

AN ORDINANCE **43056**

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. 5297)

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

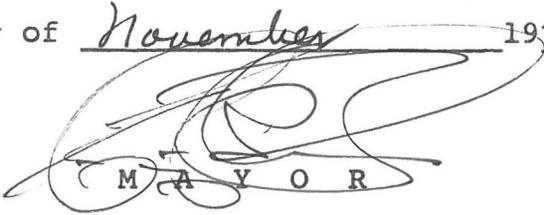
A 31.005 acre tract of land out of NCB 14858, located on the east side of I. H. 10, being 21.7' northwest and 1924.82' northeast of the cutback between I. H. 10 and De Zavala Road; having 793.1' on I. H. 10 and 168.14' on De Zavala Road, being further described by field notes filed in the Office of the City Clerk.

Provided that a 6' solid screen fence is erected on the east property line and that an 80' building setback line is imposed on the east property line abutting the single family residences.

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 21st day of November 1973 .


M A Y O R

ATTEST: JH Duellmann
C I T Y C L E R K

Charles L. Becker

APPROVED AS TO FORM: _____
City Attorney

DISTRIBUTION

ITEM NO. F.

NOV 21 1973

MEETING OF THE CITY COUNCIL DATE: NOV 21 1973

MOTION BY: Morton SECONDED BY: Munday

ORD. NO. 43056 ZONING CASE 5297

RESOL. _____ PETITION _____

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
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	

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		absent	
CHARLES L. BECKER PLACE NO. 3		✓	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		✓	
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 a 6' solid screen fence is erected on the east property line and that an 80' building setback line is imposed on the east property line abutting the single family residences.

73-59

VICKREY & ASSOCIATES ENGINEERING, DESIGN, PLANNING
8107 Broadway, Suite 101, San Antonio, Texas, 78209 (512) 828-6411

FIELD NOTES
FOR

31.005 acres of land out of the W.J. Locke Survey No. 328, County Block 4770, and the Anselmo Prue Survey No. 20, County Block 4766, out of a 34.585 acre tract described by Deed recorded in Volume 4372, Page 516, of the Deed Records of Bexar County, Texas, said 31.005 acres being more particularly described as follows to wit:

- Beginning: at an iron pin found on the North line of DeZavala Road for the Southeast corner of the herein described tract, said point being 148.42 feet in a Westerly direction along the North line of DeZavala Road and S 01°35'20" W, 3.39 feet from the point of reverse curvature on DeZavala Road at the Northwest intersection of DeZavala Road and Syracuse, a street having been established by the platting of University Oaks, Unit 1, described by Plat recorded in Volume 6800, Page 1, of the Plat Records of Bexar County, Texas;
- Thence: S 63°51'20" W, 189.17 feet along the Northwest line of DeZavala Road to an iron pin found;
- Thence: S 87°12'20" W, 314.32 feet along the South line of the herein described tract to an iron pin found at an angle point;
- Thence: S 68°39'40" W, 1704.63 feet along the South line of the herein described tract to an iron pin found for the Southwest corner of same on the East line of I.H. 10;
- Thence: N 13°47'54" W, 794.27 feet along the East line of I.H. 10 to the Northwest corner of the herein described tract;
- Thence: N 79°20'30" E, 2314.22 feet along the North line of the herein described tract to an iron pin found for the Northeast corner of same on the West line of the aforementioned University Oaks, Unit 1;
- Thence: S 01°35'20" W, 480.59 feet along the West line of said University Oaks, Unit 1, to the point of beginning, containing 31.005 acres of land, more or less.

Job No 7-73-54
RJT:pke
July 20, 1973

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5297 NAME Stanley D. Rosenberg

The rezoning and reclassification of:

A 31.005 acre tract of land out of NCB 14858, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the east side of I. H. 10, being 21.7' northwest and 1924.82' northeast of the cutback between I. H. 10 and De Zavala Road; having 793.1' on I. H. 10 and 168.14' on De Zavala Road.

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

TO: "B-2" Business District

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

APPLICANT: Mr. Stanley D. Rosenberg

ZONING CASE 5297

DATE OF APPLICATION: August 15, 1973

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY:

A 31.005 acre tract of land out of NCB 14858, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

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ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON OCTOBER 24, 1973:

Information Presented by Applicant

Mr. Tom Martin, representing the applicant, stated to the Commission that they are requesting "B-2" zoning on the subject tract which is contemplated for the use of a shopping center as the area develops in the future. There will be egress and ingress to De Zavala Road on the southeasterly portion of the subject property.

IN OPPOSITION

Mr. Roy Long, 6233 Evers Road, stated to the Commission that he would be in opposition because "B-2" zoning adjacent to single family would be detrimental to the values of the homes.

STAFF RECOMMENDATIONS

Discussion

The Commission in the past has recommended "B-3" zoning on large tracts of land at the intersection of De Zavala Road and IH 10 Expressway. The area between the subject property and De Zavala Road was recently recommended for "B-3". The requested "B-2" would provide a buffer to the single family development occurring to the east from future high intensive commercial development at the intersection. In the staff's opinion, the requested "B-2" zoning is appropriate at this location.

Recommendations

Approval. Proper platting and a 6' solid screen fence erected along the east property line.

Traffic and Transportation Department Recommendations

Access to the Interstate 10 frontage road is under the jurisdiction of the Texas Highway Department.

Results of Notices Received Before Hearing:

There were six notices mailed to the surrounding property owners; three returned in opposition and three notices were returned in favor.

COMMISSION ACTION

By a vote of seven in favor and two being absent, the Commission recommended the approval of the petition from Temporary "R-1" Single Family Residential District to "B-2" Business District for the following reasons.

Reasons for Action

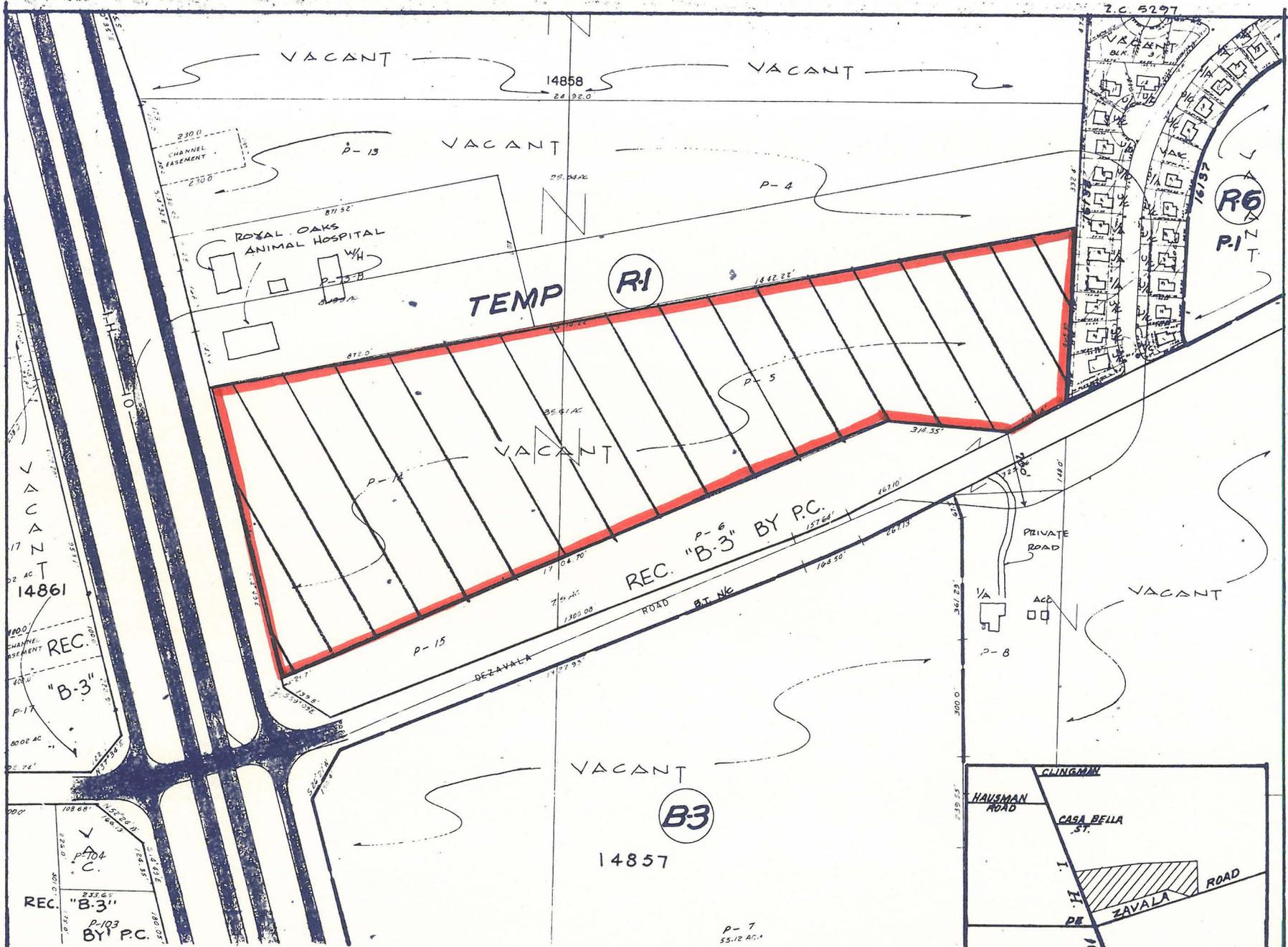
- (1) Property abutts on the south property line to "B-3" zoning.
- (2) IH 10 bounds the Interstate 10 to the west.
- (3) It will not change the character of the area.
- (4) There was no opposition present.

Other Recommendations

It is further recommended that applicant work with the Traffic Department, that a 6' solid screen fence be erected on the east property line and that an 80' building setback line be imposed on the east property line abutting the single family residences.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



ZONING CASE 5297

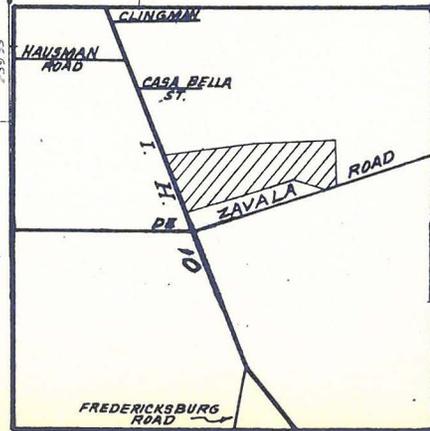
REQUESTED ZONING CHANGE
 FROM TEMP "R1" SINGLE FAMILY RES. DIST TO "B-2" BUS. DIST.

DATE NOV. 3, 1973

SCALE 0 100' 200' 300' 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 _____

Donald F. Smasal, 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 43056 Case No. 5297 hereto attached has been published in

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

November 23, 1973

AN ORDINANCE 43056

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PASSED AND APPROVED this 21st day of November, 1973.

CHARLES L. BECKER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Donald F. Smasal

Donald F. Smasal

Sworn to and subscribed before me this 23rd day of November, 1973

Ramiro Cavazos RAMIRO CAVAZOS

Notary Public in and for Bexar County, Texas