

AN ORDINANCE 44532

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

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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. 5772 )

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

A total of 63.787 acres out of NCB 15329, located west of the intersection of Culebra Road and Loop 410, having approximately 400' on Culebra Road and a depth of 500', being further described by field notes filed in the Office of the City Clerk.

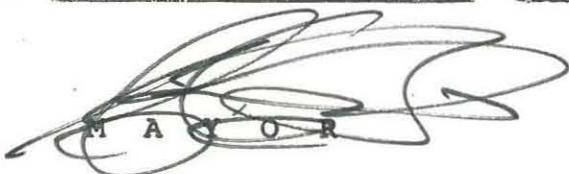
1700 Block of Loop 410 Expressway

Provided that proper platting 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 31st day of October 1974.

  
M A C C O R

Charles L. Becker

ATTEST:   
C I T Y C L E R K

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

DISTRIBUTION

ITEM NO. F.

OCT 31 1974

MEETING OF THE CITY COUNCIL

DATE: \_\_\_\_\_

MOTION BY: O'Con

SECONDED BY: Mendoza

ORD. NO. 44532

ZONING CASE 5772

RESOL. \_\_\_\_\_

PETITION \_\_\_\_\_

|                               |   |
|-------------------------------|---|
| AVIATION DIRECTOR             |   |
| BUILDING & PLANNING ADMIN.    | 2 |
| CITY WATER BOARD              |   |
| COMMERCIAL RECORDER           | 1 |
| COMMUNITY DEVELOPMENT OFFICER |   |
| COMMUNITY ANALYSIS DIVISION   | 1 |
| 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         |   |

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

*proper plotting.*

74-53



# VICKREY & ASSOCIATES, Inc.

## CONSULTING ENGINEERS

7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

### FIELD NOTES

#### FOR

41.579 acres of land out of the J.W. McCamley Survey No. 70, County Block 4329, Bexar County, Texas, and out of a 308.780 acre tract described by Deed recorded in Volume 6181, Page 333, of the Deed Records of Bexar County, Texas, said 41.579 acres of land being further described as follows to wit:

- Beginning: at a point in the Northwest line of I.H. 410 W for the Northeast corner of the herein described tract, said point being S 30°01'27" W, 269.60 feet and S 35°57'20" W, 1817.86 feet with said Northwest line of I.H. 410 from the South end of the cutback between said Northwest line of I.H. 410 and the Southwest line of Culebra Road;
- Thence: S 35°57'20" W, 3408.64 feet with said Northwest line of I.H. 410 to a point for the Southeast corner of the herein described tract;
- Thence: N 54°31'43" W, 500.02 feet to a point for the Southwest corner of the herein described tract;
- Thence: N 35°57'20" E, 3836.03 feet to a point for the Northwest corner of the herein described tract;
- Thence: S 13°48'07" E, 655.04 feet to the point of beginning, containing 41.579 acres of land, more or less.

Job No 6-74-45  
NDK:pke  
September 6, 1974



# VICKREY & ASSOCIATES, Inc.

## CONSULTING ENGINEERS

7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

### FIELD NOTES

#### FOR

22.208 acres of land out of the J. W. McCamley Survey No. 70, County Block 4329, Bexar County, Texas, and out of a 33.201 acre tract described by Deed recorded in Volume 5028, Page 123, of the Deed Records of Bexar County, Texas, said 22.208 acres of land being further described as follows to wit:

- Beginning: at a point for the most Easterly corner of the herein described tract, said point being the South end of the cutback between the Northwest line of I.H. 410 W and the Southwest line of Culebra Road;
- Thence: S 30°01'27" W, 269.60 feet with said Northwest line of I.H. 410 to a point;
- Thence: S 35°57'20" W, 1817.86 feet with said Northwest line of I.H. 410 to a point for the most Southerly corner of the herein described tract;
- Thence: N 13°48'07" W, 655.04 feet to a point for the Southwest corner of the herein described tract;
- Thence: N 35°57'20" E, 1368.79 feet to a point;
- Thence: N 30°01'27" E, 328.20 feet to a point in the Southwest line of Culebra Road for the Northwest corner of the herein described tract;
- Thence: S 63°18'15" E, 374.94 feet with said Southwest line of Culebra Road to the North end of the cutback between the Southwest line of Culebra Road and the Northwest line of I.H. 410;
- Thence: S 19°45'37" E, 164.60 feet with said cutback to the point of beginning, containing 22.208 acres of land, more or less.

Job No 6-74-45  
NDK:pke  
September 6, 1974

DATE October 11, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5772 NAME Mr. David W. Jauer

The rezoning and reclassification of:

A total of 63.787 acres out of NCB 15329, being further described by field notes filed in the office of the Building and Planning Administration Department.  
1700 Block of Loop 410 Expressway

FOR INFORMATION ONLY

Located west of the intersection of Culebra Road and Loop 410, having approximately 400' on Culebra Road and a depth of 500'.

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

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Mr. David W. Jauer

ZONING CASE 5772

DATE OF APPLICATION: July 15, 1974

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY

A total of 63.787 acres out of NCB 15329, being further described by field notes filed in the office of the Building and Planning Administration Department.

1700 Block of Loop 410 Expressway

FOR INFORMATION ONLY

Located west of the intersection of Culebra Road and Loop 410, having approximately 400' on Culebra Road and a depth of 500'.

ZONING CHANGE REQUESTED

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

ZONING COMMISSION PUBLIC HEARING ON SEPTEMBER 25, 1974

Information Presented by Applicant

Mr. David Jauer stated to the Commission that they are requesting approximately a mile of frontage of "B-3" on Loop 410. The people who own this tract own the entire 342 acre tract. They have been working with the Traffic Department very closely. He also stated that he would like to go along with the staff's recommendation for the rezoning of the property.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question will be used in conjunction with additional acreage to the west, which extends to Potranco Road. The Update Major Thoroughfare Plan indicates the extension of West Commerce Street west from its present location to intersect Potranco Road. Both Culebra Road and Potranco Road are shown as major arterials, which will provide the north and west boundaries for the land proposed for development. Intensive business should be encouraged on this site which will be bounded by four major thoroughfares. This area, in the staff's opinion, would provide a concentration of business zoning in a proper location.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that a major retail

development is proposed in the area which will require careful study for adequate parking and access. The present roadway network may also require revising to prevent creating similar problems, such as, San Pedro and Rector.

Recently a request by the City to complete the W. Commerce and I. H. 410 interchange was denied by the Texas Highway Commission because of lack of funds. If any major development is to occur, this interchange and the westward extension of W. Commerce Street are needed for circulation and distribution of the traffic load.

#### Results of Notices Received Before Hearing

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

#### COMMISSION ACTION

By a vote of five in favor, three voting against, and one being absent, the Commission recommended approval of "B-3" Business District.

#### Reasons for Action

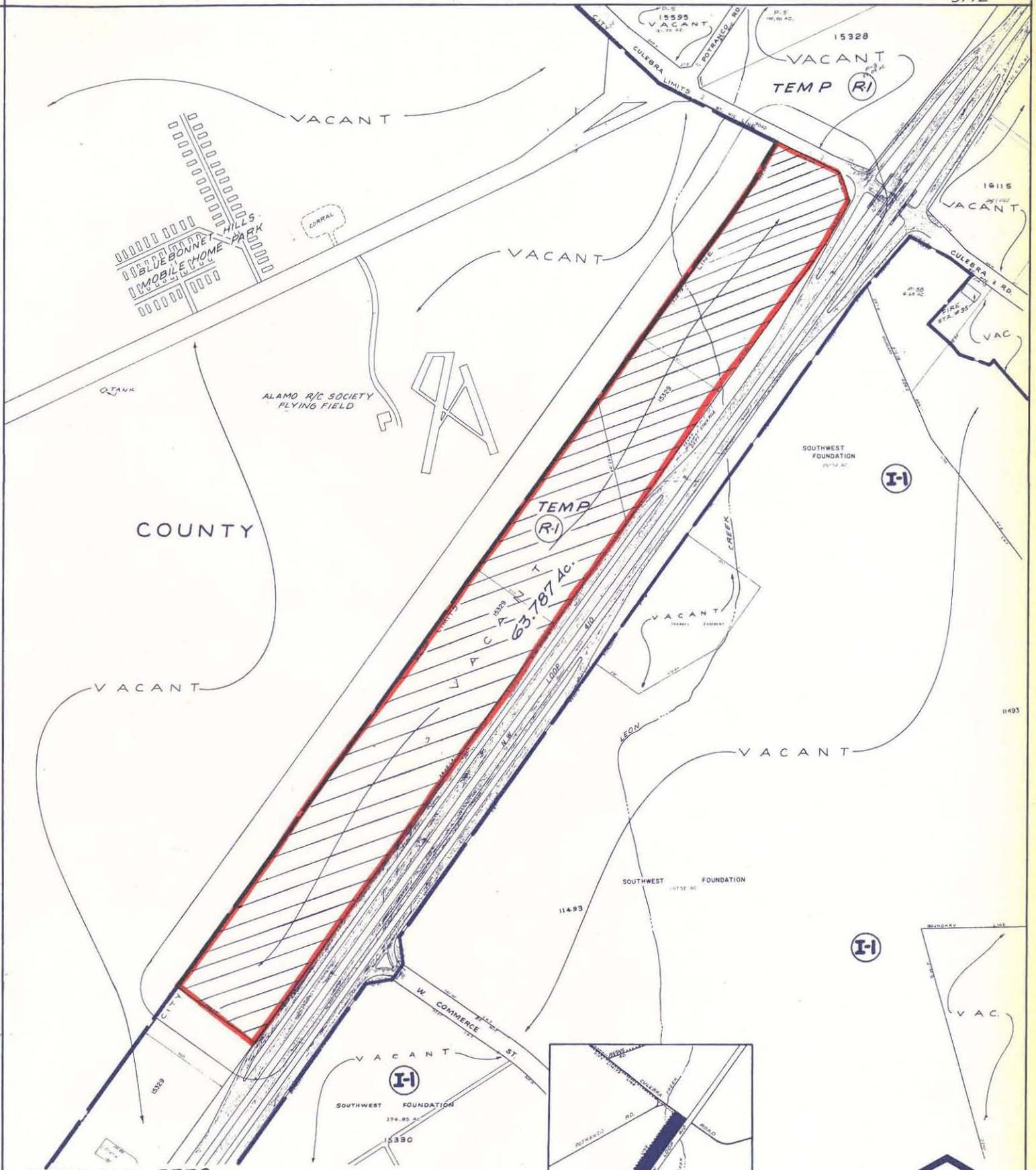
- (1) The property is located at the west corner of the intersection of Culebra Road and Loop 410, extending approximately 500' for a mile along the west side of Loop 410. This is an area of largely undeveloped land.
- (2) Although the requested zoning change involves a tract of land that is considerably larger than that contemplated by the centers concept in zoning, the proponent appears to have a plan of development which might require the "B-3" zoning.
- (3) There was no one present in opposition.
- (4) Staff recommends approval of this request.

#### Other Recommendations

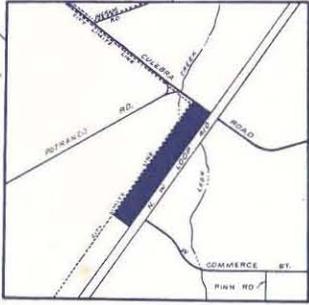
It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that the property be properly platted, if necessary.

#### RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



ZONING CASE 5772  
 REQUESTED ZONING CHANGE  
 FROM "TEMP. R-1" SINGLE FAMILY RES. DIST. TO "B-3" BUS. DIST.  
 DATE OCTOBER 31, 1974  
 SCALE



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 \_\_\_\_\_

Donald F. Smasal, Business Manager, who being by me duly sworn,

says on oath that he is ~~one of the publishers~~ Business Manager 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 #44532 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: November 4,

1974

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PASSED AND APPROVED this 31st day of October 1974.

CHARLES L. BECKER  
Mayor

ATTEST:

J. H. INSELMANN  
City Clerk

Donald F. Smasal

Sworn to and subscribed before me this 4th Day of November, 1974

Ernest G. Carver

Notary Public in and for Bexar County, Texas