

AN ORDINANCE 44620

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. 5691)

The rezoning and reclassification of property from "R-3" Multiple Family Residential District to "P-1(R-3)" Planned Unit Development Multiple Family Residential District, listed below as follows:

A 36.7224 acre tract of land out of NCB 11672, being an irregular shaped tract of land, located 1320' northeast of N. W. Military Drive and 2235' northwest of Blanco Road, having a maximum width of 2350' and a maximum length of 1015', being further described by field notes filed in the Office of the City Clerk.

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 14th day of November 19 74.

Lila Cockull
M A Y O R
PRO TEM

ATTEST: *JH Dinkelmann*
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

DISTRIBUTION

ITEM NO. B

NOV 14 1974

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Mendoza SECONDED BY: San M

ORD. NO. 44620 ZONING CASE 5691

RESOL. _____ PETITION _____

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	
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	

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE 1		✓	
DR. JOSE SAN MARTIN PLACE 2		✓	
CHARLES L. BECKER PLACE 3		abs	
REV. CLAUDE BLACK PLACE 4		abs	
GLENN LACY PLACE 5		✓	
CLIFFORD MORTON PLACE 6		abs	
W.J. "BILL" O'CONNELL PLACE 7		✓	
ALVIN G. PADILLA, JR. PLACE 8		abs	
LEO MENDOZA, JR. PLACE 9		✓	

proper replatting

74-55

36.7224 ACRE TRACT

36.7224 acres of land in San Antonio, Texas out of the North Castle Hills Subdivision 157.670 acre tract out of the Pinckney Caldwell Survey No. 83 County Block 4984, and N.C.B. 11672 and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the southwesterly right-of-way line of Patricia Drive and the northwesterly right-of-way line of Belair Drive and being the POINT OF BEGINNING of a 36.7224 acre tract;

THENCE, following a curve to the left, said curve being an intersection return having a radius of 15.00 feet, a central angle of $82^{\circ} 21' 05''$, and a length of 21.56 feet to a point;

THENCE, following a curve to the left, along the southwesterly right-of-way line of Patricia Drive, said curve having a radius of 2,710.00 feet, a central angle of $06^{\circ} 00' 10''$ and a length of 283.92 feet to a point;

THENCE, $N 40^{\circ} 05' 04'' W$ along the southwesterly right-of-way line of Patricia Drive for a distance of 242.70 feet to a point;

THENCE, following a curve to the left along the southerly right-of-way line of Patricia Drive, said curve having a radius of 600.00 feet, a central angle of $47^{\circ} 00' 00''$ and a length of 492.18 feet to a point;

THENCE, $N 87^{\circ} 05' 04'' W$ along the southerly right-of-way line of Patricia Drive for a distance of 104.61 feet to a point;

THENCE, following a curve to the left, along the southeasterly right-of-way line of Braesview (a continuation of Patricia Drive) said curve having a radius of 900.00 feet, a central angle of $47^{\circ} 00' 00''$ and a length of 738.27 feet to a point;

THENCE, $S 45^{\circ} 54' 56'' W$ along the southeasterly right-of-way line of Braesview for a distance of 304.88 feet to a point;

THENCE, following a curve to the left along the southeasterly right-of-way line of Braesview, said curve having a radius of 3,084.00 feet, a central angle of $08^{\circ} 07' 50''$ and a length of 437.63 feet to a point;

THENCE, $S 37^{\circ} 47' 06'' W$ along the southeasterly right-of-way line of Braesview for a distance of 18.03 feet to a point;

THENCE, following a curve to the right along the southeasterly right-of-way line of Braesview, said curve having a radius of 3,830.00 feet, a central angle of $05^{\circ} 07' 05''$ and a length of 342.11 feet to a point;

THENCE, $S 89^{\circ} 36' 45'' E$ for a distance of 708.16 feet to a point;

THENCE, $N 34^{\circ} 07' 32'' E$ for a distance of 84.18 feet to a point;

THENCE, $S 89^{\circ} 36' 45'' E$ for a distance of 1,267.34 feet to a point, said point being in the northwesterly right-of-way line of Belair Drive;

THENCE, $N 36^{\circ} 15' 51'' E$ along the northwesterly right-of-way line of Belair Drive for a distance of 468.75 feet to a point, said point being the POINT OF BEGINNING of the heretofore described 36.7224 acre tract.

DATE October 24, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5691 NAME Mr. William H. Hardwick

The rezoning and reclassification of:

A 36.7224 acre tract of land out of NCB 11672,
being further described by field notes filed
in the office of the Building and Planning
Administration Department.

FOR INFORMATION ONLY

Being an irregular shaped tract of land, located
1320' northeast of N. W. Military Drive and 2235'
northwest of Blanco Road, having a maximum width
of 2350' and a maximum length of 1015'.

FROM: "R-3" Multiple Family Residential District

TO: "P-1(R-3)" Planned Unit Development Multiple Family Residential
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

APPLICANT: Mr. William H. Hardwick

ZONING CASE 5691

DATE OF APPLICATION: May 22, 1974

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY

A 36.7224 acre tract of land out of NCB 11672, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Being an irregular shaped tract of land, located 1320' northeast of N. W. Military Drive and 2235' northwest of Blanco Road; having a maximum width of 2350' and a maximum length of 1015'.

ZONING CHANGE REQUESTED

From "R-3" Multiple Family Residential District to "P-1(R-3)" Planned Unit Development Multiple Family Residential District.

ZONING COMMISSION PUBLIC HEARING ON JULY 3, 1974

Information Presented by Applicant

Mr. Harry Jewett, representing the applicant, stated to the Commission that what they are applying for is the PUD zoning so that they can accomplish a plan such as they have illustrated. This property has already previously been zoned "R-3" and they've worked with the staff on this preliminary submittal and at this point he believes that they have all of the requirements met in the processing procedure in order to go ahead and prepare the plat and then come back for a final decision. They plan to have sidewalks. The density they are talking about in this area would be 4.4 units per acre and they are talking about detached single family housing in a price range of 50 to 80 thousand dollars. They will also have tennis courts and a swimming pool complex.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question is presently zoned "R-3" Multiple Family. The request is to allow the applicant to develop this property in a Planned Unit Development. The staff recommends approval of this change in as much as the property in question is surrounded by and presently enjoys "R-3" Multiple Family zoning.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that adequate collector street access exists to the existing collector street system. Internal access and parking appears to be adequate.

Results of Notices Received Before Hearing

There were three notices mailed to the surrounding property owners; none were returned in opposition and one notice was returned in favor.

COMMISSION ACTION

By a vote of six in favor and three being absent, the Commission recommended approval of "P-1(R-3)" Planned Unit Development Multiple Family Residential District.

Reasons for Action

- (1) The property is a 36.7224 acre tract of land out of NCB 11672, Census Tract #1914.
- (2) The property already enjoys "R-3" zoning.
- (3) This change would simply make possible the enjoyment of planned unit privileges.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that the property be replatted properly.

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~~ 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 #44620 hereto attached has been published in
every issue of said newspaper on the following days, to-wit: November 15,
_____, 19 74

AN ORDINANCE 44620

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 re-zoning of the hereinafter designated property, to-wit:

CASE NO. 5691

The rezoning and reclassification of property from "R-3" Multiple Family Residential District to "P-1" (R-3) Planned Unit Development Multiple Family Residential District, listed below as follows:

A 36.7224 acre tract of land out of NCB 11672, being an irregular shaped tract of land, located 1320' northeast of N. W. Military Drive and 2235' northwest of Blanco Road, having a maximum width of 2350' and a maximum length of 1015', being further described by field notes filed in the Office of the City Clerk.

Provided that proper replating 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 14th day of November, 1974.
MRS. LILA COCKRELL
Mayor Pro-Tem

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 15th Day of November, 19 74

Ernest G. Harrod
Notary Public in and for Bexar County, Texas