

AN ORDINANCE **42307**

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. 5025)

The rezoning and reclassification of property from "A" Single Family Residence District to "B-3" Business District, listed below as follows:

A 5.534 acre tract of land out of NCB 12059, located southwest of the intersection of San Pedro Avenue and Bitters Road; having approximately 293.94' on Bitters Road, 706.74' on San Pedro Avenue and 105' on the cutback between San Pedro Avenue and Bitters Road, being further described by field notes filed in the Office of the City Clerk.

13300 - 13400 Block of San Pedro

Provided that proper replatting is accomplished.

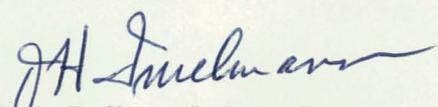
SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

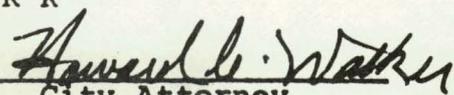
SECTION 3. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 7th day of June 1973.


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

ITEM NO. E.

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	

MEETING OF THE CITY COUNCIL DATE: JUN 7 1973

MOTION BY: Padilla SECONDED BY: Mendoza

ORD. NO. 42307 ZONING CASE 5025

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		abs	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		abs	tan
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 reporting is accomplished

73-29

April 17, 1973

FIELD NOTES

a 5.534 acre tract of land, being out of that certain 10.000 acre tract of land described in deed from Wm. E. Schmidt, Trustee, to Community Realty Company, dated April 6, 1964, recorded in Volume 5137 at Page 36 of the Deed Records of Bexar County, Texas, out of the John Coker O.S. 12, Abstract 125, County Block 5001, Bexar County, Texas, said 5.534 acre tract being within the corporate limits of the City of San Antonio, Texas, in N.C.B. 12059, said 5.534 acre tract being more particularly described, as follows:

BEGINNING at a State Highway Department iron pin found set on the present West right-of-way line of U.S. Highway No. 281 North, (San Pedro Avenue) at its intersection with the present cutback right-of-way line to Bitters Road, said West right-of-way line having been established by Condemnation Suit No. C-907, State of Texas vs. Community Realty Co., said point of beginning being 240.00 feet opposite Engineer's Centerline Station No. 607 + 20.00, as shown on Right-Of-Way Map for U.S. Highway No. 281 North;

THENCE S. 17° 05' 44" W. - 706.74 feet along the present West right-of-way line of U.S. Highway No. 281 North (San Pedro Avenue), to a point in same, a State Highway Department iron pin found set, the most Southerly corner of the herein described tract;

THENCE N. 48° 23' 40" W. - 337.07 feet along the Southwest line of the said 10.000 acre tract to its intersection with the City Limit line of the City of San Antonio, Texas, the most Westerly corner of the herein described tract;

THENCE N. 17° 05' 44" E. - 808.26 feet along the said City Limit line, to a point on the Southwest line of Bitters Road, the most Northerly corner of the herein described tract;

THENCE S. 48° 38' 15" E. - 62.45 feet along the Southwest line of Bitters Road to a point in same, a State Highway Department iron pin found set for the beginning of said cutback right-of-way line;

THENCE S. 40° 54' 16" E. - 233.94 feet, a State Highway Department iron pin found set, and S. 11° 54' 16" E. - 105.00 feet, both along said cutback right-of-way line, to the POINT OF BEGINNING.

CONTAINING 5.534 acres of land, more or less.



Raymundo Villarreal
RAYMUNDO VILLARREAL
County Surveyor
Bexar County, Texas

TO: City Clerk

Date May 16, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5025 NAME Community Realty Company

The rezoning and reclassification of:

A 5.534 acre tract of land out of NCB 12059,
being further described by field notes filed
in the office of the Building and Planning
Administration Department

13300 - 13400 Blk of San Pedro
FOR INFORMATION ONLY

Located southwest of the intersection
of San Pedro Avenue and Bitters Road; having
approximately 293.94' on Bitters Road, 706.74'
on San Pedro Avenue and 105' on the cutback
between San Pedro Avenue and Bitters Road

FROM: "A" Single Family Residence District

TO: "B-3" Business District

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

NAME OF APPLICANT: Community Realty Company

ZONING CASE 5025

Appeal Case

Yes

No XXX

DATE OF APPLICATION: April 18, 1973

LOCATION OF PROPERTY:

A 5.534 acre tract of land out of NCB 12059 being further Described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

Located southwest of the intersection of San Pedro Avenue and Bitters Road; having approximately 293.94' on Bitters Road, 706.74' on San Pedro Avenue and 105' on the cutback between San Pedro Avenue and Bitters Road

ZONING CHANGE REQUESTED:

From "A" Single Family Residence District to "B-3" Business District

ZONING COMMISSION PUBLIC HEARING ON MAY 2, 1973:

Information Presented by Applicant:

Mr. Bill Schmidt, 650 Travis Park West, representing Community Realty Property, stated to the Commission that all the ten acres is for a proposed shopping center. Only five acres are within the city limits and that is the only part of the property they are requesting the change of zoning. He presented a plat giving the Commission an idea of the tract in question. They are in the process of actually getting ready to construct some of the stores for the proposed center. He further stated that this is one of the most appropriate locations for "B-3" because of the traffic in the area.

STAFF RECOMMENDATIONS:

Discussion:

Subject property is located at the intersection of two major arterial being U.S. Hwy 281 North (San Pedro Avenue) and Bitters Road, which will become the extension of Starcrest Blvd. The requested change is considered appropriate and compatible with the surrounding uses and zoning classifications in this area.

Staff Recommendations:

Approval
Proper platting

Traffic and Transportation Department Recommendations:

Although U.S. 281 North terminates as a freeway here, access to this property will be limited to a one-way frontage road on U.S. 281. Also, access to Bitters Road will be limited because of channelization at the intersection of Bitters Road and U.S. 281 North frontage road.

Before formal development plans are made, the Texas Highway Department should be consulted. Because of the limited access, especially on Bitters Road, high uses or commercial development might result in significant traffic congestion to the point that the developer should consider extending his access farther west along Bitters Road

Results of Notices Received Before Hearing:

There were eight notices mailed to the surrounding property owners, one returned in opposition and three returned in favor.

COMMISSION ACTION:

By a vote of six in favor, one abstaining and two being absent, the Commission recommended approval of this request.

Reasons for Action:

- (1) Property is located at the intersection of 281 North and Bitters Road
- (2) This represents two major arterial streets in terms of future planning for the City
- (3) The change is in conformance with the centers concept of development
- (4) There is "F" Retail to the north, some "B-3" and "H" zonings to the northeast and "B-3" and "B-2" zonings to the east as well as other heavy uses in the area
- (5) It is felt that it would be compatible with the area
- (6) It would encourage upgrading of the development in the area
- (7) The staff is recommending approval of this request.
- (8) There was no opposition present at this hearing.

Other Recommendations:

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

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 _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that she is ~~one of~~ the publishers 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 42307 Case No. 5025 hereto attached has been published in

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

June 8, 1973

AN ORDINANCE 42307

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13300-13400 Block of San Pedro

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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 7th day of June, 1973.

CHARLES L. BECKER
Mayor

ATTEST:

J. H. INSELMANN
City Clerk

Charles D. Treuter

Sworn to and subscribed before me this 8th day of June, 1973

Ernest C. Carrola
Notary Public in and for Bexar County Texas

Ernest C. Carrola