

AN ORDINANCE **43802**

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. 5543)

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 13.7761 acre tract of land out of NCB 16325, located on the northeast of Sir Winston Drive, being 250' northwest of the intersection of Sir Winston Drive and Parliament Drive; having 655.88' on Sir Winston Drive and a maximum depth of 965', being further described by field notes filed in the office of the City Clerk.

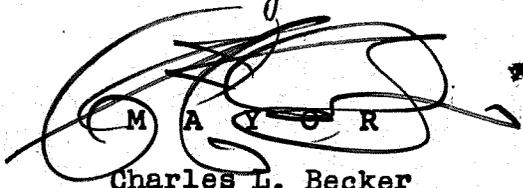
1100 Block of Sir Winston Drive

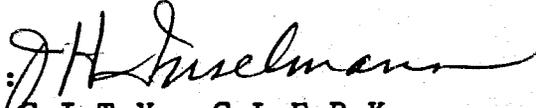
Provided that proper platting is accomplished.

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 23rd day of May 1974.


C M A Y 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.

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	

MEETING OF THE CITY COUNCIL DATE: MAY 23 1974

MOTION BY: Cochall SECONDED BY: San M

ORD. NO. 43802 ZONING CASE 5543

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		✓	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		<i>Absent</i>	
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 proper
platterings are completed*

74-23

13.7761 ACRE TRACT

13.7761 acres (600,088.68 s.f.) of land lying within San Antonio, Bexar County, Texas, out of that portion of the John M. Schaefer, W. Guy Shown, Jr., and Paloma Properties 1,442.8312 acre tract as described in Volume 6967, Page 676, in the Pinckney Caldwell Survey, Abstract 124, C.B. 4984, and being more particularly described as follows:

COMMENCING at a point, said point being the intersection of the northwesterly right-of-way line of West Avenue and the northeasterly right-of-way line of Blanco Road;

THENCE, N 32° 38' 11" W along the northeasterly right-of-way line of Blanco Road for a distance of 865.59 feet to a point;

THENCE, following a curve to the left along the northeasterly right-of-way line of Blanco Road, said curve having a radius of 11,519.19 feet, a central angle of 1° 59' 43", and a length of 401.15 feet to a point;

THENCE, N 40° 43' 06" E for a distance of 925.88 feet to a point, said point being in the northeasterly right-of-way line of Sir Winston Drive and being the POINT OF BEGINNING of a 13.7761 acre tract;

THENCE, following a curve to the right along the northeasterly right-of-way line of Sir Winston Drive from a bearing of N 49° 16' 54" W, said curve having a radius of 370 feet, a central angle of 15° 40' 00", and a length of 101.17 feet to a point;

THENCE, following a curve to the left along the northeasterly right-of-way line of Sir Winston Drive, said curve having a radius of 518.29 feet, a central angle of 60° 12' 58", and a length of 544.71 feet to a point;

THENCE, N 3° 49' 52" W for a distance of 330 feet to a point;

THENCE, N 56° 20' 52" E for a distance of 82.16 feet to a point;

THENCE, S 89° 35' 42" E for a distance of 335.75 feet to a point;

THENCE, N 45° 53' 03" E for a distance of 413.33 feet to a point;

THENCE, N 76° 35' 02" E for a distance of 170 feet to a point;

THENCE, S 49° 16' 54" E for a distance of 420 feet to a point;

THENCE, S 40° 43' 06" W for a distance of 965 feet to a point, said point being the POINT OF BEGINNING of the heretofore described 13.7761 acre tract.

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 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 #43802 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: May 27

_____, 1974

AN ORDINANCE 43802

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CASE NO. 5543

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 13.7761 acre tract of land out of NCB 16325, located on the northeast of Sir Winston Drive, being 250' northwest of the intersection of Sid Winston Drive and Parliament Drive, having 655.88' on Sir Winston Drive and a maximum depth of 985', being further described by field notes filed in the Office of the City Clerk.

1100 Block of Sir Winston Drive

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 23rd day of May, 1974.

CHARLES L. BECKER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 29th Day of May, 1974.

Stella Crozes
Notary Public in and for Bexar County, Texas

DATE May 2, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5543 NAME Mr. Harry B. Jewett, III

The rezoning and reclassification of:

A 13.7761 acre tract of land out of NCB 16325,
being further described by field notes filed
in the office of the Building and Planning
Administration Department,
1100 Block of Sir Winston Drive

FOR INFORMATION ONLY

Located on the northeast of Sir Winston Drive,
being 250' northwest of the intersection of
Sir Winston Drive and Parliament Drive; having
655.88' on Sir Winston Drive and a maximum depth
of 965'.

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.

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Mr. Harry B. Jewett, III

ZONING CASE 5543

DATE OF APPLICATION: February 21, 1974

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY

A 13.7761 acre tract of land out of NCB 16325, being further described by field notes filed in the office of the Building and Planning Administration Department.
1100 Block of Sir Winston Drive

FOR INFORMATION ONLY

Located northeast of Sir Winston Drive, being 250' northwest of the intersection of Sir Winston Drive and Parliament Drive; having 655.88' on Sir Winston Drive and a maximum depth of 965'.

ZONING CHANGE REQUESTED

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

ZONING COMMISSION PUBLIC HEARING ON APRIL 17, 1974

Information Presented by Applicant

Mr. Harry Jewett, III, stated to the Commission that he is representing the owners of this property and they are applying for 392 apartment units and also 660 parking spaces. There will not be any development to the north of this property because they are in the flood plain. To the south of the property there is already "R-3" zoning.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

The property in question fronts on a 60' right-of-way and abutts existing "R-3" Multiple Family zoning to the southeast. The land to the south is presently zoned for business and in the staff's opinion, the proposed development would be appropriate at this location.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that development will require proper access, internal circulation and off-street parking.

Results of Notices Received Before Hearing

There were six 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 nine in favor, the Commission recommended approval of "R-3" Multiple Family Residential District.

Reasons for Action

- (1) Property is located on Sir Winston Drive just east of Blanco Road in the newly developing area.
- (2) Property to the south at the intersection of Blanco and West Avenue has already been zoned for commercial uses.
- (3) This property is adjacent to the flood plain of the Salado Creek and would form a buffer against that commercial property.
- (4) Would also provide, adjacent to the second noise area, a high density well developed residential area.

Other Recommendations

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

RESULTS OF NOTICES FOR COUNCIL HEARING.

(To be provided at Council hearing.)

C O U N T Y

VACANT

TEMP.

R-1

CITY

542.00' LIMITS

16325

VACANT
13.7761 Ac.

R-3

VACANT

Lot /
16248
BLK 5

WINSTON DRIVE

TEMP

R-1

B-2

VACANT

REC. "B-2"
BY P.C.

P-1 B-3

VACANT

B-2

B-2

P-1 B-2

BANK BLANCO
PARKING LOT

WINSTON CHURCHILL
HIGH SCHOOL
11672

TEMP R-1

CLASSROOMS

VACANT

Lot 2

16247
BLK 4

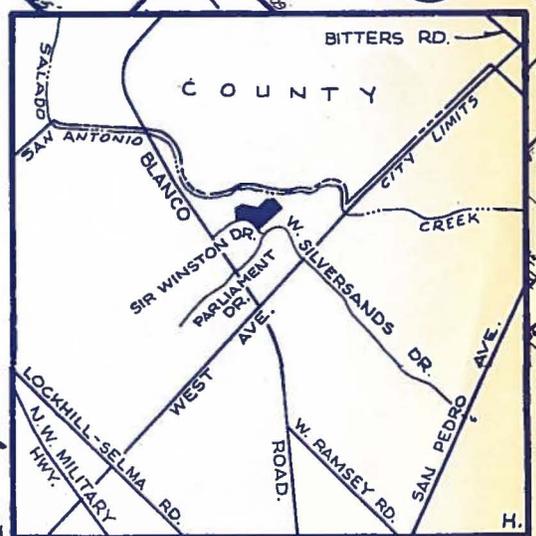
Lot 1 B-2

B-3

Lot /
16249



NORTH



ZONING CASE 5543

REQUESTED ZONING CHANGE

FROM TEMP. "R-1" SINGLE FAMILY RES. DIST. TO "R-3" MULT. FAMILY RES. DIST.

DATE MAY, 1974

SCALE 0 200' 300' 400'

DEPT. OF BUILDING &
PLANNING ADMINISTRATION
SAN ANTONIO, TEXAS