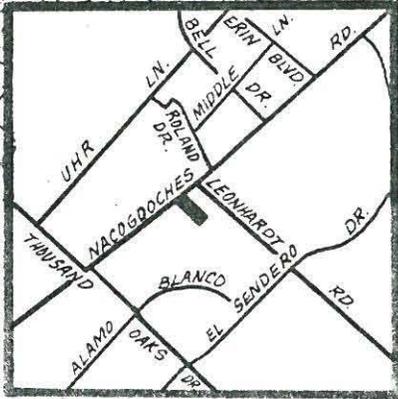


**ZONING CASE 6310**

REQUESTED ZONING CHANGE  
 FROM "R-3" MULTIPLE FAMILY RES. DIST  
 TO "B-3" BUS. DIST.

DATE JAN. 15, 1976

SCALE 0 100' 200' 300' 400'



NORTH

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

Irene Palencia, who being by me duly sworn,

says on oath that she is Office Supervisor

of the Commerical Recorder, a newspaper of general circulation in the City of San

Antonio, in the State and County aforesaid, and that the Ordinance #46240

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: January 20, 1976.

## AN ORDINANCE 46240

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12500 Block of Nacogdoches Road,

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SECTION 3. That the Director of Building and Planning Administration 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 15th day of January, 1976.

LILA COCKRELL  
Mayor

Sworn to and subscribed before

ATTEST:  
G. V. JACKSON, JR.  
City Clerk

Irene Palencia  
f January, 1976.

Attest: [Signature]  
Notary Public in and for Bexar County, Texas