

AN ORDINANCE **34804**

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:

(CASE NO. 2740)

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

17.45 acres out of Lot 11, NCB 11636 being more particularly described by field notes as follows:

BEGINNING at a point in the northwest R.O.W. of Loop 410, said point being the southeast corner of Greenbriar Unit-1, a subdivision recorded in Volume 4305, Page 151 & 152 of the Deed and Plat records, Bexar County, Texas.

THENCE along the southeast property line of Greenbriar, Unit 1, the following:
N 81° 28'12" E 502.49 feet to an angle point;
N 31° 24'12" E 613.10 feet to an angle point;
N 31° 17'13" E 744.13 feet to a point, said point being the most southern point of the Petty Subdivision (Second filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas;

THENCE along the south line of the Petty Subdivision the following:

N 46° 25'42" E 30.13 feet to an angle point;
N 50° 25'42" E 77.00 feet to an angle point;
N 44° 40'42" E 25.00 feet to an angle point;
N 60° 16'42" E 25.00 feet to an angle point;
N 64° 36'42" E 47.93 feet to an angle point;
S 38° 29'56" E 7.82 feet to an angle point;
S 44° 03'24" E 50.00 feet to an angle point;
S 61° 11'18" E 50.00 feet to an angle point;
S 79° 23'18" E 50.00 feet to an angle point;
S 89° 43'18" E 671.15 feet to an angle point;
S 83° 05'18" E 92.18 feet to an angle point;

THENCE S 0° 11'42" W 290.82 feet to an angle point;

THENCE N 89° 48'18" W 862.59 feet to an angle point;

THENCE S 31° 17'13" W 672.09 feet to an angle point;

THENCE S 31° 24'12" W 613.59 feet to an angle point;

THENCE S 31° 28'12" W 2.24 feet to a point in the northwest R.O.W. line of Loop 410

661072

(CASE NO. 2740 CONT.)

THENCE S 67° 25'12" W 29.43 feet along the northwest R.O.W. of Loop 410 to the P.C. of a curve to the left; and,

the rezoning and reclassification of property from "A" Residence District to "B-2" Business District, listed below as:

7.62 acres out of Lot 11, NCB 11636 being more particularly described by field notes as follows:

BEGINNING at a point, said point being N 89° 48'18" W 168.54 feet and N 83° 05'18" W, 31.62 feet along the south property line of the Petty Subdivision, a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas and S 00° 11'42" W 290.82 feet from the southeast corner of the Petty Subdivision, which corner is also on the west R.O.W. line of Vance Jackson Road;

THENCE S 00° 11'42" W 91.98 feet to an angle point;

THENCE S 66° 14'42" W 642.24 feet to an angle point;

THENCE S 67° 25'12" W 709.54 feet to an angle point;

THENCE N 31° 24'12" E 105.63 feet to an angle point;

THENCE N 31° 17'13" E 627.09 feet to an angle point;

THENCE S 89° 48'18" E 862.59 feet to the POINT OF BEGINNING and containing 7.628 acres of land more or less; and

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

12.58 acres out of Lot 11, NCB 11636 being more particularly described by field notes as follows:

BEGINNING at a point in the west R.O.W. of Vance Jackson Road, said point being the southeast corner of the Petty Subdivision (Second filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas;

THENCE Along the west R.O.W. line of Vance Jackson Road, the following:
S 00° 11'42" W 242.37 feet to an angle point;
N 89° 48'18" W 15.00 feet to an angle point;
S 00° 11'42" W 250.00 feet to an angle point, said point being the Northwest corner of Petty Subdivision, a subdivision recorded in Volume 4900, Page 276 of the Deed and Plat Records of Bexar County Texas;

THENCE N 89° 48'18" W 160.85 feet along the north line of the above Petty Subdivision;

THENCE S 00° 11'42" W 204.29 feet along the west line of the Petty Subdivision to a point in the northwest R.O.W. line of Loop 410;

THENCE S 66° 14'42" W 538.43 feet and S 67° 25'12" W 1125.30 feet along the northwest R.O.W. line of Loop 410 to the southwest corner of this tract;

THENCE N 31° 28'12" E 2.24 feet to an angle point;

(Case No. 2740 Cont.)

THENCE N 31° 24'12" E 507.96 feet to an angle point;
THENCE N 67° 25'12" E 709.54 feet to an angle point;
THENCE N 66° 14'42" E 642.24 feet to an angle point;
THENCE N 00° 11'42" E 382.80 feet to a point on the south property line of the Petty Subdivision (Second filing), a subdivision recorded in Volume 5502 Page 246 of the Deed and Plat Records of Bexar County, Texas;
THENCE S 83° 05'18" E 31.62 feet and S 89° 48'18" E 168.54 feet along the south line of the above petty subdivision to the POINT OF BEGINNING and containing 12.584 acres of land more or less.

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 15th day of September, 1966.

h w McAllister
M A Y O R

ATTEST:

J H Inelmann
C I T Y C L E R K

APPROVED AS TO FORM:

J H

City Attorney

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~~ ^{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 An Ordinance hereto attached has been published in

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

September 16, 19 66

AN ORDINANCE

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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CASE NO. 2740

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

17.45 acres out of Lot 11, NCB 11636 being more particularly described by field notes as follows:

BEGINNING at a point in the northwest R. O. W. of Loop 410, said point being the southeast corner of Greenbriar Unit-1, a subdivision recorded in Volume 4305, Page 151 & 152 of the Deed and Plat records, Bexar County, Texas.

THENCE: along the southeast property line of Greenbriar, Unit-1, the following:

N 81° 28' 12" E 502.49 feet to an angle point;
N 31° 24' 12" E 613.10 feet to an angle point;
N 31° 17' 13" E 744.13 feet to a point, said point being the most southern point of the Petty subdivision (Second filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas;

THENCE: along the south line of the Petty Subdivision the following:

N 46° 25' 42" E 30.13 feet to an angle point;
N 50° 25' 42" E 77.00 feet to an angle point;
N 44° 40' 42" E 25.00 feet to an angle point;
N 60° 16' 42" E 25.00 feet to an angle point;
N 64° 36' 42" E 47.93 feet to an angle point;
S 38° 29' 56" E 7.82 feet to an angle point;
S 44° 03' 24" E 50.00 feet to an angle point;
S 61° 11' 18" E 50.00 feet to an angle point;

S 79° 23' 18" E 50.00 feet to an angle point;
S 89° 48' 18" E 671.15 feet to an angle point;
S 83° 05' 18" E 92.18 feet to an angle point;
THENCE: S 0° 11' 42" W 290.82 feet to an angle point;
THENCE: N 89° 48' 18" W 862.59 feet to an angle point;
THENCE: S 31° 17' 13" W 672.09 feet to an angle point;
THENCE: S 31° 24' 12" W 613.59 feet to an angle point;
THENCE: S 31° 28' 12" W 2.24 feet to a point in the northwest R. O. W. line of Loop 410.
THENCE: S 67° 25' 12" W 29.43 feet along the northwest R. O. W. of Loop 410 to the P. C. of a curve to the left; and the rezoning and reclassification of property from "A" Residence District to "B-2" Business District, listed below as:

7.62 acres out of Lot 11, NCB 11636 being more particularly described by field notes as follows:

BEGINNING at a point, said point being N 89° 48' 18" W 168.54 feet and N 83° 05' 18" W 31.62 feet along the south property line of the Petty Subdivision, a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas and S 00° 11' 42" W 290.82 feet from the southeast corner of the Petty Subdivision, which corner is also on the west R. O. W. line of Vance Jackson Road;

THENCE: S 00° 11' 42" W 91.98 feet to an angle point;
THENCE: S 66° 14' 42" W 642.24 feet to an angle point;
THENCE: S 67° 25' 12" W 709.54 feet to an angle point;
THENCE: N 31° 24' 12" E 105.63 feet to an angle point;
THENCE: N 31° 17' 13" E 627.09 feet to an angle point;
THENCE: S 89° 48' 18" E 862.59 feet to the POINT OF BEGINNING and containing 7.628 acres of land more or less; and the rezoning and reclassification of property from "A" Residence District to "B-3" Business District, listed below as follows:

12.58 acres out of Lot 11, NCB 11636 being more particularly described by field notes as follows:

BEGINNING at a point in the west R. O. W. of Vance Jackson Road, said point being the southeast corner of the Petty Subdivision (Second filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and

Plat Records of Bexar County, Texas;

THENCE: Along the west R. O. W. line of Vance Jackson Road the following:

S 00° 11' 42" W 242.37 feet to an angle point;
N 89° 48' 18" W 15.00 feet to an angle point;
S 00° 11' 42" W 250.00 feet to an angle point, said point being the Northwest corner of Petty Subdivision, a subdivision recorded in volume 4900, Page 276 of the Deed and Plat Records of Bexar County Texas;

THENCE: N 89° 48' 18" W 160.85 feet along the north line of the above Petty Subdivision;
THENCE: S 00° 11' 42" W 204.29 feet along the west line of the Petty Subdivision to a point in the northwest R. O. W. line of Loop 410;

THENCE: S 66° 14' 42" W 538.43 feet and S 67° 25' 12" W 1125.30 feet along the northwest R. O. W. line of Loop 410 to the southwest corner of this tract;

THENCE: N 31° 28' 12" E 2.24 feet to an angle point;

THENCE: N 31° 24' 12" E 507.96 feet to an angle point;
THENCE: N 67° 25' 12" E 709.54 feet to an angle point;
THENCE: N 66° 14' 42" E 642.24 feet to an angle point;

THENCE: N 00° 11' 42" E 382.80 feet to a point on the south property line of the Petty Subdivision (Second filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas;

THENCE S 83° 05' 18" E 31.62 feet and S 89° 48' 18" E 168.54 feet along the south line of the above petty subdivision to the POINT OF BEGINNING and containing 12.584 acres of land more or less.

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 15th day of September, 1966.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 20th day of September, 19 66

Stella Orozco
Notary Public in and for Bexar County, Texas

STELLA OROZCO

I, Robert D. [unclear], do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of [unclear], State of Texas, on the 15th day of September, 1966.

Robert D. [unclear]
Notary Public

PASSED AND APPROVED this
15th day of September, 1966

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
SAN ANTONIO BY CHANGING
THE CLASSIFICATION AND RE-
ZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN

CASE NO. 2740

I, the undersigned, being a qualified elector of the County of [unclear], State of Texas, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk of the County of [unclear], State of Texas, on the 15th day of September, 1966.

CITY OF SAN ANTONIO
COUNTY OF BEXAR
THE STATE OF TEXAS

Notary Public
Charles D. [unclear]

Affidavit of Publisher

PHONE TA 4-4555

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 OFFICIALSFIELD NOTES FOR

A 7.628 ACRE TRACT OF LAND, TO BE ZONED B-2, OUT OF NCB 11636, OUT OF OCL 16, RANGE 6, DISTRICT 3, COUNTY BLOCK 5296, SAN ANTONIO, BEXAR COUNTY, TEXAS:

BEGINNING: At a point, said point being N 89°48'18"W 168.54 feet and N 83°-05'18"W, 31.62 feet along the south property line of the Petty Subdivision, a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas and S 00°-11'42"W 290.82 feet from the southeast corner of the Petty Subdivision, which corner is also on the west R.O.W. line of Vance Jackson Road;

THENCE: S 00°11'42"W 91.98 feet to an angle point;

THENCE: S 66°14'42"W 642.24 feet to an angle point;

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THENCE: N 31°24'12"E 105.63 feet to an angle point;

THENCE: N 31°17'13"E 627.09 feet to an angle point;

THENCE: S 89°48'18"E 862.59 feet to the POINT OF BEGINNING and containing 7.628 acres of land more or less.

NOTE: These field notes are based on office calculations by R. Marvin Shipman & Co. from surveys of 24.240 and 13.132 acre tracts by W. F. Pickard dated April 22, 1966 and April 20, 1966.

THENCE: In a southwesterly direction along the northwest R.O.W. of Loop 410, a distance of 554.92 feet along the arc of a curve to the left having a radius of 3014.79 feet and whose chord bears S 62° 08'49"W to the POINT OF BEGINNING and containing 17.459 acres, more or less.

C-853
22 August 66
RWB

NOTE: These field notes are based on office calculations by R. Marvin Shipman & Co. from surveys of 24.240 and 13.132 acre tracts by W. F. Pickard dated April 22, 1966 and April 20, 1966.

PHONE TA 4-4555

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

FIELD NOTES FOR

A 17.459 ACRE TRACT TO BE ZONED R-3, OUT OF N.C.B. 11636, OUT OF OCL 16, RANGE 6, DISTRICT 3, COUNTY BLOCK 5296, SAN ANTONIO, BEXAR COUNTY, TEXAS.

BEGINNING: At a point in the northwest R.O.W. of Loop 410, said point being the southeast corner of Greenbriar Unit-1, a subdivision recorded in Volume 4305, Page 151 & 152 of the Deed and Plat Records, Bexar County, Texas.

THENCE: Along the southeast property line of Greenbriar, Unit 1, the following:

N 81°28'12"E 502.49 feet to an angle point;
N 31°24'12"E 613.10 feet to an angle point;
N 31°17'13"E 744.13 feet to a point, said point being the most southern point of the Petty Subdivision (Second Filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the south line of the Petty Subdivision the following:

N 46°25'42"E 30.13 feet to an angle point;
N 50°25'42"E 77.00 feet to an angle point;
N 44°40'42"E 25.00 feet to an angle point;
N 60°16'42"E 25.00 feet to an angle point;
N 64°36'42"E 47.93 feet to an angle point;
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S 79°23'18"E 50.00 feet to an angle point;
S 89°48'18"E 671.15 feet to an angle point;
S 83°05'18"E 92.18 feet to a point;

THENCE: S 0°11'42"W 290.82 feet to an angle point;

THENCE: N 89°48'18"W 862.59 feet to an angle point;

THENCE: S 31°17'13"W 672.09 feet to an angle point;

THENCE: S 31°24'12"W 613.59 feet to an angle point;

THENCE: S 31°28'12"W 2.24 feet to a point in the northwest R.O.W. line of Loop 410;

THENCE: S 67°25'12"W 29.43 feet along the northwest R.O.W. of Loop 410 to the P.C. of a curve to the left;

NOTE: These field notes are based on office calculations by R. Marvin Shipman & Co. from Surveys of 24.240 and 13.132 acre tracts by W. F. Pickard dated April 22, 1966 and April 20, 1966.

C-853
22 August 66
RWB

PHONE TA 4-4555

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

FIELD NOTES FOR

A 12.584 ACRE TRACT OF LAND TO BE ZONED B-3, OUT OF N.C.B. 11636, OUT OF OCL 16, RANGE 6, DISTRICT 3, COUNTY BLOCK 5296, SAN ANTONIO, BEXAR COUNTY, TEXAS.

BEGINNING: At a point in the west R.O.W. of Vance Jackson Road, said point being the southeast corner of the Petty Subdivision (Second Filing), a subdivision recorded in Volume 5502, Page 246 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the west R.O.W. line of Vance Jackson Road the following:

S 00°11'42"W 242.37 feet to an angle point;
N 89°48'18"W 15.00 feet to an angle point;
S 00°11'42"W 250.00 feet to an angle point, said point being the Northwest corner of Petty Subdivision, a subdivision recorded in Volume 4900, Page 276 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 89°48'18"W 160.85 feet along the north line of the above Petty Subdivision;

THENCE: S 00°11'42"W 204.29 feet along the west line of the Petty Subdivision to a point in the northwest R.O.W. line of Loop 410;

THENCE: S 66°14'42"W 538.43 feet and S 67°25'12"W 1125.30 feet along the northwest R.O.W. line of Loop 410 to the southwest corner of this tract;

THENCE: N 31°28'12"E 2.24 feet to an angle point;

THENCE: N 31°24'12"E 507.96 feet to an angle point;

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THENCE: S 83°05'18"E 31.62 feet and S 89°48'18"E 168.54 feet along the south line of the above Petty Subdivision to the POINT OF BEGINNING and containing 12.584 acres of land more or less.

TO

CITY CLERK

DATE: August 29, 1966

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2740

NAME Wilson Companies

The rezoning and reclassification of:

"A" to "R-3"

17.45 acres out of Lot 11, NCB 11636
being described by field notes filed in
the office of the Department of Planning.

"A" to "B-2"

7.62 acres out of Lot 11, NCB 11636
being described by field notes filed in
the office of the Department of Planning.

"A" to "B-3"

12.58 acres out of Lot 11, NCB 11636
being described by field notes filed in
the office of the Department of Planning.

FOR INFORMATION ONLY:

Irregular in shape, property is located
northwest of the intersection of I.H. 410
and Vance Jackson Road; having 2248.16' on
I.H. 410 and 492.3' on Vance Jackson. The
request being for "R-3" on the north and
northwest 300' of the tract beginning 200'
west of Vance Jackson Road; "B-3" along
Vance Jackson Road to a depth of 200' and
along I.H. 410 for a depth of 300'; and for
"B-2" on the remaining interior portion of
this property.

FROM: "A" Residence District

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

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

Department of Planning

Zoning Case 2740

Appeal Case

Applicant: Wilson Companies

Yes _____

No XXX

Date of Application: April 5, 1966

Location of Property:

"A" to "R-3"

17.45 acres out of Lot 11, NCB 11636
being described by field notes filed in
the office of the Department of Planning.

"A" to "B-2"

7.62 acres out of Lot 11, NCB 11636
being described by field notes filed in
the office of the Department of Planning.

"A" to "B-3"

12.58 acres out of Lot 11, NCB 11636
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the office of the Department of Planning.

FOR INFORMATION ONLY:

Irregular in shape, property is located
northwest of the intersection of I.H. 410
and Vance Jackson Road; having 2248.16' on
I.H. 410 and 492.3' on Vance Jackson. The
request being for "R-3" on the north and
northwest 300' of the tract beginning 200'
west of Vance Jackson Road; "B-3" along
Vance Jackson Road to a depth of 200' and
along I.H. 410 for a depth of 300'; and for
"B-2" on the remaining interior portion of
this property.

Zoning Change Requested:

From "A" Residence District to "R-3" Multiple-Family Residence, "B-2" and "B-3"
Business Districts

ZONING COMMISSION PUBLIC HEARING ON MAY 11, 1966:

Information Presented by Applicant:

Mr. Ellis Wilson, Jr., one of the partners in Wilson Companies, stated that
they are the proposed purchasers of the subject property. When they became
interested in this property, they asked Ralph Bender to work up a preliminary
land use plan for the property. After determining that his plan was both workable

and feasible, they filed a contract for the purchase of the property and engaged a leading marketing firm to make an economic feasibility survey of Mr. Bender's plan. Being encouraged with the results of this survey which took into consideration the various needs of this area, they wrote letters to the property owners within 200' of the property explaining the proposed use of the property. As far as they know, everyone in the area has now been satisfied.

Mr. Ralph Bender then gave exhibits to the Commission which showed the proposed use of the property. The first was a location map. He stated that this property has a unique value since it is located at a diamond intersection. You do not have to make any loops in going to or from this area to the Central Business District. The property is located exactly between Wonderland on the west and North Star Mall on the east. To the north, you have almost solid urban development. The land that is still vacant in this area is more suitable for multi-family development than single-family. There is a distinct shortage of neighborhood facilities for the number of homes in the area; there being only two strip centers within a two-mile radius. Mr. Bender stated that this is a 40-acre tract. He does not know of any previous proposed development which would offer a multi-development by a single developer.

The first would be a 7-1/2 acre tract for a owner-occupied townhouse development along the entire western boundary of the property. This development would side up to a 30' drainage channel and a 16' utility easement. There would be two-story townhouse units, selling for \$140 a month. They would be very similar to the ones he had seen in Houston. (Mr. Herbert Karren showed a number of slides with different views of the townhouses.) He stated that they would be solid masonry.

The second development would be a 6-acre apartment tract to the north of subject property. They propose to have 180 apartment units, divided into three separate projects of 60 units each, probably under separate ownerships.

Along Vance Jackson, they propose to have a commercial area and along the south side of the property they envision a strip center and some office facilities, perhaps a restaurant and a small medical facility. These would be satellite or supplement facilities to the proposed shopping center of a maximum 100,000 sq. ft. which is the third proposed development to be located in the center of this tract.

Concerning vehicular traffic in this area, Mr. Bender stated that six or seven years ago, Quincy Lee developed the residential section to the west known as Greenbriar Addition. It is very difficult for these residents to get to the intersection at Loop 410. At that time, it was planned that a two-way access road would eventually be extended over to Vance Jackson Road. They are attempting to solve this problem. The better plan would be to have a main road parallel the residential area, as an extension of Mossrock Drive, bending to the north and then sweeping to the east over to Vance Jackson Road. Then,

for better circulation of traffic from the residential area to the west, they propose to extend Woodcliffe Drive into a "T" intersection with Mossrock Drive. Previously in 1963, Woodcliffe had been projected to be a through route to Vance Jackson Road.

With construction to run approximately \$7,000,000, Mr. Bender stated that the proposed development would certainly enhance the surrounding area.

Staff Observations:

A possible zoning plan for this property will be discussed with the Commission at the hearing.

Traffic and Transportation Department Recommendations:

✓
need
A report from the Traffic Department stated that Woodcliffe is the only street in this subdivision to the north that has direct access to Kenney Road. Access to Woodcliffe should be denied in order to prevent an increase in traffic on this residential street. The best solution would be to encourage access to Vance Jackson and Loop 410 Expressway. Due to the length of this property along Vance Jackson, some problems could be created to students from Colonial Hills Elementary School.

Results of Notices Received Before Hearing:

Thirty-six notices were mailed to the surrounding property owners. Three were returned in opposition to the request; four were returned in favor; and one was returned "unclaimed."

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

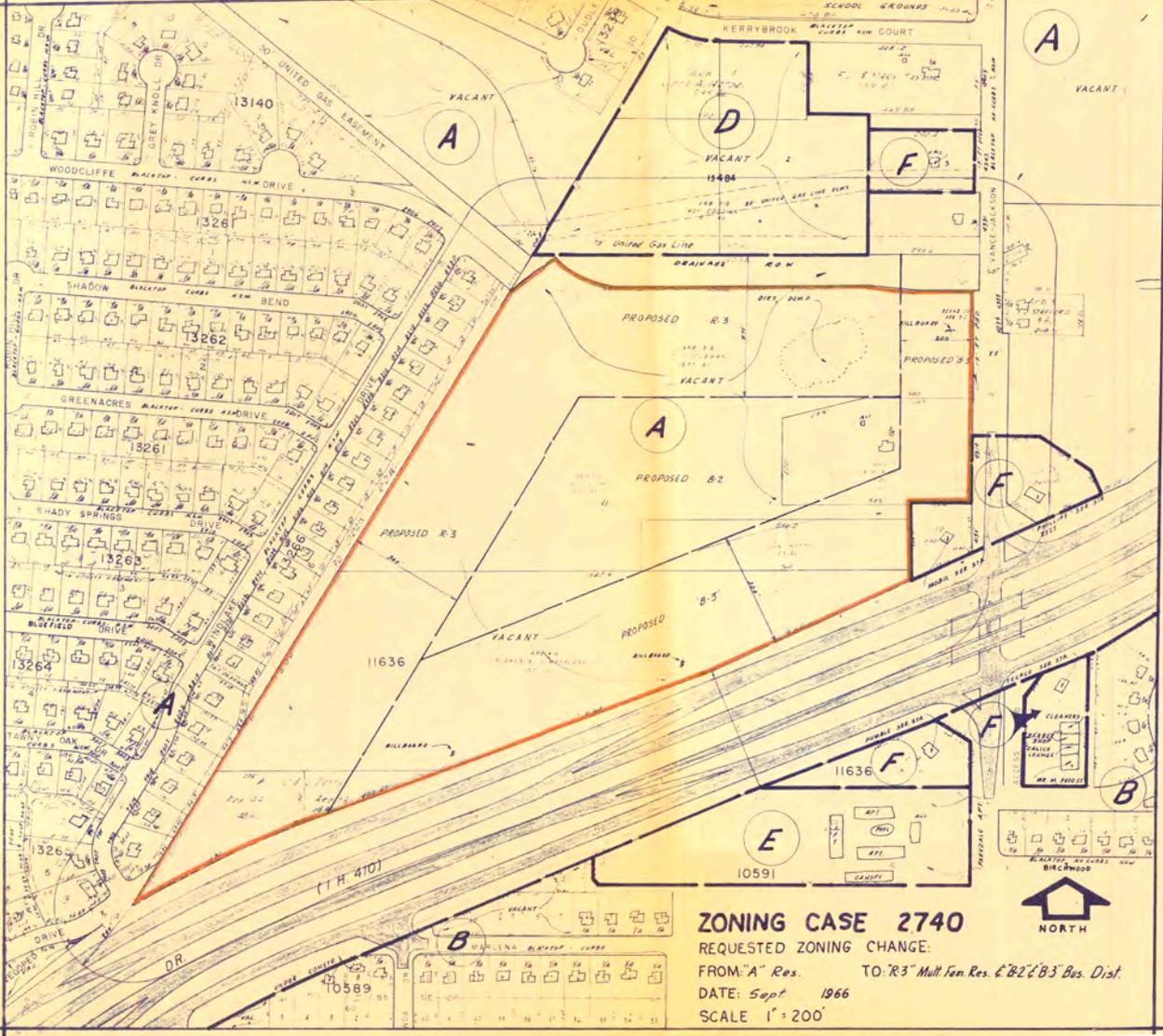
1. The proponents have presented a good, well-developed plan for these 40 acres which will enhance all of the surrounding property.
2. The requested "R-3" Multiple-Family Residence District, which is the townhouse project, is adjacent to "A" Residential property on the west, but there is a 30' drain and a 16' easement between this property and the single-family dwellings which the Commission feels is an adequate buffer for these single-family dwellings.

Other Recommendations:

That the property be properly replatted.

RESULTS OF NOTICES RECEIVED BEFORE HEARING:

(To be provided at Council hearing.)



ZONING CASE 2740

REQUESTED ZONING CHANGE:
 FROM: "A" Res. TO: "R-3" Mult Fam Res. & "B-2" & "B-5" Bus. Dist.
 DATE: Sept. 1966
 SCALE 1" = 200'

