

AN ORDINANCE **41809**

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. 4869)

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

A 49.270 acre tract of land out of NCB 14698, located on the southwest side of Vance Jackson Road and the southeast side of Huebner Road, being 960.67' southwest and 827.09' southeast of the cutback between Vance-Jackson Road and Huebner Road; having 699.55' on Vance Jackson Road and 974.14' on Huebner Road, 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 8th day of February 19 73.

John Matts
M A Y O R

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

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

73-7

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. J.

FEB 8 1973

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Roberts SECONDED BY: Hill

ORD. NO. 41809 ZONING CASE 4869

RESOL. _____ PETITION _____

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

replat

73-7

TO: City Clerk

Date Janu January 22, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4869 NAME Quincy Lee

The rezoning and reclassification of:

A 49.270 acre tract of land out of NCB 14698 being further described by field notes filed in the office of the Planning Department

FOR INFORMATION ONLY

Located on the southwest side of Vance Jackson Road and the southeast side of Huebner Road, being 960.67' southwest and 827.09' southeast of the cutback between Vance-Jackson Road and Huebner Road; having 699.55' on Vance Jackson Road and 974.14' on Huebner Road

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

TO: "R-3" Multiple Family Residential District

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: Quincy Lee
DATE OF APPLICATION: December 13, 1972

ZONING CASE 4869
Appeal Case
Yes _____
No XXX

LOCATION OF PROPERTY:

A 49.270 acre tract of land out of NCB 14698 being further described by field notes filed in the office of the Planning Department

FOR INFORMATION ONLY

Located on the southwest side of Vance Jackson Road and the southeast side of Huebner Road, being 960.67' southwest and 827.09' southeast of the cutback between Vance Jackson Road and Huebner Road; having 699.55' on Vance Jackson Road and 974.14' on Huebner Road.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District

ZONING COMMISSION PUBLIC HEARING ON JANUARY 10, 1973:

Information Presented by Applicant:

Mr. Ralph Bender, Architect and Planner, represented the Quincy Lee Company on this particular request. He handed out some sketches of the proposed development. The property in question is approximately a 50 acre tract and is located north of the 250 acres that the Morton and Lee Development Company have developed in single family. Separating this 50 acres from the property to the south is 200' wide drainage right-of-way. To the southwest of the property is the Alzafar Shrine property.

Quincy Lee has owned this property for a number of years. At various times they have made plans for conventional homes and townhouses for this property. The property is covered with very substantial and beautiful Spanish Oak and Live Oak trees. They are proposing a low density garden apartment project for family occupancy. There will be about 10 units per acre and will be two stories. It will reduce the amount of building coverage on the land by doing so. They feel that this represents a good approach to the residential part of the property. Upon questioning about screening on the school side, Mr. Bender stated that they are willing to put a 6' fence between their property and the school property. They would prefer to have the area open along the large drainage easement. Along Vance Jackson Road, the homes here would be facing or fronting on Vance Jackson Road.

STAFF RECOMMENDATIONS:Discussion:

Subject property gains access from two major arterials; Vance Jackson and Huebner Roads. It is separated from the new residential development on the south by a large drainage easement. The requested change is considered appropriate at this location.

Recommendation:

Approval
Proper platting

Traffic and Transportation Department Recommendations:

Access and circulation of traffic by means of a collector street is needed for proper development.

Results of Notices Received Before Hearing:

There were twenty-three notices mailed to the surrounding property owners, one returned in opposition and two returned in favor.

COMMISSION ACTION:

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

Reasons for Action:

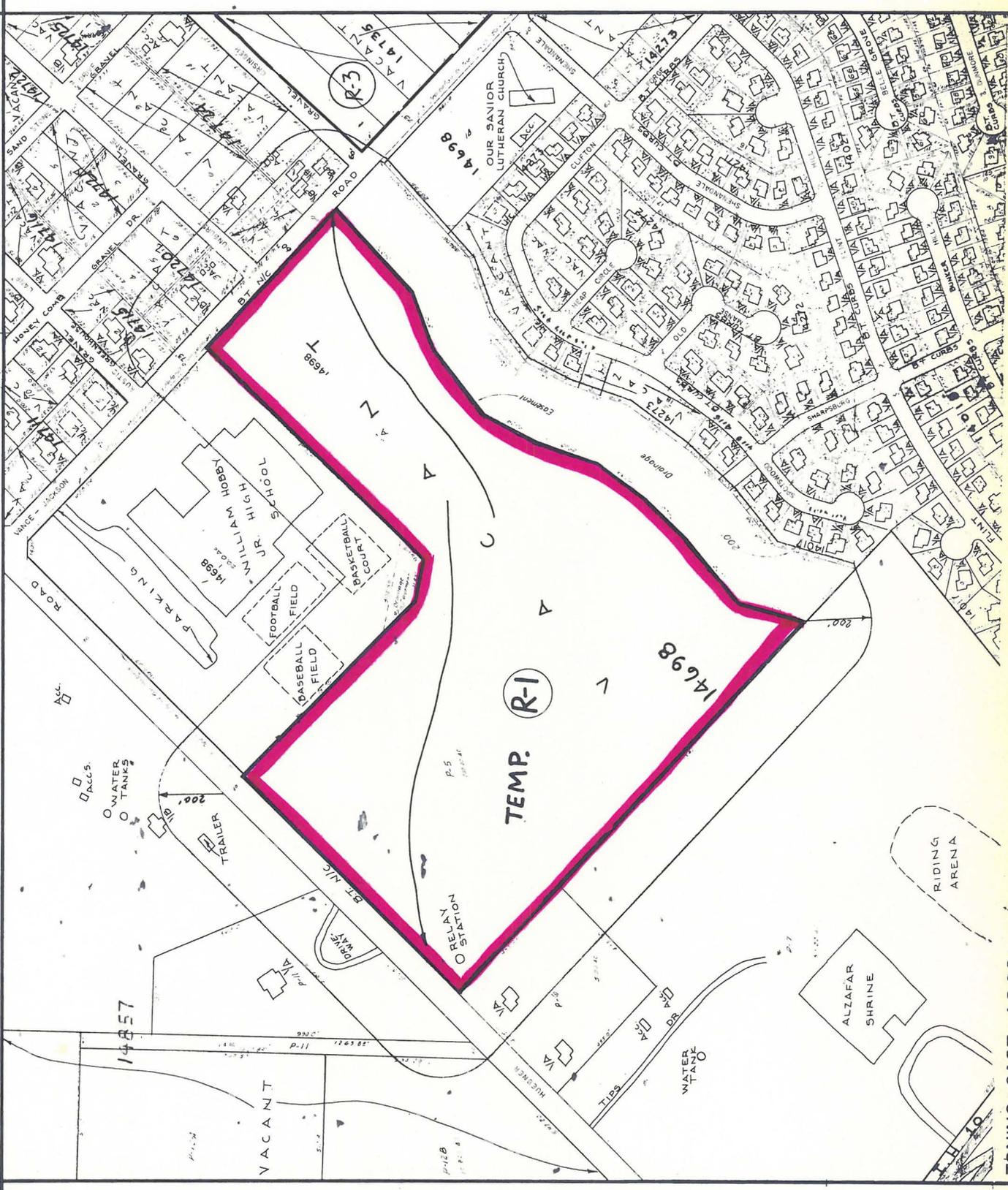
- (1) Property is located on the southwest side of Vance Jackson Road and the southeast side of Huebner Road
- (2) This is the highest and best use of the land
- (3) Subject property gains access from two major arterials-- Vance Jackson and Huebner Roads
- (4) It is separated from the new residential development on the south by a large 200' drainage easement
- (5) The requested change is considered appropriate at this location.

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.)



 NORTH
 CITY PLANNING DEPT
 SAN ANTONIO, TEXAS



ZONING CASE 4869
 REQUESTED ZONING CHANGE
 FROM TEMP "R-1" RES. TO "R-3" MULT.
 DATE FEB, 1973 RES. DIST.
 SCALE 0' 100' 200' 400'

4869

Q.L. VANCE JACKSON & HUEBNER

Field notes for 49.270 acres out of the George Heap Estate 195.13 acre tract out of the M.T. Guerra Survey Abstract No. 260, ~~County Block 4443~~, Bexar County, Texas; N.C.B. 14698

Beginning for reference at the east end of cutback at the southwest intersection of Vance-Jackson and Huebner Roads.

Thence with the west ROW line of Vance-Jackson Road S 48°17'59" E, 610.44 feet and S 47°38'29" E, 204.19 feet to the point of beginning of this tract;

Thence continuing along the west ROW line of Vance-Jackson Road S 47°38'29" E 699.55 feet to a point, said point being the most easterly corner of the tract herein described also being the most northerly corner of Shenandoah, Unit 7, as recorded in Volume 5970, Page 101. Bexar County Deed Records;

Thence with the north line of a 200 foot drainage easement recorded in said Shenandoah Unit 7 as follows: S 47°00'00" W, 345.76 feet; S 68°35'00" W, 187.40 feet; S 51°10'00" W, 259.21 feet, S 26°35'00" W, 196.29 feet; S 18°10'00" W, 189.68 feet, S 35°15'00" W, 190.39 feet; S 43°35'00" W, 174.66 feet S 49°45'00" W, 260.61 feet and S 15°11'45" W, 236.10 feet to the most southerly corner of the tract herein described;

Thence N 48°12'27" W, 1660.94 feet to a point said point being on the south ROW line of Huebner Road;

Thence along the south ROW line of Huebner Road, N 42°59'16" E, 974.14 feet to a point;

Thence as follows: S 47°00'44" E, 766.17 feet, S 81°14'49" E, 131.83 feet and N 42°21'31" E, 940.64 feet to the point of beginning of this tract and containing 49.27 acres.

December 15, 1972

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~~ 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 41809 Case No. 4869 hereto attached has been published in

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

February 9, 19 73

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PASSED AND APPROVED this 8th day of February 1973.

JOHN GATTI
Mayor

ATTEST:

J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 9th day of February, 19 73

Stella Orzco

Notary Public in and for Bexar County, Texas