

AN ORDINANCE **41668**

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. 4601)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-2", "B-3" Business Districts and "R-3" Multiple Family Residential Districts, listed below as follows:

Temp. "R-1" to "B-2"
A 15.076 acre tract of land out of NCB 14857, being further described by field notes filed in the office of the City Clerk.

Temp. "R-1" to "B-3"
A 1.890 acre tract of land out of NCB 14857, being further described by field notes filed in the office of the City Clerk.

Temp. "R-1" to "R-3"
A 68.990 acre tract of land out of NCB 14857, being further described by field notes filed in the office of the City Clerk.

The subject property is located on the northeast side of Fredericksburg Road (IH 10) being approximately 3038.01' northwest of the cutback between Fredericksburg Road and Huebner Road; having 1,197.39' on Fredericksburg Road and a maximum depth of 3,498.61'. The "B-3" being on the north 552' of the south 865.38' of the west 221.34'. The "B-2" being on the south 792' of the west 1,100' and the "R-3" being on the remaining portion of the subject property.

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 4th day of Jan 1973.

John Mills
M A Y O R

ATTEST: *J. H. Stuelmann*
C I T Y C L E R K

APPROVED AS TO FORM: *Howard L. Walker*
City Attorney

73-1

DISTRIBUTION

AVIATION DIRECTOR	
CITY WATER BOARD	
COMMERCIAL RECORDER	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	
HOUSING & INSPECTIONS	1
INTERGOVERNMENTAL SERV.	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
MUNICIPAL COURTS	
MUNICIPAL FACILITIES	
PARKS & RECREATION DIR.	
PERSONNEL DIRECTOR	
PLANNING DIRECTOR	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
PUBLIC SAFETY-ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

ITEM NO. D.

MEETING OF THE CITY COUNCIL DATE: JAN 4 1973

MOTION BY: Redu SECONDED BY: Hill

ORD. NO. 41668 ZONING CASE 4601

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
CAROL R. HABERMAN PLACE NO. 1		<u>abs</u>	
ED H. HILL PLACE NO. 2		<u>✓</u>	
CHARLES L. BECKER PLACE NO. 3		<u>✓</u>	
DR. ROBERT L.M. HILLIARD PLACE NO. 4		<u>abs</u>	
LEO MENDOZA, JR. PLACE NO. 5		<u>✓</u>	
MANUEL H. CALDERON PLACE NO. 6		<u>✓</u>	
PLEAS C. NAYLOR, JR. PLACE NO. 7		<u>abs</u>	
ALVIN G. PADILLA, JR. PLACE NO. 8		<u>✓</u>	
JOHN GATTI PLACE NO. 9		<u>✓</u>	

replat

73-1

4601
1

METES & BOUNDS DESCRIPTION

FOR 33.304 ACRE TRACT

R-3 ZONING

A 33.304 acre tract of land out of a 95.9236 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149; S. Coker Survey No. 346, Bexar County, Texas and more fully described by metes and bounds as follows:

Beginning at a point on the east R.O.W. line of Interstate Highway 10 said point being the southwest corner of Lockhill School Tract and the northwest corner of herein described tract;

Thence the following along the north line of said 95.9236 acre tract:

S 89°03'42" E, 813.26 feet for an interior corner;
N 00°59'24" E, 248.18 feet for a corner;
S 89°59'43" E, 1,019.63 feet;
S 89°55'12" E, 1,180.77 feet to a point for the northeast corner of this tract;

Thence in a southwesterly direction 249.79 feet around a cul-de-sac to the left having a central angle of 143°07'12" and a radius of 100.00 feet to the P.C. of a curve to the right;

Thence in a southerly direction, 26.77 feet along said curve to the right having a central angle of 61°21'41", a tangent of 14.83 feet and a radius of 25.00 feet to a point on the west R.O.W. line of Oak Moss Drive for a corner, said corner also being the P.C. of a curve to the left;

Thence along said R.O.W. line in a southerly direction, 332.89 feet along said curve to the left having a central angle of 15°09'41", a tangent of 167.42 feet and a radius of 1,258.00 feet to a point for a corner and the P.C. of a curve to the right;

Thence in a southwesterly direction, 56.05 feet along said curve to the right having a central angle of 80°16'42", a tangent of 33.73 feet, and a radius of 40.00 feet to a point on the north R.O.W. line of Columbia Oaks Drive for a corner;

Thence S 73°26'18" W, 374.68 feet along said R.O.W. line to the P.C. of a curve to the right for a corner;

2

Thence along said R.O.W. line in a northwesterly direction, 299.89 feet along said curve to the right having a central angle of $44^{\circ}00'00''$, a tangent of 157.78 feet and a radius at 390.51 feet for a corner;

Thence N $62^{\circ}33'42''$ W, 280.00 feet along said R.O.W. line to the P.C. of a curve to the left;

Thence along said R.O.W. line in a northwesterly direction, 460.31 feet along said curve to the left having a central angle of $45^{\circ}30'00''$, a tangent of 243.06 feet and a radius of 579.64 feet to a point for a corner;

Thence S $71^{\circ}56'18''$ W, 347.89 feet along said R.O.W. to a point for a corner;

Thence N $24^{\circ}25'39''$ W, 50.92 feet along a line to a point for a corner;

Thence N $89^{\circ}03'42''$ W, 1,100.00 feet along a line on the east R.O.W. line of IH 10 to a point for a corner;

Thence N $24^{\circ}25'39''$ W, 332.00 feet along the east R.O.W. line of IH 10 to the point of beginning and containing 33.304 acres of land more or less.



Rodney W. Ludwig, P.E.
September 26, 1972

3

METES & BOUNDS DESCRIPTION

FOR 22.482 ACRE TRACT

R-3 ZONING

A 22.482 acre tract of land out of a 95.924 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149, S. Coker Survey No. 346, Bexar County, Texas and more fully described by metes and bounds as follows:

Beginning at a point on the south line of said 95.924 acre tract said point being S 88°45'18" E, 365.05 feet, S 89°49'18" E, 566.00 feet and N 89°09'43" E, 164.03 feet from the southwest corner of said 95.924 acre tract and herein described tract;

Thence N 24°25'39" W, 692.00 feet along a line to a point on the south R.O.W. line of Columbia Drive for the northwest corner of this tract;

Thence N 71°56'18" E, 335.62 feet along said R.O.W. line to a point at the P.C. of a curve to the right;

Thence along said R.O.W. line in a southeasterly direction, 372.95 feet along said curve to the right having a central angle of 45°30'00", a tangent of 196.94 feet and a radius of 469.64 feet to a point for a corner;

Thence S 62°33'42" E, 280.00 feet along said R.O.W. line to a point for a corner and the P.C. of curve to the left;

Thence along said R.O.W. line in a westerly direction, 384.37 feet along said curve to the left having a central angle of 44°00'00", a tangent of 202.22 feet and a radius of 500.51 feet to a point for a corner;

Thence N 73°26'18" E, 370.32 feet along said R.O.W. line to a point for a corner, said point also being the P.C. of a curve to the right;

Thence along in a southeasterly direction 41.88 feet along said curve to the right having a central angle of 95°58'57", a tangent of 27.76 feet and a radius of 25.00 feet to a point on the west R.O.W. line of Oak Moss Drive for a P.C. of a curve to the right;

4

Thence along said R.O.W. line in a southerly direction 216.04 feet along said curve to the right having a central angle of $10^{\circ}39'33''$, a tangent of 108.33 feet and a radius of 1,161.28 feet to a point for a corner;

Thence S $00^{\circ}04'48''$ W, 189.36 feet along said R.O.W. to a point for a P.C. of a curve to the right;

Thence in a southwesterly direction 27.88 feet along said curve to the right having a central angle of $63^{\circ}53'46''$, a tangent of 15.59 feet and a radius of 25.00 feet to a point for a P.C. of a curve to the left;

Thence in a southerly direction 268.60 feet around a cul-de-sac to the left having a central angle of $153^{\circ}53'46''$ and a radius of 100.00 feet to a point on the south property line of said 95.924 acre tract for a corner;

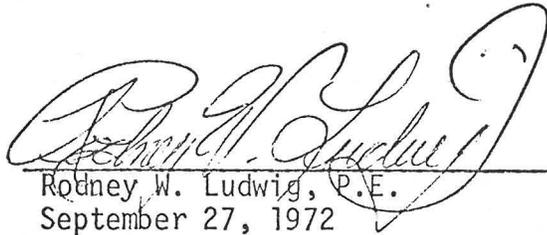
Thence the following along the south line of said 95.924 acre tract:

S $89^{\circ}33'43''$ W, 102.29 feet;

S $89^{\circ}39'43''$ W, 475.78 feet;

S $89^{\circ}43'44''$ W, 669.51 feet;

S $89^{\circ}09'43''$ W, 205.03 feet to the point of beginning and containing 22.482 acres of land more or less.


Rodney W. Ludwig, P.E.
September 27, 1972

5

METES & BOUNDS DESCRIPTION

FOR 13.204 ACRE TRACT

R-3 ZONING

A 13.204 acre tract of land out of a 95.924 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149, S. Coker Survey No. 346, Bexar County, Texas and more fully described by metes and bounds as follows:

Beginning at the northeast corner of said 95.924 acre tract said point also being the northeast corner of this tract;

Thence the following along the east line of said 95.9236 acre tract;

S 00°12'35" W, 768.36 feet;

S 00°02'35" W, 427.54 feet;

S 00°03'35" W, 120.81 feet to the southeast corner of this

tract;

Thence the following along the south line of said 95.9236 acre tract;

S 89°27'43" W, 90.12 feet;

S 89°33'43" W, 366.69 feet to a point for the southwest

corner of this tract;

Thence in a northeasterly direction 268.60 feet around a cul-de-sac to the left having a central angle of 153°53'46" and a radius of 100.00 feet to the P.C. of a curve to the right;

Thence in a northerly direction 27.88 feet along said curve to the right having a central angle of 63°53'46", a tangent of 15.59 feet and a radius of 25.00 feet to a point on the east R.O.W. line of Oak Moss Drive for a corner;

Thence N 00°04'48" E, 189.36 feet also said R.O.W. line to a point for a corner, said corner also being the P.C. of a curve to the left;

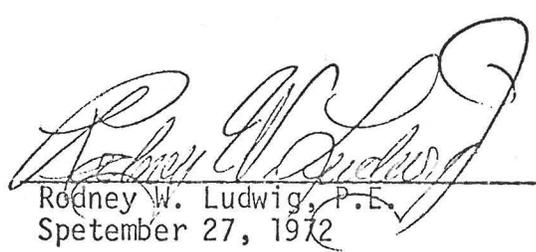
Thence along said R.O.W. line in a northwesterly direction 272.58 feet along said curve to the left having a central angle of 12°47'16", a tangent of 136.86 feet and a radius of 1221.28 feet to a point for a corner and the P.C. of a curve to the right;

Thence along said R.O.W. line in a northerly direction 434.78 feet along said curve to the right having a central angle of 31°28'40", a tangent of 337.62 feet and a radius of 1,198.00 feet to a point for a corner and the P.C. of a curve to the right;

Thence in a northeasterly direction 29.06 feet along said curve to the right having a central angle of 66°36'29", a tangent of 16.42 feet and a radius of 25.00 feet to a point for a P.C. of a curve to the left;

Thence in a northerly direction 287.31 feet around a cul-de-sac to the left having a central angle of 164°36'51" and a radius of 100.00 feet to a point on the north property line of said 95.924 acre tract for a corner;

Thence S 89°55'12" E, 484.95 feet along said 95.924 acre tract north property line to the point of beginning and containing 13.204 acres of land more or less.


Rodney W. Ludwig, P.E.
September 27, 1972

METES & BOUNDS DESCRIPTION

FOR 3.181 ACRE TRACT

B-2 ZONING

A 3.181 acre tract of land out of a 95.924 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149, S. Coker Survey No. 346, Bexar County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point on the north R.O.W. line of Columbia Oaks Drive said point being S 89°03'42" E, 205.53 feet from the P.C. point on said R.O.W. line at the intersection of IH 10 and Columbia Oaks Drive;

Thence N 24°25'39" W, 232.12 feet along a line to a point for a corner;

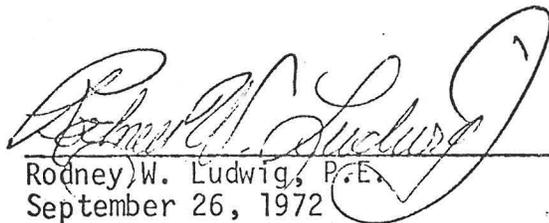
Thence S 89°03'42" E, 878.66 feet along a line to a point for the north-east corner of this tract;

Thence S 24°25'39" E, 50.93 feet along a line to a point on the north R.O.W. line of Columbia Oaks Drive for the southeast corner of this tract;

Thence S 71°56'18" W, 412.11 feet along the north R.O.W. line of Columbia Oaks Drive to the P.C. of a curve to the right;

Thence along said R.O.W. line in a southwesterly direction, 179.93 feet along said curve to the right having a central angle of 19°00'00", a tangent of 90.80 feet and a radius of 542.58 feet to a point for a corner;

Thence N 89°03'42" W, 234.74 feet along said R.O.W. line to the point of beginning and containing 3.181 acres of land more or less.


Rodney W. Ludwig, P.E.
September 26, 1972

METES AND BOUNDS DESCRIPTION

FOR 11.895 ACRE TRACT

B-2 ZONING

A 11.895 acre tract of land out of a 95.924 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149, S. Coker Survey No. 346, Bexar County, Texas and being more fully described by metes and bounds as follows:

Beginning at a point on the east R.O.W. line of Interstate Highway 10 for the Southwest corner of said 95.924 acre tract and herein described tract;

Thence N $24^{\circ}25'39''$ W, 313.38 feet along said I.H. 10 east R.O.W. line to a point for a corner;

Thence S $89^{\circ}03'42''$ E, 221.34 feet along a line to a point for a corner;

Thence N $24^{\circ}25'39''$ W, 198.14 feet along a line to a point on the south R.O.W. line to a point on the south R.O.W. line of Columbia Oaks Drive to a point for a corner;

Thence S $89^{\circ}03'42''$ E, 182.58 feet along the south R.O.W. line of Columbia Oaks Drive to the P.C. of a curve to the left for a point for a corner;

Thence along said R.O.W. line in a northeasterly direction 216.40 feet along said curve to the left having a central angle of $19^{\circ}00'00''$, a tangent of 109.20 feet and a radius of 652.58 feet to a point for a corner;

Thence N $71^{\circ}56'18''$ E, 424.38 feet along said R.O.W. line to a point for the northeast corner of this tract;

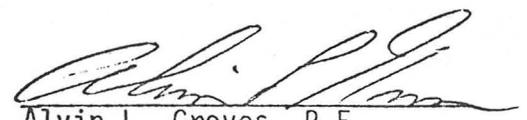
Thence S $24^{\circ}25'39''$ E, 692.00 feet along a line to a point on the south line of said 95.924 acre tract for the southeast corner of this tract;

Thence the following along said 95.924 acre tract south line:

S $89^{\circ}09'43''$ W, 164.03 feet;

N $89^{\circ}49'18''$ W, 556.00 feet;

N $88^{\circ}45'18''$ W, 365.06 feet to the point of beginning and containing 11.895 acres of land more or less.


Alvin L. Groves, P.E.
September 26, 1972

METES & BOUNDS DESCRIPTION

FOR 0.825 OF AN ACRE TRACT

B-3 ZONING

A 0.825 of an acre tract of land out of a 95.924 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149, S. Coker Survey No. 346, Bexar County, Texas and more fully described by metes and bounds as follows:

Beginning at a point on the east R.O.W. line of Interstate Highway 10 said point bears N 24°25'39" W, 313.80 feet from the southwest corner of said 95.924 acre tract.

Thence N 24°25'39" W, 71.67 feet along the east R.O.W. line of Interstate Highway 10 to the P.C. of a curve to the right for a corner;

Thence in a northeasterly direction 161.08 feet along said curve to the right having a central angle of 115°21'57", a tangent of 126.46 feet and a radius of 80.00 feet to a point on the south R.O.W. line of Columbia Oaks Drive for a corner;

Thence S 89°03'42" E, 94.88 feet along the south R.O.W. line to a point for the northeast corner of this tract;

Thence S 24°25'39" E, 198.14 feet along a line to a point for the southeast corner of this tract;

Thence N 89°03'42" W, 221.34 feet along a line to the point of beginning and containing 0.825 of an acre more or less.


Alvin L. Groves, P.E.
September 26, 1972

METES & BOUNDS DESCRIPTION

FOR 1.065 ACRE TRACT

B-3 ZONING

A 1.065 acre tract of land out of a 95.924 acre tract out of C.B. 4768, Abstract No. 493, B. Montalbo Survey No. 345 and C.B. 4769, Abstract No. 149, S. Coker Survey No. 346, Bexar County, Texas and more fully described by metes and bounds as follows:

Beginning at a point on the east R.O.W. line of Interstate Highway 10, said point bears S 24°25'39" E, 332.00 feet from the northwest corner of said 95.924 acre tract;

Thence S 89°03'42" E, 221.34 feet along a line to a point for the northeast corner of this tract;

Thence S 24°25'39" E, 232.12 feet along a line to a point on the north R.O.W. line of Columbia Oaks Drive, for the southeast corner of this tract;

Thence N 89°03'42" W, 205.53 feet along the north R.O.W. line of Columbia Oaks Drive to the P.C. of a curve to the right for a corner;

Thence in a northwesterly direction 28.20 feet along said curve to the right having a central angle of 64°38'03", a tangent of 15.82 feet and a radius of 25.00 feet to a point on the east R.O.W. line of Interstate Highway 10 for the southwest corner of this tract;

Thence N 24°25'39" W, 332.01 ^{216.32} feet along the east R.O.W. line of Interstate Highway 10 to the point of beginning and containing 1.065 acres of land more or less.



Alvin L. Groves, P.E.

September 26, 1972

TO: City Clerk

Date December 14, 1972

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE Colum 4601 Properties NAME COLUMBIA PROPERTIES

The rezoning and reclassification of:

Temp. "R-1" to "B-2"

A 15.076 acre tract of land out of NCB 14857 being further described by field notes filed in the office of the Planning Department.

Temp. "R-1" to "B-3"

A 1.890 acre tract of land out of NCB 14857 being further described by field notes filed in the Planning Department.

Temp. "R-1" to "R-3"

A 68.990 acre tract of land out of NCB 14857 being further described by field notes filed in the Planning Department.

FOR INFORMATION ONLY

The subject property is located on the northeast side of Fredericksburg Road (I.H. 10) being approximately 3038.01' northwest of the cutback between Fredericksburg Road and Huebner Road; having 1,197.39' on Fredericksburg Road and a maximum depth of 3,498.61'. The "B-3" being on the north 552' of the south 865.38' of the west 221.34'. The "B-2" being on the south 792' of the west 1,100' and the "R-3" being on the remaining portion of subject property.

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

TO: "B-2", "B-3" Business Districts and "R-3" Multiple Family Residential Districts

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

Department of Planning

NAME OF APPLICANT: Columbia Properties

ZONING CASE 4601

DATE OF APPLICATION: September 22, 1972

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

Temp. "R-1" to "B-2"

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The subject property is located on the northeast side of Fredericksburg Road (I.H. 10) being approximately 3038.01' northwest of the cutback between Fredericksburg Road and Huebner Road; having 1,197.39' on Fredericksburg Road and a maximum depth of 3,498.61'. The "B-3" being on the north 552' of the south 865.38' of the west 221.34'. The "B-2" being on the south 792' of the west 1,100' and the "R-3" being on the remaining portion of subject property.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "B-2", "B-3" Business Districts and "R-3" Multiple Family Residential District

ZONING COMMISSION PUBLIC HEARING ON NOVEMBER 15, 1972:

Information Presented by Applicant:

Mr. Thomas A. Martin, 620 Travis Park West Building, representing Columbia Properties, stated to the Commission that this development company is located in Houston, Texas which is well known in the Houston area for its multi-family dwellings. Subject property is located outside the City Limits but in the anticipated annexation. Applicant is proposing business and multi-family development.

STAFF RECOMMENDATIONS:

Discussion:

Subject property is in close proximity to an intersection of three

major streets being Huebner, Fredericksburg Raad and IH 10 Expresswy Expressway. Therefore, we feel that the requested change is appropriate with the exception of the "B-3" request. A collector street pattern for this area is being developed, but it will not affect a decision on zoning for this property.

Recommendation:

Approval of "R-3" and "B-2"
Proper platting

Traffic and Transportation Department Recommendations:

Street intersections or driveways to IH 10 frontage road are the jurisdiction of the Texas Highway Department

Results of Notices Received Before Hearing:

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

COMMISSION ACTION:

By a vote of seven in favor, two being absent, the Commission recommended approval of this request.

Reasons for Action:

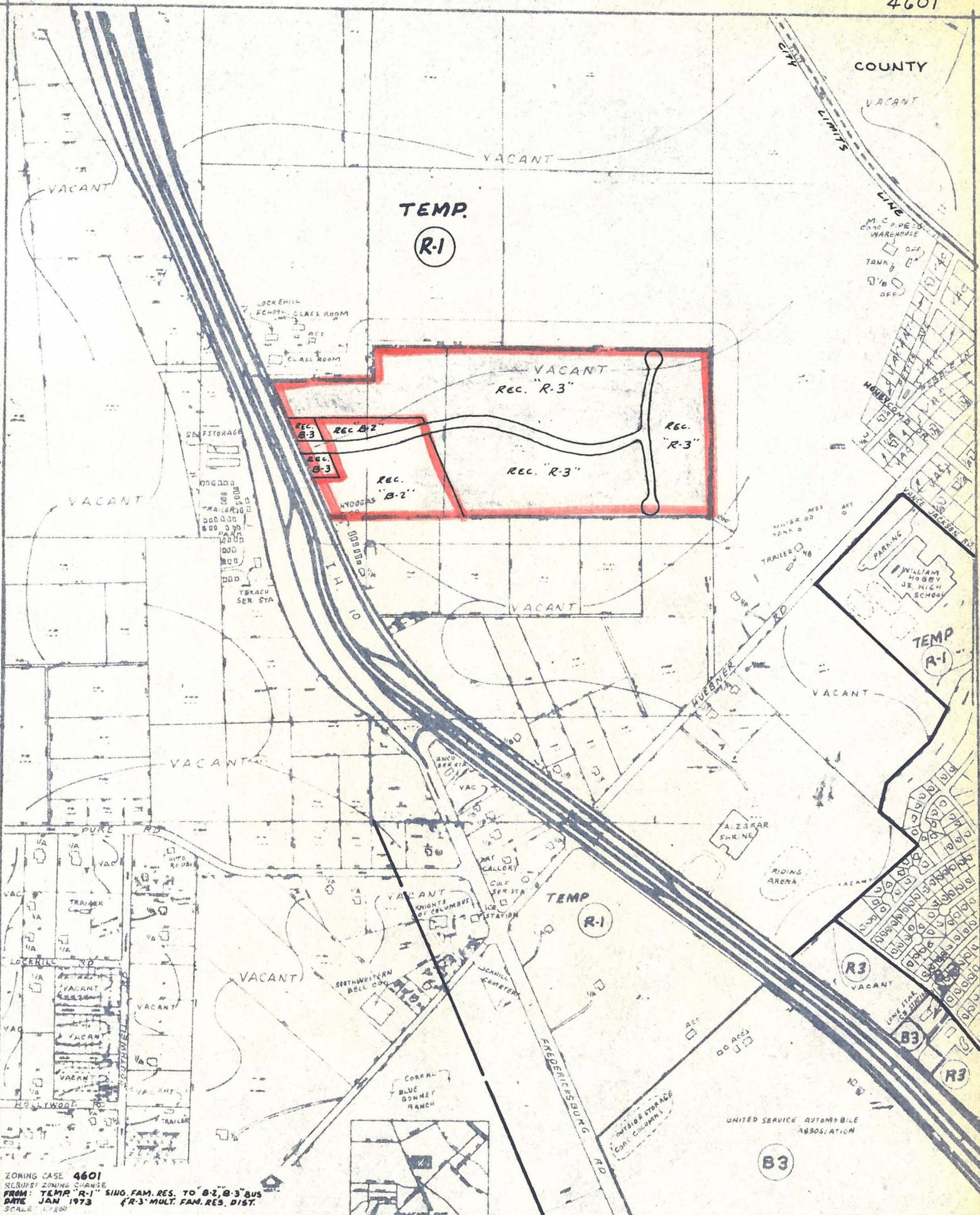
- (1) Subject property is located on the northeast side of IH 10 in close proximity to the intersection of Huebner, Fredericksburg Road and IH 10
- (2) This planning of a large tract of land which appears to be in good taste and good land use, will benefit the area.
- (3) Proponents have indicated some preliminary studies that appeal to blend with this type of zoning that is being proposed
- (4) There was no opposition to this request.

Other Recommendations:

It is further recommended that the property be replatted and that applicant work with the Traffic Department.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



ZONING CASE 4601
 REQUEST ZONING CHANGE
 FROM: TEMP R-1 SING. FAM. RES. TO B-2, B-3 BUS
 DATE: JAN 1973 R-3 MULT. FAM. RES. DIST.
 SCALE: 1"=200'

B3

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, who being by me duly sworn,
says on oath that he is Business Manager Commercial Recorder
~~one of the publishers~~ of the _____

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and
that the Ordinance 41668 Case No. 4601 hereto attached has been published in
every issue of said newspaper on the following days, to-wit: _____

January 5, 1973

AN ORDINANCE 41668

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:

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Temp. "R-1" to "B-3"

A 1.890 acre tract of land out of NCB 14857, being further described by field notes filed in the office of the City Clerk.

Temp. "R-1" to "R-3"

A 68.990 acre tract of land out of NCB 14857, being further described by field notes filed in the office of the City Clerk.

The subject property is located on the northeast side of Fredericksburg Road (I. H. 10) being approximately 3038.01' northwest of the cut-back between Fredericksburg Road and Huebner Road; having 1.197.39' on Fredericksburg Road and a maximum depth of 3.498.61'. The "B-3" being on the north 552' of the south 865.38' of the west 221.34'. The "B-2" being on the south 792' of the west 1,100' and the "R-3" being on the remaining portion of the subject property. 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 4th day of January 1973.

JOHN GATTI
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Donald F. Smasal Donald F. Smasal

Sworn to and subscribed before me this 5th day of January, 1973

Donald F. Smasal

Notary Public in and for Bexar County, Texas