

AN ORDINANCE 36391

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 hereafter designated property, to-wit:

(CASE 3206)

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

121.246 acres of NCB 11632, and described by the following field notes:

A 121.2464 out of a 130.587 acre tract out of Simona Fisk Survey No. 329, abstract No. 237, County Block 4437, situated within the corporate limits of the City of San Antonio, Bexar County, Texas.

Beginning at a highway monument set at the intersection of the northwest line of Loop 410 with the northeast line of Fredericksburg Road, thence with the northeast line of Fredericksburg as follows:

N. $44^{\circ}37'02''$ W. 275.92 feet, N. $18^{\circ}53'14''$, W. 103.9 feet, N. $18^{\circ}32'$ W. 305.0 feet to the point of beginning a curve to the left; thence with curve left having a radius of 4642.86 feet, total central angle $17^{\circ}59'34''$, a distance of 1458.26 feet to a point of tangency of said curve, the point of beginning of the tract herein described:

Thence with the east line of Fredericksburg Road N. $36^{\circ}37'35''$ W. 1,113.24 feet to a point;
Thence N. $41^{\circ}04'25''$ E. 361.70 feet;
Thence N. $36^{\circ}32'55''$ W. 288.07 feet;
Thence N. $41^{\circ}04'00''$ E. 2459.03 feet;
Thence N. $41^{\circ}09'00''$ E. 501.17 feet to a point, said point being the most northerly northeast corner of this tract.
Thence S. $14^{\circ}11'50''$ E. 1252.51 feet;
Thence N. $75^{\circ}48'10''$ E. 300 feet to a point on the west line of U. S. Highway No. 87;
Thence with the west line of U. S. Highway No. 87 S. $14^{\circ}11'50''$ E. 984.39 feet to beginning of right;
Thence with said curve right and the west line of U.S. Highway No. 87 462.21 feet having a radius of 2,748.79 feet, a central angle of $09^{\circ}38'04''$, chord S. $09^{\circ}22'48''$ E. 462.21 feet to a point on curve;
Thence S. $75^{\circ}48'10''$ W. 766.42 feet;
Thence S. $39^{\circ}10'00''$ W. 292.98 feet;
Thence N. $50^{\circ}09'10''$ W. 16.57 feet to a point of beginning of a curve left;
Thence with said curve left 536.35 feet having a radius of 580.00 feet, a total central angle of $52^{\circ}29'$, chord N. $76^{\circ}38'40''$ W. 517.44 feet to the point of tangency of said curve;

Thence S. $76^{\circ}51'50''$ W. 121.65 feet;
Thence S. $40^{\circ}09'46''$ E. 76.22 feet;
Thence S. $53^{\circ}22'16''$ W. 864.40 feet to the place of beginning, containing 121.2464 acres, more or less.

*

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

9.341 acres out of NCB 11632, described by the following field notes:

An 8.4026 acre tract of land out of the Simona Fisk Survey No. 329, Abstract No. 237, County Block 4437, NCB 11632, San Antonio, Bexar County Texas; being out of the northerly portion of a 130.587 acre tract conveyed to Louis Rubiola, Trustee, be deed recorded in Volume 5303, page 487, Bexar County Deed Records; and more particularly described as follows:

Beginning for a point of reference at the intersection of the southeast right of way line of Callaghan Road and the westerly right-of-way line of Interstate Highway 10, thence S. $14^{\circ}11'50''$ E. along the westerly right of way line of IH 10, a distance of 265.0 feet to a point for the northeast corner of this tract and the POINT OF BEGINNING:

THENCE continuing S. $14^{\circ}11'50''$ E. along said right of way line a distance of 1195.0 feet to a point for the southeast corner of this tract;

THENCE S. $75^{\circ}48'10''$ W. a distance of 300.0 feet to a point for the southwest corner of this tract;

THENCE N. $14^{\circ}11'50''$ W. a distance of 1252.11 feet to a point on the southeasterly right of way line of Callaghan Road, for the northwest corner of this tract;

THENCE N. $41^{\circ}08'00''$ E. along said right of way line a distance of 104.76 feet to a point;

THENCE S. $14^{\circ}11'50''$ W. a distance of 117.10 to a reentrant corner of this tract;

THENCE N. $75^{\circ}48'10''$ a distance of 213.84 feet to the POINT OF BEGINNING, and containing 8.4026 acres of land.

AND

A 0.938 acre parcel of land out of the Simona Fisk Survey No. 329, Abstract No. 237, County Block 4437, NCB 11632, San Antonio, Bexar County, Texas; being out of the northerly portion of a 130.587 ~~acres~~ acre tract conveyed to Louis Rubiola, Trustee, by deed recorded in Volume 5303, page 487, Bexar County Deed Records; and being more particularly described as follows:

BEGINNING at the point of intersection of the southeast right-of-way line of Callaghan Road with the westerly right of way line of IH 10, said point being the northeast corner of said 130.587 acre tract and of this parcel;

THENCE S. $14^{\circ}11'50''$ E. along the westerly right of way line of IH 10 a distance of 265.0 feet to a point for the southeast corner of this parcel;

THENCE S. 75°48'10" W. a distance of 213.84 feet to a point for the southwest corner of this parcel;

THENCE N. 14°11'50" W. a distance of 117.10 feet to a point on the southeasterly right of way line of Callaghan Road, for the northwest corner of this parcel;

THENCE N. 14°08'00" E. along said right of way line a distance of 260.0 feet to the point of beginning, and containing 0.938 acres of land.

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 4th day of April, 1968.

Wm Maalster
M A Y O R

ATTEST: *J. H. Melwan*
C i t y C l e r k

APPROVED AS TO FORM: *Howard G. Walker*
C i t y A t t o r n e y

Applicant: Harlan E. O'Leary

Date of Application: November 17, 1967

Location of Property:

From "A" to "R-3":

11.246 acres out of NCB 11632, being further described by field notes filed in the office of the Department of Planning.

From "A" to "B-3":

9.341 acres out of NCB 11632, being described by field notes filed in the office of the Department of Planning.

FOR INFORMATION ONLY:

Located on the southeast side of Callaghan Road between Fredericksburg Road and I. H. 10 Expressway; having 3321.66' on Callaghan Road, 2906.60' on I. H. 10 and 1113.24' on Fredericksburg Road. The "B-3" zoning being on the east 364.76' of the north 1460' of this tract. "R-3" zoning on the remaining portion.

Zoning Change Requested:

From "A" Residence District to "R-3" Multiple-Family Residence District and "B-3" Business District

ZONING COMMISSION PUBLIC HEARING ON DECEMBER 20, 1967:

Information Presented by Applicant:

Mr. Ralph Bender advised that he has been retained to represent the developers, as planning design consultant, in connection with the 130 acres on which rezoning is being requested. He presented several maps, one of the total metropolitan area, another of the northern section of the City of San Antonio. He pointed out that this property is totally surrounded by very significant thoroughfares. The SARCUTS Report projects that by 1985, there will be 30,000 vehicles per day travelling on Callaghan Road; 25,000 vehicles per day on Fredericksburg Road; 50,000 vehicles per day on I. H. 410 and 75,000 vehicles anticipated per day on I. H. 10. To the south of the property and across I. H. 10, adjacent property is commercially zoned at the present time. It is quite obvious that single-family housing is somewhat remote on this property. Land values are such that it makes it economically impossible to develop single-family homes.

His clients are proposing to develop the majority of subject property with density housing, the amount of investment would be very substantial and total development will take approximately five years. They have only preliminary plans now. Should a favorable decision be received, then extensive planning would be done prior to City Council action. He felt it would behoove the City to favor a dynamic single development, rather than piece-meal development. His clients realize there is certain opposition from homeowners in the area who have magnificent homes and estate-type mansions. He stated that all problems concerning traffic pattern, aesthetics, architectural design, etc. would be taken into consideration before approaching the City Council. He pointed out on a preliminary plan where the density housing was to be located, stating that it would consist of different types of density housing, such as patio, garden, townhouse, etc. He also indicated the location of the commercial area on which "B-3" Business is being requested. This portion would be occupied by a service station and most probably a motel. The entire project would be developed as a planned building unit.

At this time, Mr. Stewart Fischer, Director of Traffic & Transportation, was asked to give his comments on this case. Mr. Fischer pointed out that he was not speaking for or against the zoning but only wanted to bring their attention to the problem that is developing due to the recent trend for great development on large tracts of land. As an example, he referred to the property at San Pedro and Loop 410 where North Star Mall is located. In the past four years, the traffic has increased 86%. When the new shopping center is completed on the other side of San Pedro and Loop 410 (Central Park) the combined area of a million sq. ft. will almost equal the area in all of downtown San Antonio. It is difficult to imagine the amount of traffic that will be generated in this particular area. Concerning subject property, if approved "R-3", there will be at least 1200 dwelling units. Each unit generates 8 trips a day, or 10,000 trips, from the residential property. Mr. Fischer suggested that the Commission make it a matter of policy that when considering any development that will generate a large amount of traffic such as 5,000 trips a day or more, that any rezoning be subject to a very excellent and comprehensive planning study, since the Traffic Department cannot tell at a glance, and does not have sufficient time to study with the amount of care to be given, to determine the requirements for any particular piece of property. It would be a great help to the Traffic Department if the Commission would require that professional help, such as a planning consultant, be employed by the proponent when large tracts of land are involved.

In rebuttal, Mr. Gordon Davis, attorney, stated that the residents are fortunate that they can retain sufficient land around them to have estate-type mansions; however, it is not feasible or practical to consider single-family development on subject property. There is a high power line on the south side of Callaghan Road. Subject property is located adjacent to major arteries - Callaghan Road, I. H. 10, Fredericksburg Road, Loop 410. The terrain in the middle of the property is such that it is impossible for development as single-family. There is other "E" Office and "T" Local Retail uses in the area. If not approved as a total planned development, as proposed, this tract of land would be suitable for other business zoning and they could possibly get the equivalent of "B-1" or "C-1" on the major portion of the property and possibly "B-2" or "B-3" on the balance, because of its location. The residences across Callaghan Road will overlook this development. It is 100' lower than Strauder Nelson's property. Mr. Davis stated that the applicant could be legally bound to a total planned development. Mr. Bender would undertake such a commitment of an orderly planned development for this property.

Staff Observations:

Due to the major streets and expressway and the existing zoning, the requested zoning appears to be the most logical zoning for this property.

The Planning Department recommends approval of this application.

Proper replatting will be necessary.

Traffic and Transportation Department Recommendations:

Rather than a report from the Traffic Department, the Director of Traffic was present to speak to the Planning Commission on this case.

Results of Notices Received Before Hearing:

Eighteen notices were mailed to the surrounding property owners. Three were returned in opposition to the request; two were returned in favor; and two were returned "unclaimed."

Opponents Present:

1. Mr. John Daniels, attorney, representing some property owners within 200' on the other side of Callaghan Road.
2. Mr. Gilbert Darman, Jr., 7735 Mocking Bird Road
3. Mr. Strander G. Nelson, 7902 Mocking Bird Road
4. Mrs. F. Norma Ward, 7618 Mocking Bird Road

Reasons Presented for Opposition by Opponents Present:

1. Other large assets in this area are being developed with single-family residences and they can see no reason why subject property cannot be developed as such. The residences in this area were bought because it is an area of homesites - not building sites.
2. "E-3" Business would be an intrusion into this area. This type of activity would be incompatible. There is adequate commercial property in the area already properly zoned for the use intended.
3. There was concern about a blanket zoning of "R-3" Multiple-Family Residence District without knowing the number of units to be invited. This would affect a radical change in the area if high density is allowed.
4. Such a proposal would change the character of the surrounding area, destroy their view, create noise, odors, traffic congestion and crime. It would also cut off their breeze from the south. Many residents bought in this particular area because of its high elevation.

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

1. This tract of land is located between major arteries. It does not readily lend itself to single-family residential development at the present time.
2. There are existing apartments to the southwest of subject property; "E" Office to the southeast; "F" Local Retail to the south and west; "R-3" zoning to the northwest; recommended "B-2" Business and recommended "R-3" Multiple-Family Residence District, by this Commission, across I. H. 10.

Other Recommendations:

1. The property be properly replatted.
2. Receipt of a master plan of this entire area, as well as a complete and detailed traffic study, acceptable to the Planning Department and Traffic Department, the above to be resubmitted to the Planning Commission for their consideration before submission to the City Council.

PLANNING COMMISSION PUBLIC HEARING ON MARCH 13, 1968:

At this time a master plan of this entire area, as well as a complete and detailed traffic study were accepted by the Commission and the Commission instructed the Planning Department to release this case for submission to the City Council.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at the Council hearing.)

TO: CITY CLERK

DATE: March 18, 1968

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 3206

NAME Harlan E. O'Leary

The rezoning and reclassification of:

From "A" to "R-3":

121.246 acres out of NCB 11632, being *more particularly*
~~further~~ described by field notes *as follows:*
~~in the office of the Department of~~
Planning.

From "A" to "B-3":

9.341 acres out of NCB 11632, being *more particularly*
described by field notes *as follows:*
~~in the office of the Department of~~
Planning.

FOR INFORMATION ONLY:

Located on the southeast side of Callaghan Road between Fredericksburg Road and I. H. 10 Expressway; having 3321.66' on Callaghan Road, 2906.60' on I. H. 10 and 1113.24' on Fredericksburg Road. The "B-3" zoning being on the east 364.76' of the north 1460' of this tract. "R-3" zoning on the remaining portion.

FROM: "A" Residence District

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

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

Department of Planning

FIELD NOTES FOR R-3 ZONING

A 121.2464 out of a 130.587 acre tract out of Simona Fisk survey no. 329, abstract no. 237, County Block 4437, situated within the corporate Limits of the City of San Antonio, Bexar County Texas, being more particularly described as follows:

Beginning at a highway monument set at the intersection of the northwest line of Loop 410 with the northeast line of Fredericksburg Road, thence with the northeast line of Fredericksburg Road as follows:
N. 44 37' 02" W. 275.92 feet, N. 18 53' 14" W. 103.9 feet,
N. 18 32' W. 305.0 feet to the point of beginning of a curve to the left; thence with curve left having a radius of 4642.86 feet, total central angle 17 59' 34", a distance of 1458.26 feet to point of tangency of said curve, the point of beginning of the tract herein described:

Thence with the east line of Fredericksburg Road N. 36 37' 35" W. 1,113.24 feet to a point;

Thence N. 41 04' 25" E. 361.70 feet;

Thence N. 36 32' 55" W. 288.07 feet ~~2459.03'~~

Thence N. 41 04' 00" E. ~~945.67~~ feet

Thence N. 41 08' 00" E. 501.17 feet to a point said point being the most northerly northeast corner of this tract.

Thence S. 14 11' 50" E. 1252.51 feet,

Thence N. 75 48' 10" E. 300 feet to a point on the west line of U. S. Highway No. 87;

Thence with the west line of U. S. Highway No. 87 S. 14 11' 50" E. 984.39 feet to beginning of right;

Thence with said curve right and the west line of U. S. Highway No. 87 462.21 feet having a radius of 2,748.79 feet, a central angle of 09 38' 04", chord S. 09 22' 48" E. ~~461.67~~ feet to point on curve;

Thence S. 75 48' 10" W. ~~766.42'~~ feet;

Thence S. 39 10' 00" W. ~~289.66~~ feet; ~~292.98'~~

Thence N. 50 09' 10" W. ~~16.68~~ feet to point on beginning of a curve left;

Thence with said curve left 536.35 feet having a radius of 580.00 feet, total central angle of 52 29', chord N. 76 38' 40" W. 517.44 feet to the point of tangency of said curve;

Thence S. 76 51' 50" W. 121.65 feet

Thence S. 15 51' 50" W. 199.47 feet

Thence S. 40 09' 46" E. 76.22 feet

Thence S. 53 22' 16" W. 864.40 feet to the place of beginning, containing 121.2464 acres, more or less.

FIELD NOTES FOR B-3 ZONING

DESCRIPTION

An 8.4026 acre tract of land out of the Simona Fisk Survey No. 329, Abstract No. 237, County Block 4437, N. C. B. 11632, San Antonio, Bexar County, Texas; being out of the northerly portion of a 130.587 acre tract conveyed to Louis Rubiola, Trustee, be deed recorded in Volume 5303, page 487, Bexar County Deed Records; and being more particularly described as follows:

Beginning for a point of reference at the intersection of the southeast right-of-way line of Callaghan Road and the westerly right-of-way line of Interstate Highway 10, thence S. $14^{\circ}11'50''$ E. along the westerly right-of-way line of Interstate Highway 10 a distance of 265.0 feet to a point for the northeast corner of this tract and the POINT OF BEGINNING;

THENCE continuing S. $14^{\circ}11'50''$ E. along said right-of-way line a distance of 1195.0 feet to a point for the southeast corner of this tract;

THENCE S. $75^{\circ}48'10''$ W. a distance of 300.0 feet to a point for the southwest corner of this tract;

THENCE N. $14^{\circ}11'50''$ W. a distance of 1252.51 feet to a point on the southeasterly right-of-way line of Callaghan Road, for the northwest corner of this tract;

THENCE N. $41^{\circ}08'00''$ E. along said right-of-way line a distance of 104.76 feet to a point;

THENCE S. $14^{\circ}11'50''$ W. a distance of 117.10 feet to a reentrant corner of this tract;

THENCE N. $75^{\circ}48'10''$ E. a distance of 213.84 feet to the point of beginning, and containing 8.4026 acres of land.

J. O. #22546

and

DESCRIPTION

A 0.938 acre parcel of land out of the Simona Fisk Survey No. 329, Abstract No. 237, County Block 4437, N.C.B. 11632, San Antonio, Bexar County, Texas; being out of the northerly portion of a 130.587 acre tract conveyed to Louis Rubiola, Trustee, by deed recorded in Volume 5303, page 487, Bexar County Deed Records; and being more particularly described as follows:

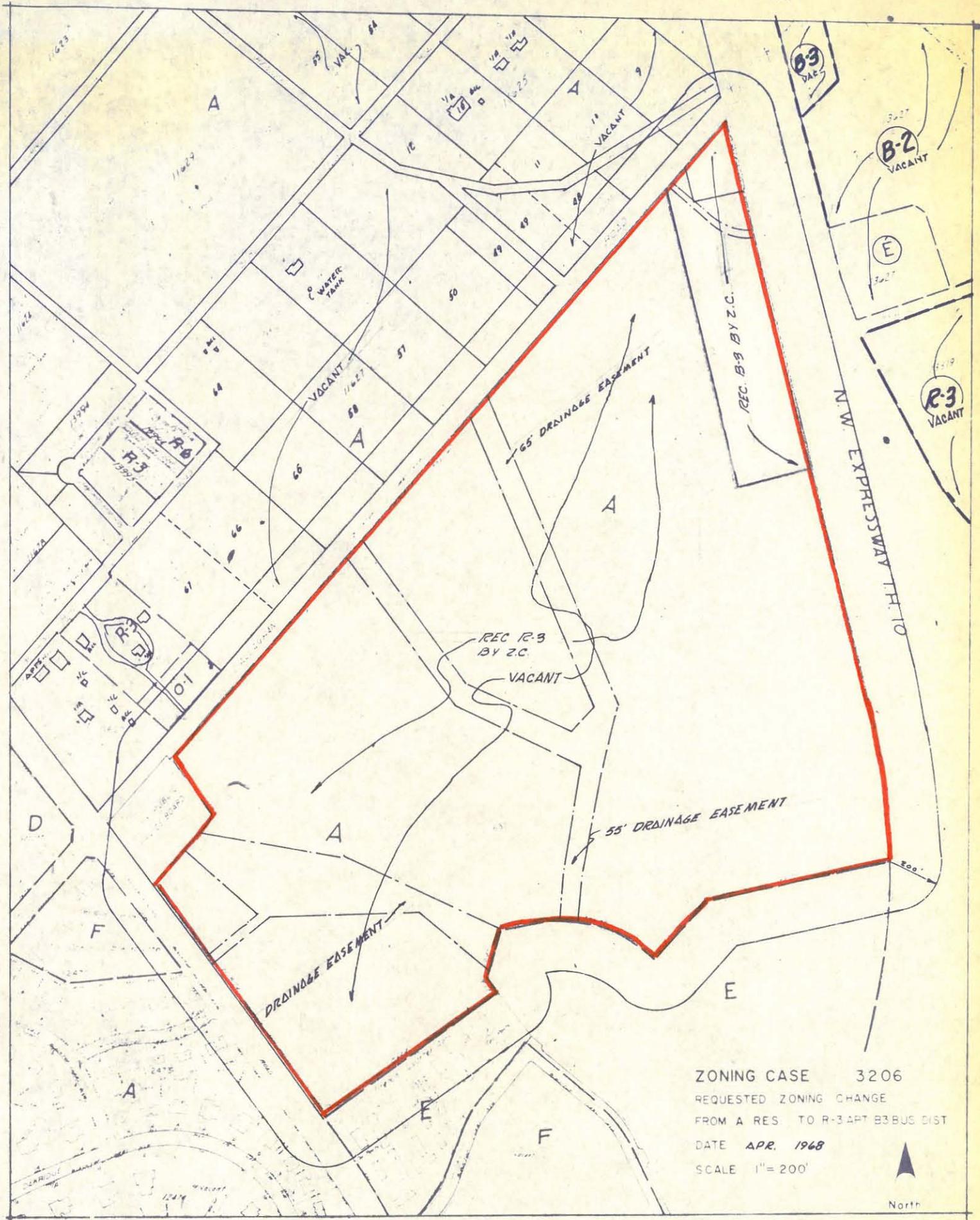
BEGINNING at the point of intersection of the southeast right-of-way line of Callaghan Road with the westerly right-of-way line of Interstate Highway 10, said point being the northeast corner of said 130.587 acre tract and of this parcel;

THENCE S. $14^{\circ}11'50''$ E. along the westerly right-of-way line of Interstate Highway 10 a distance of 265.0 feet to a point for the southeast corner of this parcel;

THENCE S. $75^{\circ}48'10''$ W. a distance of 213.84 feet to a point for the southwest corner of this parcel;

THENCE N. $14^{\circ}11'50''$ W. a distance of 117.10 feet to a point on the southeasterly right-of-way line of Callaghan Road, for the northwest corner of this parcel;

THENCE N. $14^{\circ}08'00''$ E. along said right-of-way line a distance of 260.0 feet to the point of beginning, and containing 0.938 acres of land.



ZONING CASE 3206
 REQUESTED ZONING CHANGE
 FROM A RES TO R-3APT B3BUS DIST
 DATE APR. 1968
 SCALE 1" = 200'



North

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,
 she is the Publisher _____
 says on oath that ~~he 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 An Ordinance (case no. 3206) hereto attached has been published in
 every issue of said newspaper on the following days, to-wit: _____

April 5 19 68

AN ORDINANCE		
<p>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</p> <p>BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:</p> <p>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:</p> <p style="text-align: center;">CASE 3206</p> <p>The rezoning and reclassification of property from "A" Residence District to "R-3" Multiple-Family Residence District, listed below as follows:</p> <p>121.246 acres of NCB 11632, and described by the following field notes:</p> <p>A 121.2464 out of a 130.587 acre tract out of Simona Fisk survey No. 329, abstract No. 237, County Block 4437, situated within the corporate limits of the City of San Antonio, Bexar County, Texas.</p> <p>Beginning at a highway monument set at the intersection of the northwest line of Loop 410 with the northeast line of Fredericksburg Road, thence with the northeast line of Fredericksburg Road as follows:</p> <p>N. 44° 37' 02" W. 275.92 feet, N. 18° 53' 14" W. 103.9 feet, N. 18° 32' W. 305.0 feet to the point of beginning a curve to the left; thence with curve left having a radius of 4642.86 feet, total central angle 17° 59' 34", a distance of 1458.26 feet to a point of tangency of said curve, the point of beginning of the tract herein described:</p> <p>Thence with the east line of Fredericksburg Road N. 36° 37' 35" W. 1,113.24 feet to a point;</p>	<p>Thence N. 41° 04' 25" E. 361.70 feet; Thence N. 36° 32' 55" W. 288.07 feet; Thence N. 41° 04' 00" E. 2459.03 feet;</p> <p>Thence N. 41° 09' 00" E. 501.17 feet to a point, said point being the most northerly northeast corner of this tract.</p> <p>Thence S. 14° 11' 50" E. 1252.51 feet; Thence N. 75° 48' 10" E. 300 feet to a point on the west line of U. S. Highway No. 87; Thence with the west line of U. S. Highway No. 87 S. 14° 11' 50" E. 984.39 feet to beginning of right.</p> <p>Thence with said curve right and the west line of U. S. Highway No. 87 462.21 feet having a radius of 2,748.79 feet, a central angle of 09° 38' 04", chord S. 09° 22' 48" E. 462.21 feet to a point on curve; Thence S. 75° 48' 10" W. 766.42 feet; Thence S. 39° 10' 00" W. 292.98 feet; Thence N. 50° 09' 10" W. 16.57 feet to point of beginning of a curve left;</p> <p>Thence with said curve left 536.35 feet having a radius of 580.00 feet, a total central angle of 52° 29', chord N. 76° 38' 40" W. 517.44 feet to the point of tangency of said curve; Thence S. 15° 51' 50" W. 199.47 feet; Thence S. 40° 09' 46" E. 76.22 feet; Thence S. 53° 22' 16" W. 864.40 feet to the place of beginning, containing 121.2464 acres, more or less.</p> <p>The rezoning and reclassification of property from "A" Residence District to "B-3" Business District, listed below as follows:</p> <p>9.341 acres out of NCB 11632, described by the field notes: An 8.4026 acre tract of land out of the Simona Fisk Survey No. 329, Abstract No. 237, County Block 4437, NCB 11632, San Antonio, Bexar County, Texas; being out of the northerly portion of a 130.587 acre tract con-</p>	<p>vayed to Louis Rubiola, Trustee, by deed recorded in Volume 5303, page 487, Bexar County Deed Records, and more particularly described as follows:</p> <p>Beginning for a point of reference at the intersection of the southeast right-of-way line of Callaghan Road and the westerly right-of-way line of Interstate Highway 10, thence S. 14° 11' 50" E. along the westerly right-of-way line of IH 10, a distance of 265.0 feet to a point for the northeast corner of this tract and the POINT OF BEGINNING;</p> <p>THENCE continuing S. 14° 11' 50" E. along said right-of-way line a distance of 1195.0 feet to a point for the southeast corner of this tract;</p> <p>THENCE S. 75° 48' 10" W. a distance of 300.0 feet to a point for the southwest corner of this tract;</p> <p>THENCE N. 14° 11' 50" W. a distance of 1252.51 feet to a point on the southeasterly right-of-way line of Callaghan Road, for the northwest corner of this tract;</p> <p>THENCE N. 41° 08' 00" E. along said right-of-way line a distance of 104.76 feet to a point;</p> <p>THENCE S. 14° 11' 50" W. a distance of 117.10 to a reentrant corner of this tract;</p> <p>THENCE N. 75° 48' 10" a distance of 213.84 feet to the POINT OF BEGINNING and containing 8.4026 acres of land. AND</p> <p>A 0.938 acre parcel of land out of the Simona Fisk Survey No. 329, Abstract No. 237, County Block 4437, NCB 11632, San Antonio, Bexar County, Texas; being out of the northerly portion of a 130.587 acre tract conveyed to Louis Rubiola, Trustee, by deed recorded in Volume 5303, page 487, Bexar County Deed Records; and being more particularly described as follows:</p> <p>BEGINNING at the point of intersection of the southeast</p>

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 5th day of April, 19 68

Stella Orozco
 Notary Public in and for Bexar County, Texas

Affidavit of Publisher

Proving Publication of

AN ORDINANCE

AMENDING CHAPTER 42 OF THE
CITY CODE THAT CONSTITUTES
THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF
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THE CLASSIFICATION AND RE-
ZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN

CASE NO. 3206

PASSED AND APPROVED this
5th day of April, 1968.

Filed _____, 19____

City Clerk

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
STINSON FIELD			
BUDGET			
CITY MANAGER			
ASST. CITY MGR.			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER	4/4		
FINANCE DIRECTOR			
ASSESSOR & COLL.	4/4		
CONTROLLER			
CORP. COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INSP. DIR.	4/4		
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND. DIV.			
LIBRARY DIRECTOR			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR	4/4		
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANSP. DIR.			
URBAN RENEWAL AGENCY			
OTHER:			

REMARKS:

J. H. INSELMANN

ITEM NO. 5 68 264

ROLL CALL WRITE

MEETING OF THE CITY COUNCIL DATE: APR 4 1968

MOTION BY: Jones SECONDED BY: Rob
36391

ORD. NO. _____ ZONING CASE 3206

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. MC ALLISTER PLACE No. 1, MAYOR		✓	
DR. HERBERT CALDERON PLACE No. 2		✓	
ROBERT C. JONES PLACE No. 3		✓	
S. H. JAMES PLACE No. 4		✓	
MRS. S. E. COCKRELL, JR. PLACE No. 5	XXXX	✓	
JOHN GATTI PLACE No. 6, MAYOR PRO-TEM		ab	
FELIX B. TREVINO PLACE No. 7		✓	
GERALD PARKER PLACE No. 8		✓	
PETE TORRES, JR. PLACE No. 9		✓	

BRIEFED BY: _____

ADDITIONAL INFORMATION:
Mrs Cockrell - Concerned about