

AN ORDINANCE 81155

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property, to-wit:

CASE NO. Z94230

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

A 3.2447 acres out of NCB 18283 Reed Road

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-1024.

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

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 10th DAY OF November 1984.

ATTEST: Norma S. Rodriguez City Clerk

William W. Wauff MAYOR

APPROVED AS TO FORM: David B. Carver City Attorney

94-53

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUILDING INSPECTIONS
BUILDING INSPECTIONS-HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
REAL ESTATE (HUBBARD)
TRIAL SECTION
CITY MANAGER
TRAVIS BISHOP, ASST. TO CITY MGR.
CODE COMPLIANCE
INTERGOVERNMENTAL RELATIONS
INTERNATIONAL RELATIONS
YOUTH INITIATIVES
CITY PUBLIC SERVICE-GENERAL MANAGER
CITY PUBLIC SERVICE-MAPS & RECORDS
COMMERCIAL RECORDER (PUBLISH)
COMMUNITY INITIATIVES
CONVENTION & VISITORS BUREAU
CONVENTION FACILITIES
DOME DEVELOPMENT OFFICE
ECONOMIC DEVELOPMENT
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
GRANTS
RISK MANAGEMENT
TREASURY
FIRE DEPARTMENT
HOUSING & COMMUNITY DEVELOPMENT
INFORMATION SERVICES
INTERNAL REVIEW
LIBRARY
MANAGEMENT SERVICES (BUDGET)
MANAGEMENT SERVICES (PERSONNEL)
MARKET SQUARE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL COURTS
PARKS & RECREATION
PLANNING
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
POLICE DEPARTMENT-GROUND TRANSPORTATION
PUBLIC INFORMATION OFFICE
PUBLIC UTILITIES
PUBLIC WORKS
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE (BILL TOUDOUZE)
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
SAN ANTONIO WATER SYSTEM (SAWS)
MUNICIPAL CODE CORPORATION (PUBLISH)

ITEM NO. 3J
 DATE: NOV 10 1994

MEETING OF THE CITY COUNCIL

MOTION BY: Ayala SECONDED BY: Ron

ORD. NO. 81155 ZONING CASE #794230

RESOL. _____ PETITION _____

	ROLLCALL	AYE	NAY
ROGER PEREZ DISTRICT 1		<input checked="" type="checkbox"/>	
RUTH MC-CLENDON DISTRICT 2		<input checked="" type="checkbox"/>	
LYNDA BILLA BURKE DISTRICT 3		<input checked="" type="checkbox"/>	
HENRY AVILA DISTRICT 4		<input checked="" type="checkbox"/>	
JUAN F. SOLIS III DISTRICT 5		<input checked="" type="checkbox"/>	
HELEN AYALA DISTRICT 6		<input checked="" type="checkbox"/>	
BOB ROSS DISTRICT 7		<input checked="" type="checkbox"/>	
BILL THORNTON DISTRICT 8		<input checked="" type="checkbox"/>	
HOWARD PEAK DISTRICT 9		<input checked="" type="checkbox"/>	
LYLE LARSON DISTRICT 10		<input checked="" type="checkbox"/>	
NELSON WOLFF MAYOR		<input checked="" type="checkbox"/>	
NC			

94-53

Zoning Case No.: Z94230

Date: October 4, 1994

Council District: 6

Appeal: No

Applicant: Fisher Engineering

Owner: L. Phill Busick

Zoning Request: "B-2" Business District and "B-3R" Restrictive Business District to "R-3" Multiple Family Residence District

Property Location:

3.2447 acres out of NCB 18283
Reed Road

Property is located on the southeast side of Reed Road, 210 feet southwest of the intersection of Reed Road and Culebra Road, having 494.21 feet on Reed Road and a depth of 270.65 feet.

Zoning Commission Recommendation:

Approval.

<u>VOTE:</u>	
FOR	<u>10</u>
AGAINST	<u>0</u>
ABSTAIN	<u>0</u>

Applicant's Proposal:

Apartment Development.

Case History and Discussion:

1. Property was zoned "B-2" and "B-3R" on October 1, 1987 and December 10, 1987.
2. Property is located in an area of mixed zonings that have been established along Culebra Road. There is "R-3" zoning to the southeast.

Staff Recommendation:

Approval.

ZONING CASE NO. Z94230

Applicant: Fisher Engineering

Zoning request: "B-2" Business District and "B-3R" Restrictive Business District to "R-3" Multiple Family Residence District

Mr. Neil Fisher, 84 N.E. Loop 410, requested the change of zoning for apartment development. He stated that they intend to construct 272 units, which would be 21 units per acre.

IN FAVOR

Mr. Phil Busick, Developer, stated that the proposed development will be compatible with the Pipers Creek Apartment complex. He stated that they propose to have a mixture of 1, 2 and 3 bedroom apartment units.

There were 8 notices mailed out to the surrounding property owners, one returned in opposition and none returned in favor.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

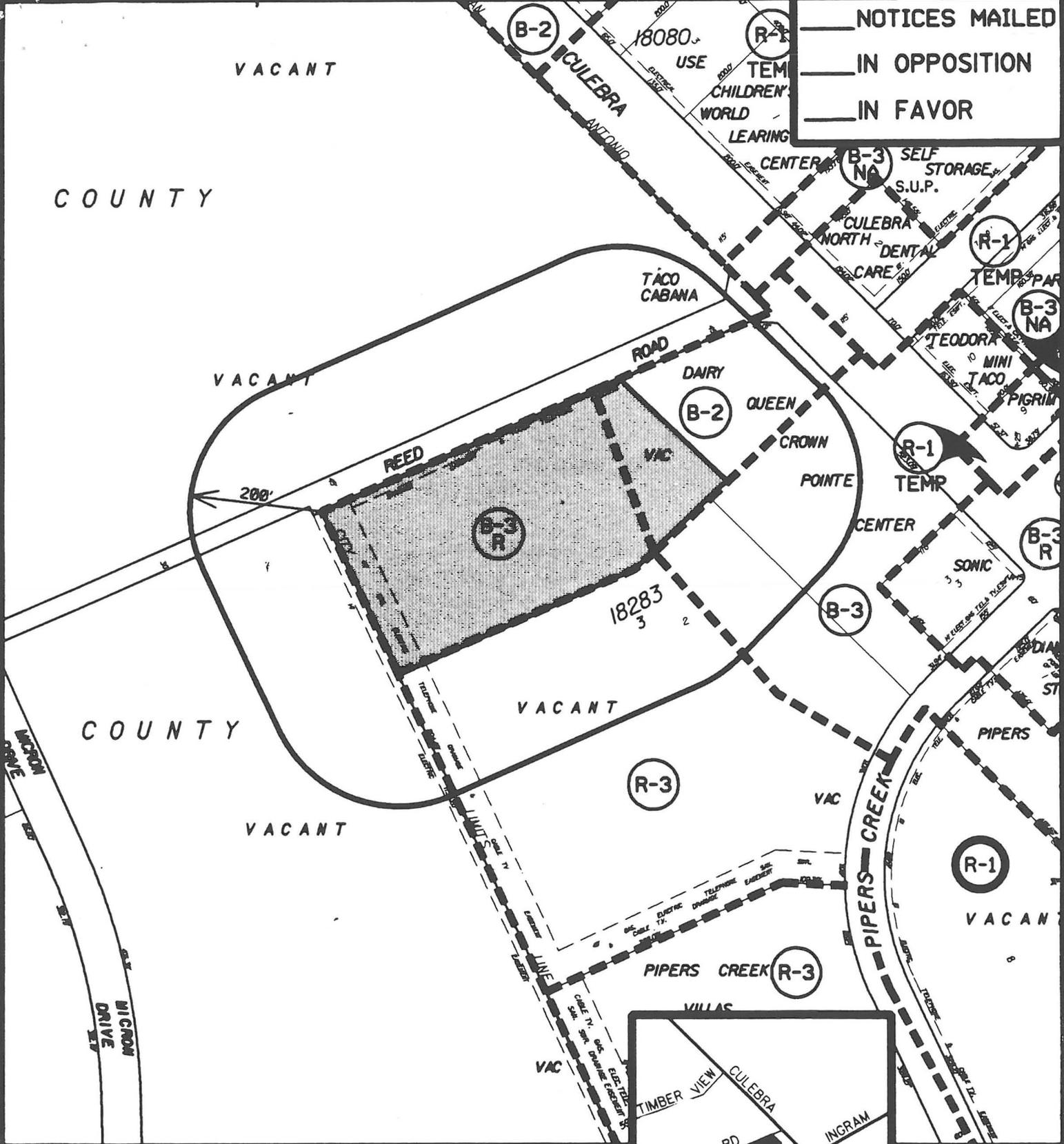
The motion was made by Mr. Menendez and seconded by Mr. Bode, to recommend approval of the request from "B-2" Business District and "B-3R" Restrictive Business District to "R-3" Multiple Family Residence District for the following reasons:

1. Property is located on 3.2447 acres out of NCB 18283, Reed Road.
2. There were 8 notices mailed out, one returned in opposition and none returned in favor.
3. Staff recommended approval.

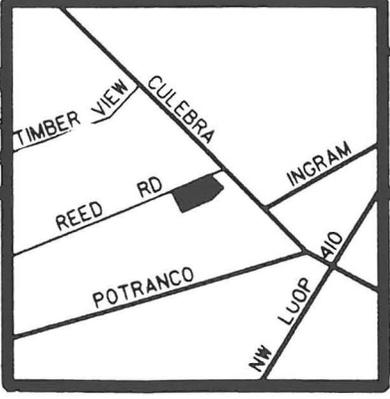
AYES: Menendez, Bode, Brown, Dudley, Thuss, Olivarri, Reyes, Uresti, Williams, McMahon

NAYS: None

THE MOTION CARRIED.



ZONING CASE **Z94230**
CITY COUNCIL DISTRICT NO: 6
REQUESTED ZONING CHANGE
FROM 'B-3R' & 'B-2' TO 'R-3'
DATE NOVEMBER 10, 1994
SCALE 1" = 200'



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS



Fisher Engineering, Inc.

Neil F. Fisher, P.E., R.P.L.S.

President

FROM: "B-3R" RESTRICTIVE BUSINESS DISTRICT
TO: "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT

FIELD NOTES

BEING 2.7542 ACRES OF LAND OUT OF LOT 2, BLOCK 3, CROWN MEADOWS SUBDIVISION AS RECORDED IN VOLUME 9503, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH RIGHT OF WAY LINE OF REED ROAD, SAID POINT BEING THE CUT OFF LINE TO THE WEST RIGHT OF WAY LINE TO CULEBRA ROAD, AS A POINT OF REFERENCE;

THENCE: WITH THE SOUTH RIGHT OF WAY LINE OF REED ROAD, S 69°44'29" W A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE: LEAVING THE SOUTH RIGHT OF WAY LINE OF REED ROAD, S 20°15'31" E A DISTANCE OF 256.89 FEET TO EASTERMOST CORNER OF SAID TRACT;

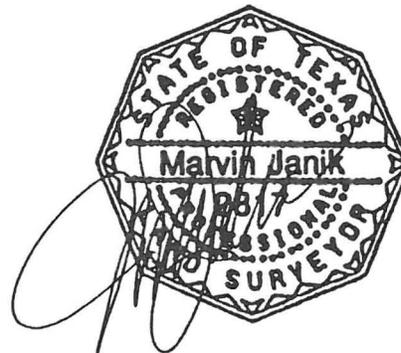
THENCE: S 49°19'00" W A DISTANCE OF 39.40 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT;

THENCE: S 69°44'29" W A DISTANCE OF 405.93 FEET TO THE SOUTHWEST CORNER, SAID POINT BEING IN THE WEST PROPERTY LINE OF LOT 2, BLOCK 3, CROWN MEADOWS SUBDIVISION;

THENCE: WITH THE WEST LINE OF LOT 2, N 20°50'39" W A DISTANCE OF 270.65 FEET TO THE NORTHWEST CORNER, SAID POINT BEING IN THE SOUTH RIGHT OF WAY LINE OF REED ROAD;

THENCE: WITH THE SOUTH RIGHT OF WAY LINE OF REED ROAD, N 69°44'29" E A DISTANCE OF 445.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.7542 ACRES (119,974 SQUARE FEET) OF LAND.

PROJECT NO. 94030
SEPTEMBER 8, 1994





Fisher Engineering, Inc.

Neil F. Fisher, P.E., R.P.L.S.
President

FROM: "B-2" Business District
TO: "R-3" Multiple Family Residence District

FIELD NOTES

BEING 0.4905 ACRES OF LAND OUT OF LOT 2, BLOCK 3, CROWN MEADOWS SUBDIVISION AS RECORDED IN VOLUME 9503, PAGE 56 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE SOUTH RIGHT OF WAY LINE OF REED ROAD, SAID POINT BEING THE CUT OFF LINE TO THE WEST RIGHT OF WAY LINE OF CULEBRA ROAD, AS A POINT OF REFERENCE;

THENCE: WITH THE SOUTH RIGHT OF WAY LINE OF REED ROAD, S 69°44'29" W A DISTANCE OF 211.41 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE: LEAVING THE SOUTH RIGHT OF WAY LINE OF REED ROAD, S 40°41'00" E A DISTANCE OF 223.78 FEET TO THE EASTERNMOST CORNER OF SAID TRACT;

THENCE: S 49°19'00" W A DISTANCE OF 135.18 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT;

THENCE: N 20°15'31" W A DISTANCE OF 256.89 FEET TO THE NORTHWEST CORNER, SAID POINT BEING IN THE SOUTH RIGHT OF WAY LINE OF REED ROAD;

THENCE: WITH THE SOUTH RIGHT OF WAY LINE OF REED ROAD, N 69°44'29" E A DISTANCE OF 48.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4905 ACRES (21,367 SQUARE FEET) OF LAND.

PROJECT NO. 94030
SEPTEMBER 8, 1994



Affidavit of Publisher

PUBLIC NOTICE

AN ORDINANCE #81155

AMENDING CHAPTER 35 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 AS 3.2447 ACRES OUT OF NCB 18283, REED ROAD, FROM "B-2" BUSINESS DISTRICT AND "B-3R" RESTRICTIVE BUSINESS DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00". 11/16

THE STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the An Ordinance #81155 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 16, 1994.

Helen I. Lutz
PUBLISHER
(HELEN I. LUTZ)

Sworn to and subscribed before me this 16th day of November 1994.

Irma S. Palencia

Notary Public In and for Bexar County, Texas

