

AN ORDINANCE 43868

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. 5557)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-1" Business District and "B-3" Business District, listed below as follows:

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

A 144.722 acre tract of land out of NCB 14890, located between U.T.S.A. (University) Blvd. and Hausman Road being 285' east of the intersection of Lake Breeze Drive and Hausman Road; having 3103.85' on Hausman Road, 1790.27' on U.T.S.A. (University) Blvd. and a distance of 2346.88' between U.T.S.A. (University) Blvd. and Hausman Road, being further described by field notes filed in the Office of the City Clerk. 6500 Block of Hausman Road

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

A 9.9998 acre tract of land out of NCB 14890, located on the north side of Hausman Road being 1813.85' east of the intersection of Lake Breeze Drive and Hausman Road; having 650' on Hausman Road and a depth of 670', being further described by field notes filed in the Office of the City Clerk. 6500 Block of Hausman Road

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 6th day of June 1974.

MAYOR Charles L. Becker

ATTEST: J. H. Inselmann CITY CLERK

APPROVED AS TO FORM: City Attorney

DISTRIBUTION

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	

ITEM NO. D.

MEETING OF THE CITY COUNCIL DATE: JUN 6 1974

MOTION BY: Mendoza SECONDED BY: Becker

ORD. NO. 43868 ZONING CASE 5557

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		abs	
CHARLES L. BECKER PLACE NO. 3		✓	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		abs	
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 replating is accomplished.

74-25

B-1
FIELD NOTES FOR

A 144.722-ACRE TRACT OF LAND OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK NO. 4766, IN BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the north ROW line of Hausman Road, said point being 3972.89 feet in a westerly direction along the north ROW line of Hausman Road from the south end of a cutoff at the west ROW line of IH 10;
- THENCE: S 89° 29' 55" W 755.71 feet along the north ROW line of Hausman Road to an angle point;
- THENCE: S 89° 51' 38" W 819.29 feet along the north ROW line of Hausman Road to an angle point;
- THENCE: N 00° 08' 22" W 670.00 feet to an angle point;
- THENCE: S 89° 51' 38" W 650.00 feet to an angle point;
- THENCE: S 00° 08' 22" E 670.00 feet to an angle point on the north ROW line of Hausman Road;
- THENCE: S 89° 51' 38" W 1528.85 feet along the north ROW line of Hausman Road to an angle point;
- THENCE: N 37° 45' 43" E 211.70 feet to an angle point;
- THENCE: N 60° 47' 28" E 170.17 feet to an angle point;
- THENCE: N 46° 52' 13" E 273.10 feet to an angle point;
- THENCE: N 25° 44' 43" E 515.99 feet to an angle point;
- THENCE: N 41° 41' 58" E 1109.88 feet to an angle point;
- THENCE: N 45° 39' 43" E 773.40 feet to an angle point;
- THENCE: N 56° 41' 13" E 151.12 feet to an angle point;
- THENCE: S 62° 11' 10" E 221.20 feet to an angle point;
- THENCE: S 44° 06' 17" E 133.36 feet to an angle point;
- THENCE: N 89° 17' 43" E 359.05 feet to an angle point;
- THENCE: N 55° 47' 18" W 386.60 feet to an angle point;

- THENCE: N 62° 02' 18" W 330.68 feet to a point;
- THENCE: Southeasterly along a curve to the right having a radius of 1140.00 feet, a central angle of 21° 20' 35", a tangent which bears N 88° 09' 27" E 214.82 feet and an arc length of 424.66 feet to the PT;
- THENCE: S 70° 29' 58" E 150.04 feet to the PC of a curve to the left;
- THENCE: Southeasterly along said curve to the left having a radius of 1260.00 feet, a central angle of 19° 27' 57", a tangent length of 216.12 feet, and an arc length of 428.08 feet to the PT;
- THENCE: S 89° 57' 55" E 787.49 feet to an angle point;
- THENCE: S 04° 39' 00" W 140.42 feet to an angle point;
- THENCE: S 13° 30' 07" E 61.75 feet to an angle point;
- THENCE: S 01° 01' 07" W 1209.07 feet to an angle point;
- THENCE: S 06° 41' 18" W 187.70 feet to an angle point;
- THENCE: S 09° 47' 43" W 745.96 feet to the POINT OF BEGINNING on the north ROW line of Hausman Road, containing 144.722 acres, more or less.

C-2394
April 16, 1974
RAC/ms

PHONE 824-4555

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS
AMERICAN SOCIETY OF MILITARY ENGINEERS
CONSULTING ENGINEERS COUNCIL OF TEXAS & U. S.
AMERICAN SOCIETY OF PLANNING OFFICIALS

B-3

FIELD NOTES FOR

A 9.998-ACRE TRACT OF LAND OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK NO. 4766, IN BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point on the north ROW line of Hausman Road, said point being 5547.89 feet in a westerly direction along the north ROW line of Hausman Road from the south end of a cutoff at the west ROW line of IH 10;

THENCE: S 89° 51' 38" W 650.00 feet along the north ROW line of Hausman Road to an angle point;

THENCE: N 00° 08' 22" W 670.00 feet to an angle point;

THENCE: N 89° 51' 38" E 650.00 feet to an angle point;

THENCE: S 00° 08' 22" E 670.00 feet to the POINT OF BEGINNING, containing 9.998 acres, more or less.

C-2394
April 16, 1974
RAC/ms

DATE May 16, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5557 NAME Ralph Cox and William B. Cox

The rezoning and reclassification of:

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

A 144.722 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the Building and Planning Administration Department.
6500 Block of Hausman Road

FOR INFORMATION ONLY

Located between U.T.S.A. (University) Blvd. and Hausman Road being 285' east of the intersection of Lake Breeze Drive and Hausman Road; having 3103.85' on Hausman Road, 1790.27' on U.T.S.A. (University) Blvd. and a distance of 2346.88' between U.T.S.A. (University) Blvd. and Hausman Road.

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

A 9.9998 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the Building and Planning Administration Department.
6500 Block of Hausman Road

FOR INFORMATION ONLY

Located on the north side of Hausman Road being 1813.85' east of the intersection of Lake Breeze Drive and Hausman Road; having 650' on Hausman Road and a depth of 670'.

FROM: Temporary "R-1" Single Family Residential District

TO: "B-1" Business District and "B-3" Business 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: Messrs. Ralph Cox & William B. Cox, Jr.

ZONING CASE 5557
Appeal Case

DATE OF APPLICATION: March 1, 1974

Yes _____
No XXX

LOCATION OF PROPERTY

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

A 144.722 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the Building and Planning Administration Department.
6500 Block of Hausman Road

FOR INFORMATION ONLY

Located between U.T.S.A. (University) Blvd. and Hausman Road being 285' east of the intersection of Lake Breeze Drive and Hausman Road; having 3103.85' on Hausman Road; 1790.27' on U.T.S.A. (University) Blvd. and a distance of 2346.88' between U.T.S.A. (University) Blvd. and Hausman Road.

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

A 9.9998 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the Building and Planning Administration Department.
6500 Block of Hausman Road

FOR INFORMATION ONLY

Located on the north side of Hausman Road being 1813.85' east of the intersection of Lake Breeze Drive and Hausman Road; having 650' on Hausman Road and a depth of 670'.

ZONING CHANGE REQUESTED

From Temporary "R-1" Single Family Residential District to "B-1" Business District and "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON MAY 1, 1974.

Information Presented by Applicant

Mr. Ralph Bender, representing the applicant, stated to the Commission that Mr. Cox dedicated 650 acres for the University of Texas at San Antonio. The Cox interest was the major contributors of the land for the university. He retains in addition to this approximately 160 acres and an additional 300 acres to the northeast that fronts the University of Texas. He would like to rezone all of this property in the future. The property is to be developed into several uses. One is to be a toll coin collection center that will be a complex that will serve a big area of Texas. It will be a single story building for now, and then enlarged probably to a seven story building. There will be about 200 employees and there will be a vehicle service area in the rear. As an overall plan they propose to create a loop street that will loop in around this particular ten acre tract of land and then create some properties later on and put some "B-3" uses. They feel that office buildings and apartment complexes will benefit everyone.

IN FAVOR

Mr. Tank Swenson, stated to the Commission that they feel that the changing of this zoning would be beneficial to all of the properties in the area.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The "B-1" District is being requested to allow the applicant the flexibility of developing a mixture of offices or apartments. The "B-3" classification is being requested for the construction of a telephone service center and under certain conditions this use would be allowed within the present Temporary "R-1" District. The table of permitted uses indicates that a telephone or utility service center with special approval are allowed in residential or business districts. The table also indicates that the service center without special approval from City Council is allowed in an "I-1" Light Industrial District.

The property under consideration is located south of the University of Texas at San Antonio. Hausman Road will function as a collector street for this area and U. T. S. A. Blvd. is shown on the Preliminary Short Range Thoroughfare Plan as a major arterial. The proposed development of this property will provide a need and a service for this area. In as much as the "B-1" classification will allow the service center with special approval from the City Council and that the "B-1" classification would be more in line with the proposed surrounding development, the staff is recommending approval of "B-1" zoning on the entire tract with special approval for the telephone service center in this district.

Recommendations

Approval. Proper platting

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that Hausman Road serves as a collector street. U.T.S.A. will be a major thoroughfare. Development will require proper access, internal circulation, and off-street parking.

Results of Notices Received Before Hearing

There were sixteen notices mailed to the surrounding property owners; none were returned in opposition and two were returned in favor.

COMMISSION ACTION

By a vote of six in favor, two voting negative, and one being absent, the Commission recommended approval of "B-1" and "B-3" Business Districts.

Reasons for Action

- (1) Property is located at the intersection of U.T.S.A. Blvd., Lake Breeze, and Hausman Road.
- (2) Property under consideration is a large tract of land and has been presented with plans of the proposed development. It seems to be suitable due to the fact that the entire tract of land is going to be developed harmoniously.
- (3) That the "B-3" use would not adversely affect the surrounding character of the property.
- (4) Due to the fact that it will give the community a valuable service, it is therefore felt that this is appropriate and will allow the developer adequate land use for the development of the land.
- (5) We might also point out that inspite of the fact that this has been an undeveloped area, to a certain extent, we realize that development will occur further to the east and being well planned will be in peace with the University of Texas.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that property be replatted if necessary and recommend special approval for the telephone service center.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)

U.T.S.A.
Tract "A"
600.0 Ac
14860

VACANT
TEMP
(R-1)

14746
VACANT

(UNIVERSITY)

(R3)

VACANT

PROP "B-1"
144.722 Ac
VACANT

PROP "B-3"
9.9998 Ac

14745
BURKHWOOD
VAC
14744

VAC
14743

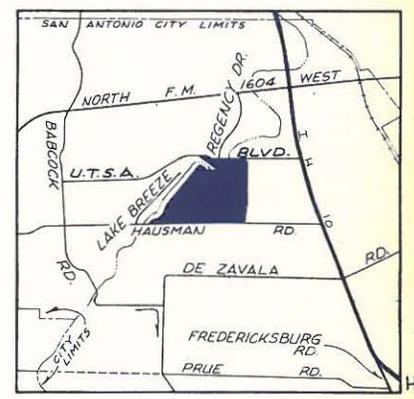
VAC
14742

TEMP
(R-1)

14861

VACANT

VACANT



ZONING CASE 5557
 REQUESTED ZONING CHANGE
 FROM TEMP "R-1" SINGLE FAMILY RES. DIST. TO "B-1" & "B-3" BUS. DIST.
 DATE JUNE, 1974
 SCALE 1" = 400'



DEPT. OF BUILDING & PLANNING ADMINISTRATION
 SAN ANTONIO, TEXAS

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 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 Ordinance #43868 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: June 10

19 74

AN ORDINANCE 43868

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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:

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6500 Block of Hausman Road
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 6th day of June, 1974.

CHARLES L. BECKER
Mayor

ATTEST:

J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 10th day of June, 19 74

Helle Kroger

Notary Public in and for Bexar County Texas