

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. Z85426)

The rezoning and reclassification of property from Temporary "R-1" One Family Residence District to "B-2" Business District, "B-3" Business District and "B-3NA" Business District, Non-Alcoholic Sales, listed below as follows:

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

A 90.801 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the City Clerk

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

A 5.836 acre tract of land out of NCB 14890, being further described by field notes filed in the Office of the City Clerk.

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

A 3.979 acre tract of land out of NCB 14890, 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 9th DAY OF January 19 86.

ATTEST: Norma S. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

86-02

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. 33
DATE: JAN 9 1986

MEETING OF THE CITY COUNCIL

MOTION BY: Harrington SECONDED BY: Hassloch

ORD. NO. 62149 ZONING CASE #285426

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1	ABSENT		
JOE WEBB PLACE 2		/	
HELEN DUTMER PLACE 3		/	
FRANK D. WING PLACE 4		/	
WALTER MARTINEZ PLACE 5		/	
BOB THOMPSON PLACE 6		/	
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 driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

86-02

Prop
B-2

285426

TRACT III

A 90.801 ACRE (3,955,297.722 SQUARE FOOT) TRACT OF LAND OUT OF A 109.374 ACRE TRACT RECORDED IN VOLUME 4277, PAGE 240 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABS. 574, OF BEXAR COUNTY, TEXAS, SAID 90.801 ACRE TRACT ALSO BEING OUT OF NCB 14746 OF THE CITY OF SAN ANTONIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a found iron pin in the west ROW line of I.H. 10, said iron pin being in a northerly direction with the west ROW line of I.H. 10 959.97 feet from its intersection with the north ROW line of U.T.S.A. Blvd., said iron pin being the most easterly corner of this tract;
- THENCE: S 24° 29' 48" W 150.00 feet to a found iron pin for an angle point;
- THENCE: S 30° 16' 27" W 336.83 feet to a found iron pin for an angle point;
- THENCE: S 47° 44' 49" W 192.27 feet to a found iron pin for an angle point;
- THENCE: S 29° 27' 01" W 402.71 feet to a found iron pin for an angle point;
- THENCE: S 40° 27' 48" W 91.55 feet to a found iron pin in the north ROW line of U.T.S.A. Blvd. for a southeast corner of this tract;
- THENCE: S 89° 58' 20" W 2344.05 feet with the north ROW line of U.T.S.A. Blvd. to a found iron pin for the southwest corner of this tract;
- THENCE: N 04° 39' 00" E 67.44 feet to a found iron pin for an angle point;
- THENCE: N 22° 48' 09" E 777.92 feet to a found iron pin for an angle point;
- THENCE: N 31° 25' 18" E 183.01 feet to a found iron pin for an angle point;
- THENCE: N 32° 29' 57" E 550.83 feet to a found iron pin for a northwest corner of this tract;
- THENCE: N 70° 30' 55" E 412.71 feet to a found iron pin for an angle point;
- THENCE: N 84° 06' 19" E 29.23 feet to a found iron pin for an angle point;
- THENCE: N 71° 30' 47" E 329.45 feet to a found iron pin for an angle point;

TRACT III CONT.

- THENCE: S 85° 29' 55" E 518.94 feet to a found iron pin for an angle point;
- THENCE: N 69° 52' 06" E 867.04 feet to a found iron pin in the west ROW line of I.H. 10 for the northeast corner of this tract;
- THENCE: 746.76 feet with the west ROW line of I.H. 10 and with a curve concave to the east having a radius of 6223.90 feet, a central angle of 06° 52' 28" and a chord bearing and distance of S 12° 14' 57" E 746.32 feet to a found iron pin for a PT;
- THENCE: S 15° 41' 12" E 208.47 feet with the west ROW line of I.H. 10 to the POINT OF BEGINNING, containing 90.901 acres (3,955,297.722 square feet).
- NOTE: These field notes are prepared from an actual survey made on the ground by Macina, Dose, Copeland and Associates, Inc.

To BE
103
NA

TRACT IV

A 2.579 ACRE (112,354.710 SQUARE FOOT) TRACT OF LAND OUT OF A 109.374 ACRE TRACT RECORDED IN VOLUME 4277, PAGE 240 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE ANSELMO PRUE SURVEY NO. 20, ADS. 574, OF BEXAR COUNTY, TEXAS, SAID 2.579 ACRE TRACT ALSO BEING OUT OF NCB 14890 OF THE CITY OF SAN ANTONIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING:** At a found iron pin in the south ROW line of U.T.S.A. Blvd. at its intersection with the southwest ROW line of a proposed highway spur, said iron pin being in a westerly direction 2698.71 feet with the south ROW line of U.T.S.A. Blvd. from its intersection with the west ROW line of I.H. 10, said iron pin being the northeast corner of this tract;
- THENCE:** 399.10 feet with said southwest ROW line and with a curve concave to the southwest having a radius of 1102.92 feet, a central angle of $20^{\circ} 43' 58''$ and a chord bearing and distance of $S 69^{\circ} 35' 22'' E 396.92$ feet to a found iron pin for the southeast corner of this tract;
- THENCE:** $S 89^{\circ} 58' 20'' W 967.75$ feet to a found iron pin for the southwest corner of this tract;
- THENCE:** $N 04^{\circ} 35' 15'' E 139.06$ feet to a found iron pin in the south ROW line of U.T.S.A. Blvd. for the northwest corner of this tract;
- THENCE:** $N 89^{\circ} 58' 20'' E 584.62$ feet with the south ROW line of U.T.S.A. Blvd. to the POINT OF BEGINNING, containing 2.579 acres (112,354.710 square feet).
- NOTE:** These field notes are prepared from an actual survey made on the ground by Macina, Bose, Copeland and Associates, Inc.

2

2.579
1.400

3.979

TO BE
B3

TRACT V

A 2.930 ACRE (127,651.409 SQUARE FOOT) TRACT OF LAND OUT OF A 109.374 ACRE TRACT RECORDED IN VOLUME 4277, PAGE 240 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABS. 574, OF BEXAR COUNTY, TEXAS, SAID 2.930 ACRE TRACT ALSO BEING OUT OF NCB 14890 OF THE CITY OF SAN ANTONIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING:** At a found iron pin in the south ROW line of U.T.S.A. Blvd. at its intersection with a cutback line from the northeast ROW line of a proposed highway spur, said iron pin being in a westerly direction 2243.63 feet with the south ROW line of U.T.S.A. Blvd. from its intersection with the west ROW line of I.M. 10, said iron pin being the northwest corner of this tract;
- THENCE:** N 89° 53' 20" E 1211.85 feet with the south ROW line of U.T.S.A. Blvd. to a found iron pin for the northeast corner of this tract;
- THENCE:** S 40° 27' 48" W 21.47 feet to a found iron pin for a corner of this tract;
- THENCE:** S 78° 45' 31" W 628.81 feet to a found iron pin for a southeast corner of this tract;
- THENCE:** S 89° 58' 20" W 510.66 feet to a found iron pin in the curved northeast ROW line of a proposed highway spur for the southwest corner of this tract;
- THENCE:** 112.78 feet with said northeast ROW line and said curve having a radius of 1188.92 feet, a central angle of 05° 26' 06" and a chord bearing and distance of N 55° 34' 11" W 112.74 feet to a found iron pin for ROW cutback and the most westerly corner of this tract;
- THENCE:** N 16° 42' 52" E 78.13 feet with said cutback to the POINT OF BEGINNING, containing 2.930 acres (127,651.409 square feet).
- NOTE:** These field notes are prepared from an actual survey made on the ground by Macina, Bose, Copeland and Associates, Inc.

2.906
2.930

5.836

TRACT VI

TO BE
M
NA

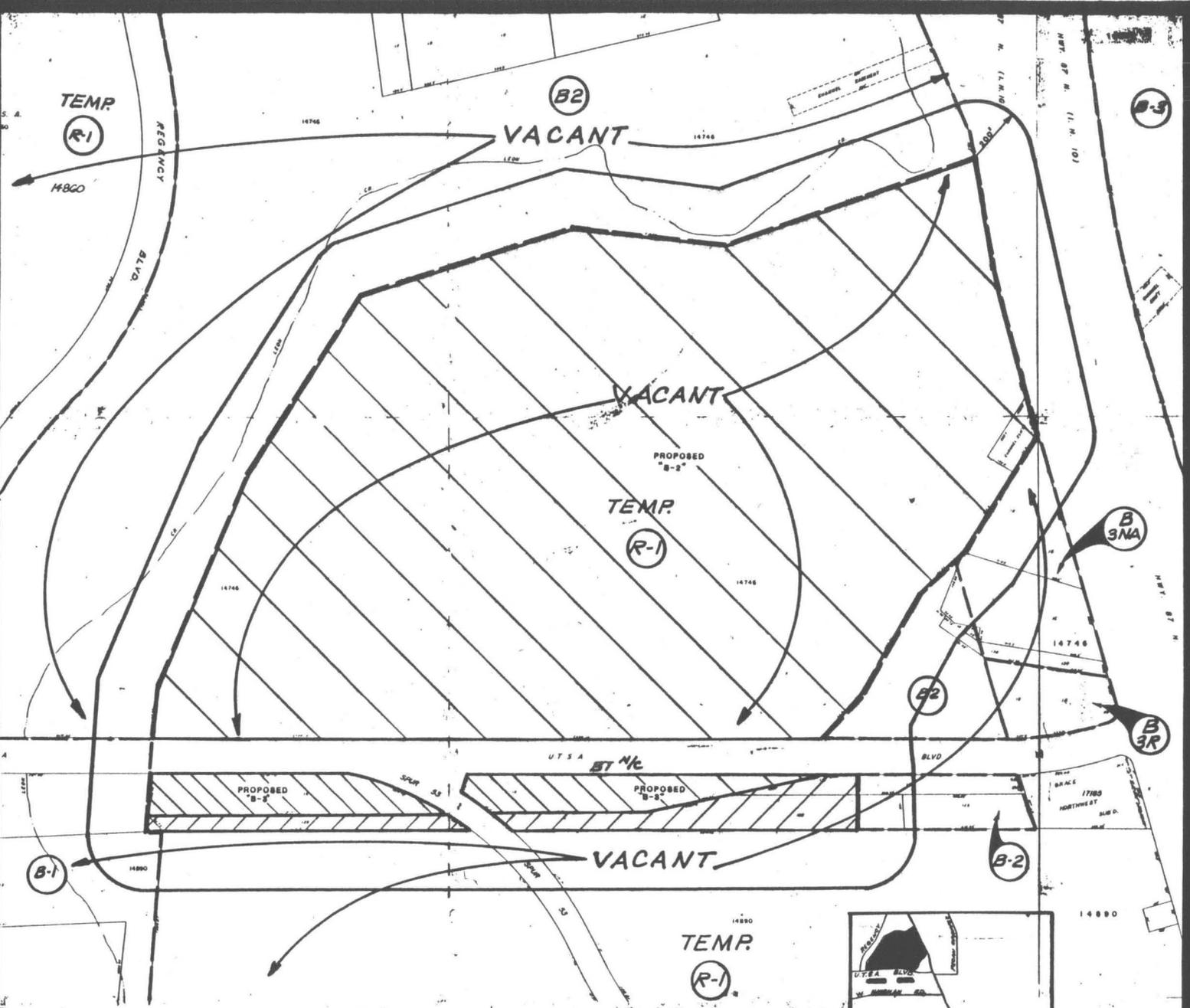
A 1.400 ACRE (60,998.596 SQUARE FOOT) TRACT OF LAND OUT OF A 4.544 ACRE TRACT RECORDED IN VOLUME 6435, PAGE 66 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABS. 574, OF BEXAR COUNTY, TEXAS, SAID 1.400 ACRE TRACT ALSO BEING OUT OF NCB 14890 OF THE CITY OF SAN ANTONIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING:** At a found iron pin in the north line of said 4.544 acre tract at its intersection with the southwest ROW line of a proposed highway spur, said iron pin being N 89° 58' 20" E 967.75 feet from the northeast corner of said 4.544 acre tract, said iron pin being the northeast corner of this tract;
- THENCE:** 108.38 feet with said southwest ROW line and with a curve concave to the southwest having a radius of 1102.92 feet, a central angle of 05° 37' 50" and a chord bearing and distance of S 56° 24' 28" E 108.34 feet to a found iron pin for the southeast corner of this tract;
- THENCE:** S 89° 58' 20" W 1062.81 feet to a found iron pin for the southwest corner of this tract;
- THENCE:** N 04° 35' 15" E 60.18 feet to a found iron pin for the northwest corner of this tract;
- THENCE:** N 89° 58' 20" E 967.75 feet to the POINT OF BEGINNING, containing 1.400 acres (60,998.596 square feet).
- NOTE:** These field notes are prepared from an actual survey made on the ground by Macina, Bose, Copeland and Associates, Inc.

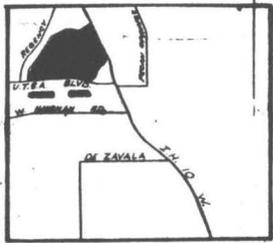
TRACT VII TO BE
B-3

A 2.906 ACRE (126,579.700 SQUARE FOOT) TRACT OF LAND OUT OF A 4.544 ACRE TRACT RECORDED IN VOLUME 6435, PAGE 66 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABS. 574, OF BEXAR COUNTY, TEXAS, SAID 2.906 ACRE TRACT ALSO BEING OUT OF NCB 14890 OF THE CITY OF SAN ANTONIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING:** At a found iron pin in the south ROW line of U.T.S.A. Blvd., said iron pin being in a westerly direction 926.88 feet with the south ROW line of U.T.S.A. Blvd. from its intersection with the west ROW line of I.H. 10, said iron pin being the northeast corner of this tract;
- THENCE:** S 00° 00' 50" E 198.59 feet to a found iron pin for the southeast corner of this tract;
- THENCE:** S 89° 58' 20" W 1173.36 feet to a found iron pin in the curved northeast ROW line of a proposed highway spur for the southwest corner of this tract;
- THENCE:** 94.43 feet with said northeast ROW line and said curve having a radius of 1188.92 feet, a central angle of 04° 33' 02" and a chord bearing and distance of N 50° 34' 37" W 94.40 feet to a found iron pin for the most westerly corner of this tract;
- THENCE:** N 89° 58' 20" E 510.66 feet to a found iron pin for an angle point;
- THENCE:** N 78° 45' 31" E 628.81 feet to a found iron pin for an angle point;
- THENCE:** N 40° 27' 48" E 21.47 feet to a found iron pin in the south ROW line of U.T.S.A. Blvd. for a corner of this tract;
- THENCE:** N 89° 58' 20" E 104.90 feet with the south ROW line of U.T.S.A. Blvd. to the POINT OF BEGINNING, containing 2.906 acres (126,579.700 square feet).
- NOTE:** These field notes are prepared from an actual survey made on the ground by Macina, Bose, Copeland and Associates, Inc.

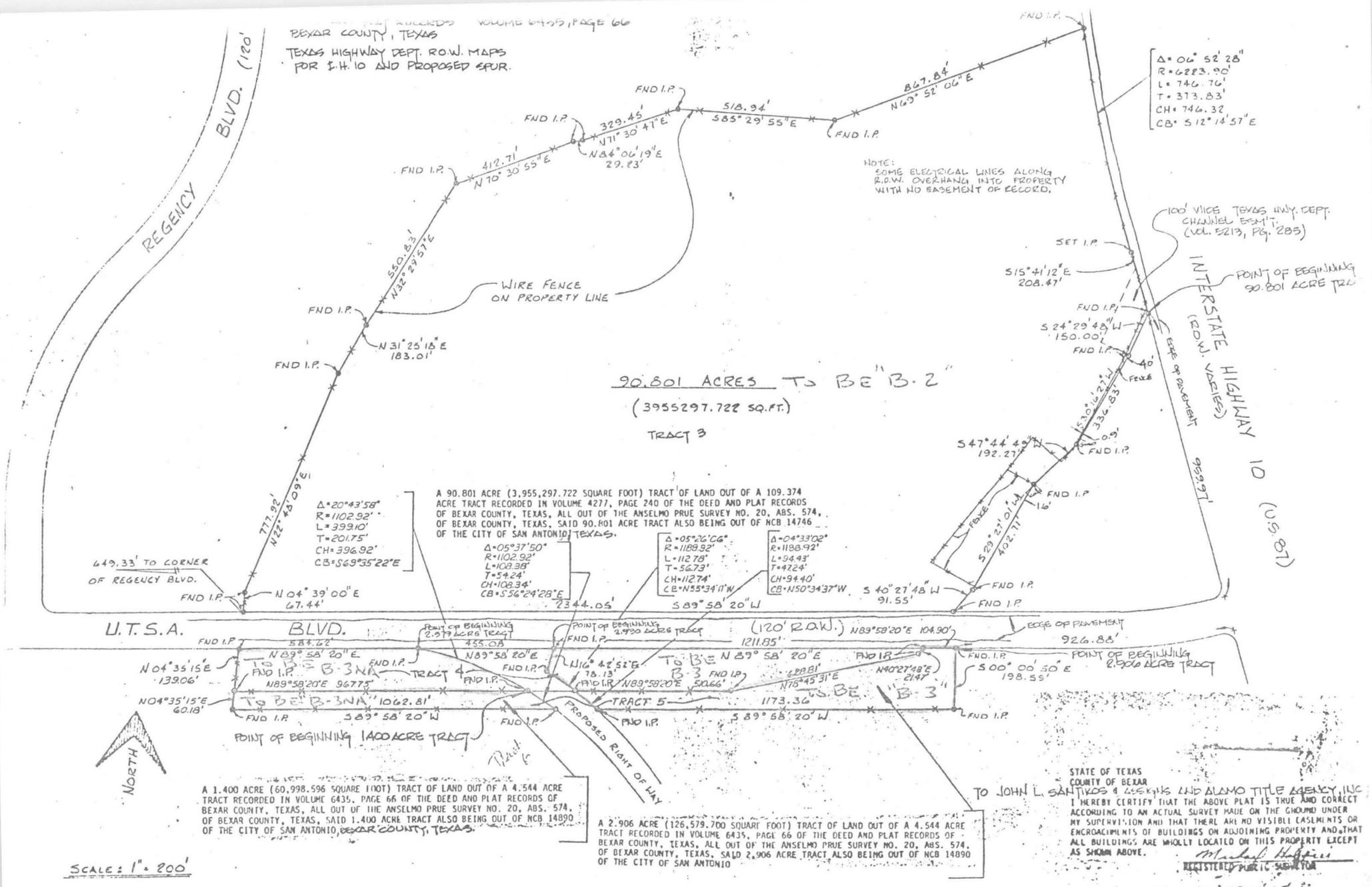


ZONING CASE **785426**
 CITY COUNCIL DISTRICT **B**
 CENSUS TRACT **819**
 GRID **12-63**
 REQUESTED ZONING CHANGE FROM **TEMP R-1 RES. DIST.** TO **"B-2" & "B-3" BUS. DIST.**
 DATE **JAN. 9, 1962**
 SCALE



DEF. ARTMENT
 SAN ANTONIO

BEXAR COUNTY, TEXAS
 TEXAS HIGHWAY DEPT. ROW MAPS
 FOR I.H. 10 AND PROPOSED SPUR.



$\Delta = 06^{\circ} 52' 28''$
 $R = 6223.90'$
 $L = 746.70'$
 $T = 373.83'$
 $CH = 746.32'$
 $CB = 512^{\circ} 14' 57'' E$

NOTE:
 SOME ELECTRICAL LINES ALONG
 R.O.W. OVERHANG INTO PROPERTY
 WITH NO BASEMENT OF RECORD.

100' WIDE TEXAS HWY. DEPT.
 CHANNEL ESM'T.
 (VOL. 5213, PG. 285)

INTERSTATE HIGHWAY
 10 (U.S. 81)
 (ROW WIDE)
 95697'

U.T.S.A. BLVD.



SCALE: 1" = 200'

REVISIONS	DATE	NO	DESCRIPTION	BY
	21 Oct 83	1	REVISED CERTIFICATION	SH

A SURVEY OF
 A 1.400 ACRE TRACT AND A 2.906 ACRE TRACT ALL OUT OF A
 4.544 ACRE TRACT RECORDED IN VOLUME 6435, PAGE 66 OF
 THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 SAN ANTONIO, BEXAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

415 Braesport Drive, San Antonio, Texas 78216
 (512) 349-0151

CITY COUNCIL

DATE January 9, 1985

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

DISTRICT NO. 8

CASE NO. Z85426

NAME Karen M. Vaughan

THE REZONING AND RECLASSIFICATION OF:

LOCATION: Temp. "R-1" to "B-2"

A 90.801 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the Planning Department.

Temp. "R-1" to "B-3"

A 9.815 acre tract of land out of NCB 14890, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY:

Subject property is located on the west side of I.H. 10 West and on the north and south side of U.T.S.A. Blvd., being 959.97' north of the intersection of U.T.S.A. Blvd. and I.H. 10 West approximately 926.88' west of I.H. 10 West on U.T.S.A. Blvd., having 954.79' on I.H. 10 West and a total of 4595.6' on U.T.S.A. Blvd.

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

TO: "B-2" and "B-3" 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: Karen M. Vaughan

ZONING CASE NO Z85426

STATUS OF APPLICANT: Representative

APPEAL CASE

YES

OWNER OF PROPERTY: John L. Santikos

NO XX

OWNER CONCURS WITH THIS REZONING REQUEST: YES XX

DATE OF APPLICATION: October 22, 1985

LOCATION OF PROPERTY

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

A 90.801 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the Planning Department.

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

A 9.815 acre tract of land out of NCB 14890, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the west side of I.H. 10 West and on the north and south side of U.T.S.A. Blvd., being 959.97' north of the intersection of U.T. S. A. Blvd. and I.H. 10 West approximately 926.88' west of I.H. 10 West on U.T.S.A. Blvd., having 954.79' on I.H. 10 West and a total of 4595.6' on U.T.S.A. Blvd.

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" One Family Residence District to "B-2" Business District and "B-3" Business District

ZONING COMMISSION PUBLIC HEARING HELD ON November 19, 1985

INFORMATION PRESENTED BY APPLICANT

Ms. Karen M. Vaughan, stated that they are requesting the change of zoning for "B-2" and "B-3" uses. She further stated that they propose to construct a multi-family component on the proposed "B-2" property. She stated that on the proposed "B-3" property they propose to construct an office service center on the subject property.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

DISCUSSION

The subject property is located in close proximity to the intersection of I.H. 10 and U.T.S.A. Blvd. Considering the business Character in the area, staff would suggest that this area maintain a more restrictive business classification such as "B-2" rather than the requested petition.

RECOMMENDATION

Denial as requested and approval of "B-2" in total.

TRAFFIC ENGINEERING RECOMMENDATION

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

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

MOTION WAS MADE BY Mr. Polunsky and seconded by Mr. Meza, to recommend approval of the requested petition from Temporary "R-1" One Family Residence District to "B-2" Business District and "B-3" Business District for the following votes:

Polunsky, Meza, Villarreal, Washington, Cockrell, Davies, Adams voting in the affirmative; McNeel voting against; Oviedo, Zamora, Small being absent.

THE MOTION CARRIED.

REASONS FOR ACTION

- 1) Subject property is located on a 90.801 acre tract out of NCB 14746, and a 9.815 acre tract out of NCB 14890.
- 2) There were ten notices mailed out, none returned in opposition and two returned in favor.
- 3) Staff has recommended denial and approval of "B-2" in total. It is this Commissioner's opinion, that development in the area is conducive to "B-2" and "B-3" business zonings.

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.

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 #62149 hereto attached has been published in every issue of said newspaper on the following days, to-wit: January 14th, 1986.

PUBLIC NOTICE

AN ORDINANCE 62149

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. Z85426)

The rezoning and reclassification of property from Temporary "R-1" One Family Residence District to "B-2" Business District, "B-3" Business District and "B-3NA" Business District, Non-Alcoholic Sales, listed below as follows:

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

A 90.801 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the City Clerk

Sworn to and subscribed before me this 14th

1986.

Notary Public
Texas

r County,