

AN ORDINANCE **43463**

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. 5446)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-3" and "B-2" Business Districts, listed below as follows:

Temporary "R-1" to "B-2"

A 2.552 acre tract of land out of NCB 14890, located 225.01' north of Hausman Road and 133.57' west of Interstate Highway 10 Expressway; having a maximum length of 664.44' and a maximum depth of 214.84', being further described by field notes filed in the Office of the City Clerk.

5500 Block of Hausman Road

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

A 1.823 acre tract of land out of NCB 14890, located northwest of the cutback between Hausman Road and Interstate Highway 10 Expressway, having 149.12' on Hausman Road, 352.43' on Interstate 10 Expressway and 123.96' on the cutback between Hausman Road and Interstate Highway 10 Expressway, being further described by field notes filed in the Office of the City Clerk.

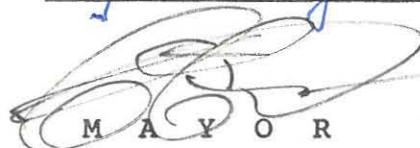
5500 Block of Hausman Road

Provided that proper platting 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 28th day of February 1974.


M A Y O R

Charles L. Becker

ATTEST: 
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

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. J.

FEB 28 1974

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: San M

SECONDED BY: Mendoza

ORD. NO. 43463

ZONING CASE 5446

RESOL. _____ PETITION _____

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		✓	

provided that proper platting is accomplished.

74-9

HONE 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

TEMP. R-1 TO B-3

FIELD NOTES FOR

A 1.823-ACRE TRACT OUT OF THE ANSELMO PRUE SURVEY NO. 20, NCB 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING: At the west end of a cutoff at the intersection of the north ROW line of Hausman Road with the west ROW line of IH 10;
- THENCE: Along the north ROW line of Hausman Road S 89° 13' 03" W 149.12 feet to the southwest corner of this 1.823-acre tract;
- THENCE: N 00° 47' 45" E 439.85 feet to the northwest corner of this 1.823-acre tract;
- THENCE: N 89° 34' 53" E 133.57 feet to the northeast corner of this 1.823-acre tract on the east ROW line of IH 10;
- THENCE: Along the east ROW line of IH 10 in a southeasterly direction along an arc of a curve to the right having a radius of 22,700.33 feet, a central angle of 00° 10' 00", and an arc length of 66.03 feet and whose chord bears S 14° 13' 50" E and S 14° 08' 50" E 286.03 feet to an angle point;
- THENCE: S 38° 14' 14" W 123.96 feet to the POINT OF BEGINNING, containing 1.823 acres of land.

C-2334
Nov. 6, 1973
HRM/ms

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

TEMP. R-1 TO B-2

FIELD NOTES FOR

A 2.552-ACRE TRACT OUT OF THE ANSELMO PRUE SURVEY NO. 20, NCB 14890, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING: At a point for the southeast corner of this 2.552-acre tract, said point being S 89° 13' 03" W 149.12 feet and N 00° 47' 45" E 225.01 feet from the intersection of the north ROW line of Hausman Road with the cutoff line at the intersection of the north ROW line of Hausman Road with the west ROW line of IH 10;
- THENCE: S 89° 33' 45" W 82.67 feet to an angle point;
- THENCE: S 89° 28' 49" W 432.19 feet to the southwest corner of this 2.522-acre tract;
- THENCE: N 00° 48' 22" W 214.43 feet to the northwest corner of this 2.552-acre tract;
- THENCE: N 89° 25' 08" E 408.18 feet to an angle point;
- THENCE: N 89° 34' 53" E 112.69 feet to the northeast corner of this 2.552-acre tract;
- THENCE: S 00° 47' 45" W 214.84 feet to the POINT OF BEGINNING, containing 2.552 acres of land.

C-2334
Nov. 6, 1973
HRM/ms

DATE February 7, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5446 NAME Mr. Lawrence A. Bertetti

The rezoning and reclassification of:

Temporary "R-1" to "B-2"

A 2.552 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the Building and Planning Administration Department.
5500 Block of Hausman Road

FOR INFORMATION ONLY

Located 225.01' north of Hausman Road and 133.57' west of Interstate Highway 10 Expressway; having a maximum length of 664.44' and a maximum depth of 214.84'.

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

A 1.823 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the Building and Planning Administration Department.
5500 Block of Hausman Road

FOR INFORMATION ONLY

Located northwest of the cutback between Hausman Road and Interstate Highway 10 Expressway, having 149.12' on Hausman Road, 352.43' on Interstate 10 Expressway and 123.96' on the cutback between Hausman Road and Interstate Highway 10 Expressway.

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

TO: "B-3" and "B-2" Business Districts

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

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Mr. Lawrence A. Bertetti
DATE OF APPLICATION: December 3, 1973

ZONING CASE 5446
Appeal Case
Yes _____
No XXX

LOCATION OF PROPERTY

Temporary "R-1" to "B-2"

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ZONING CHANGE REQUESTED

From Temporary "R-1" Single Family Residential District to "B-3" and "B-2" Business Districts.

ZONING COMMISSION PUBLIC HEARING ON JANUARY 23, 1974

Information Presented by Applicant

Mr. R. A. Swenson, stated to the Commission that he agreed with the staff's recommendations.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

The properties in question are located at the intersection of a collector street and a major arterial. The staff is of the opinion, that the requested changes are appropriate at this type of intersection and would concentrate the business zoning at this type of intersection.

Recommendations

Approval. Proper platting

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that the properties in question are located at the intersection of a collector street and a major arterial.

Results of Notices Received Before Hearing

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

COMMISSION ACTION

By a vote of six in favor, one abstaining, and two being absent, the Commission recommended approval of "B-2" and "B-3" Business Districts.

Reasons for Action

- (1) Subject property is located at the intersection of Hausman Road and I. H. 10, this is the intersection of a collector street and major arterial, so the proposed zoning fits the centers concept.
- (2) There is "B-2" zoning to the south across Hausman Road.
- (3) It is in an area of new developments.
- (4) The proponent has worked with the department in preparing this plan to a great degree indicated in the zoning.
- (5) It is in accordance with a study prepared by the staff at the request of the Planning Commission.
- (6) Represents the highest and best use of the land.

Other Recommendations

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

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)

TEMP.

R-1

14890

ACC. 1/8

VAC. 14858

TELEPHONE RELAY STATION

PROP. "B-2"
VACANT
2.55/2 AC.

PROP. "B-3"
1.823 AC.

HAUSMAN ROAD

ROAD

B-3

1/8
ACC.

18C

18B

14861 B-2

18.7 Ac.

VACANT

15.1 Ac.

R-3

WATER TANK



ZONING CASE 5446

REQUESTED ZONING CHANGE

FROM TEMP. "R-1" SINGLE FAMILY RES. DIST. TO "B-2" & "B-3" BUS. DIST.

DATE FEB., 1974

SCALE

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 _____

Donald F. Smasal, who being by me duly sworn,

says on oath that he is ~~not~~ Business Manager Commercial Recorder of the _____

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the Ordinance 43463 Case No. 5446 hereto attached has been published in

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

March 4, 19 74

AN ORDINANCE 43463

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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 28th day of February 1974.

CHARLES L. BECKER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Donald F. Smasal
Donald F. Smasal

Sworn to and subscribed before me this 4th day of March, 1974

Ernest C. Carrol
Notary Public in and for Bexar County, Texas
Ernest C. Carrol