

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z97053

The rezoning and reclassification of property from "B-3" Business District to "I-1" Light Industry District listed below as follows:

5.276 acres out of NCB 17997
I.H. 10 Expressway and Green Road

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 - 1024.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 27th DAY OF March 19 97

ATTEST: James S. Rodriguez
City Clerk

[Signature]
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

97-12

5.276 ACRES
(229,839 SQ. FT.)
ZONING TRACT

SA97-002.R (PTR)
06 MARCH, 1997
SA JOB 020-01.20

DESCRIPTION

OF AN 5.276 ACRE (229,839 SQ. FT.) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 34.4514 ACRES CONVEYED TO R.S. KANE BY DEED OF RECORD IN VOLUME 6385, PAGE 1062 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 5.276 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the northerly line of said Kane tract, for the intersection of the southerly line of Interstate Highway 10 (R.O.W. varies) and the easterly line of FM 1516 (80' R.O.W.), for the northwesterly corner hereof;

THENCE, S15°07'16"W, along the easterly line of FM 1516, same being the westerly line of said Kane tract, a distance of 609.56 feet to a point;

THENCE, N72°52'02"E, leaving the easterly line of FM 1516, over and across said Kane tract, a distance of 88.68 feet to the POINT OF BEGINNING and southernmost corner hereof;

THENCE, continuing over and across said Kane tract, the following five (5) courses and distances:

1. N15°07'16"E, a distance of 520.87 feet to a point;
2. N72°52'02"E, a distance of 242.19 feet to a point;
3. S74°13'00"E, a distance of 289.34 feet to a point;
4. S15°47'00"W, a distance of 337.44 feet to a point;
5. S72°52'02"W, a distance of 579.70 feet to the POINT OF BEGINNING, containing an area of 5.276 acres (229,839 ft.) of land, more or less, within these metes and bounds.

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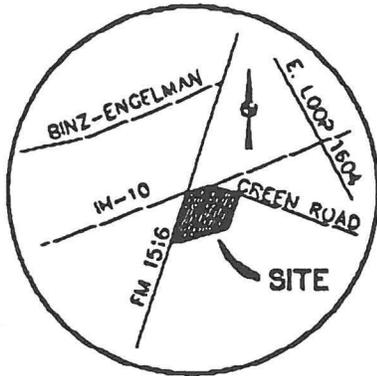
COMMENCING, at a point in the northerly line of said Kane tract, for the intersection of the southerly line of Interstate Highway 10 (R.O.W. varies) and the easterly line of FM 1516 (80' R.O.W.), for the northwesterly corner hereof;

THENCE, S15°07'16"W, along the easterly line of FM 1516, same being the westerly line of said Kane tract, a distance of 609.56 feet to a point;

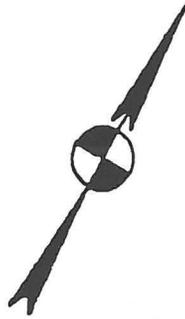
THENCE, N72°52'02"E, leaving the easterly line of FM 1516, over and across said Kane tract, a distance of 88.68 feet to the **POINT OF BEGINNING** and southernmost corner hereof;

THENCE, continuing over and across said Kane tract, the following five (5) courses and distances:

1. N15°07'16"E, a distance of 520.87 feet to a point;
2. N72°52'02"E, a distance of 242.19 feet to a point;
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5. S72°52'02"W, a distance of 579.70 feet to the **POINT OF BEGINNING**, containing an area of 5.276 acres (229,839 ft.) of land, more or less, within these metes and bounds.

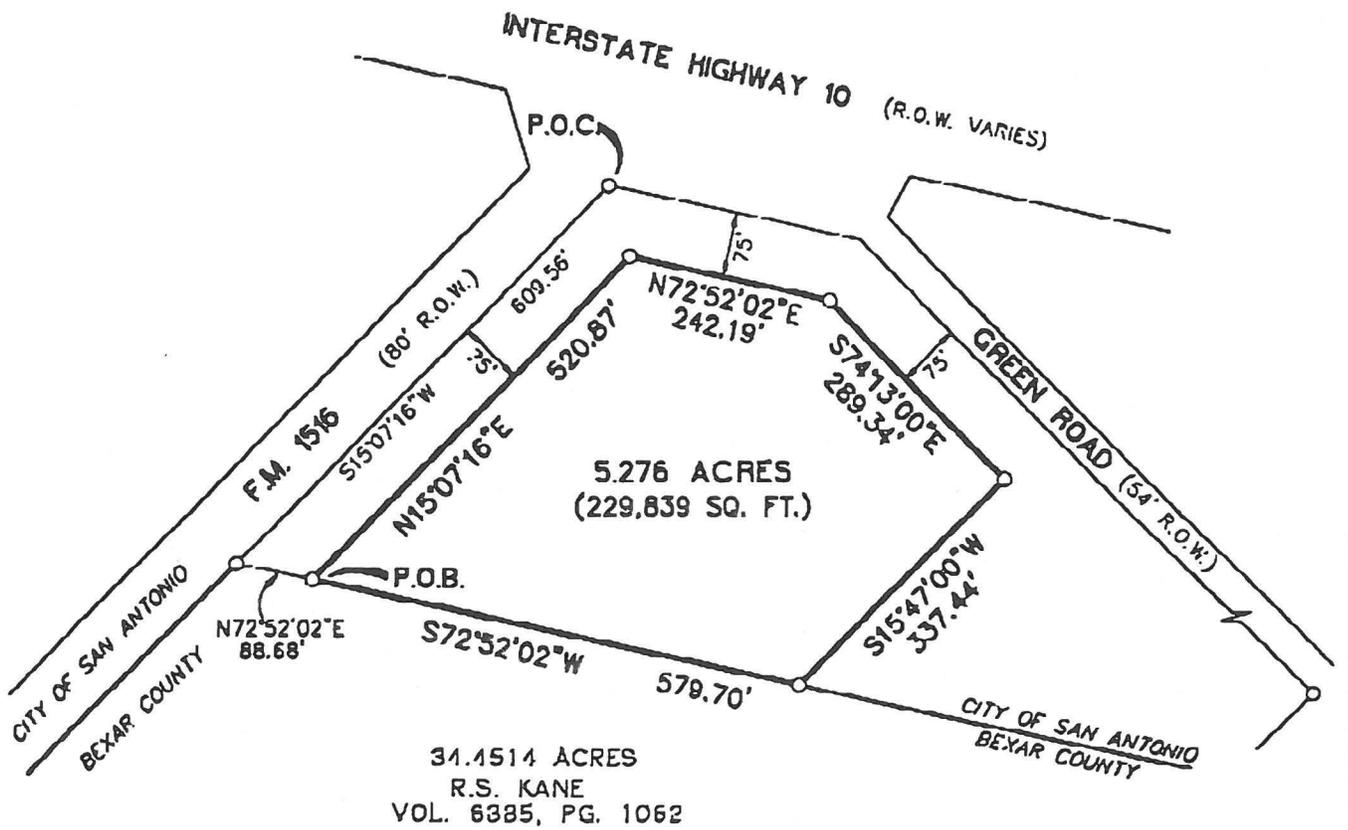
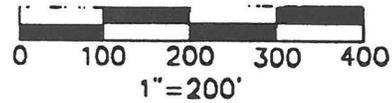


VICINITY MAP (NTS)



LEGEND

- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



REVISED 03/06/97

Bury+Pittman
 Consulting Engineers and Surveyors
 819 S. Loop West, Suite 210, Dallas, Texas 75241
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SKETCH TO ACCOMPANY DESCRIPTION
 OF 5.276 ACRES (229,839 SQ.FT.)
 TRACT OF LAND OUT OF 34.4514 ACRES
 OF RECORD IN VOL 6385, PG. 1062
 BEXAR COUNTY, TEXAS

R.S. KANE

Zoning Case No.: Z97053

Date: March 4, 1997

Council District: 2

Appeal: No

Applicant: R. S. Kane

Owner: R. S. Kane

Zoning Request: "B-3" Business District to "I-1" Light Industry District.

Property Location:

5.276 acres out of NCB 17997
I. H. 10 Expressway and Green Road

Property is located on the southeast side of I.H. 10 Expressway, between F. M. 1516 and Green Road, having 305.71 feet on I. H. 10 Expressway , 609.56 feet on F. M. 1516 and 311.50 feet on Green Road.

Zoning Commission Recommendation:

Approval

VOTE:

FOR	<u>10</u>
AGAINST	<u>0</u>
ABSTAIN	<u>0</u>

Applicants Proposal:

Truck sales and service facility

Case History and Discussion:

1. Property is located at the intersection of F. M. 1516, a secondary arterial and U. S. Hwy. 90 East Expressway. At this intersection other industrial uses and zonings have established.
2. There are "I-1" zonings to the west and northwest.

Staff Recommendation:

Approval. The proposed zoning will maintain a buffer area adjacent to abutting right-of-ways and will be consistent with the established "I-1" zoning patterns on the other corners of this intersection.

Z97053

ZONING CASE NO. Z97053

Applicant: R. S. Kane

Zoning Request: "B-3" Business District to "I-1" Light Industry District.

Mr. Bob Bolner, representing the owner, stated they are requesting the change of zoning for a truck sales and service facility. He stated at this time they would amend their application to follow staff recommendation.

Mr. Paul Kane, owner, requested clarification of staff recommendation.

Staff stated there were 4 notices mailed out to the surrounding property owners, none returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Mr. Wright and seconded by Mr. Hophan to recommend denial of the request and approval of staff recommendation for approval of "I-1" save and except the northeast, north and northwest 75 feet adjacent to the right-of-ways of Green Road, FM Hwy and U.S. Hwy. 90 Expressway which will remain "B-3" for the following reasons:

1. Property is located on 7.239 acres out of NCB 17997, on the southeast side of I.H. 10 Expressway.
2. There were 4 notices mailed out, none returned in opposition and 1 returned in favor.
3. Staff recommended denial as requested and approval of "I-1" save and except the northeast, north and northwest 75 feet adjacent to the right-of-ways of Green road, FM hwy. 1516 and U.S. Hwy. 90 Expressway which will remain "B-3".

AYES: Hophan, Borrego, Wright, Menendez, Earl, Thuss, Emerson, Carpenter, Williams, Arellano

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICES FOR COUNCIL HEARING

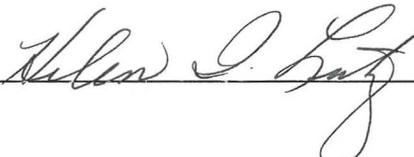
To be provided at Council hearing.

PUBLIC NOTICE
AN ORDINANCE 85798
AMENDING CHAPTER 35 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 AS 5.276 ACRES OUT OF NCB 17997; I.H. 10 EXPRESSWAY AND GREEN ROAD; FROM "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
4/2

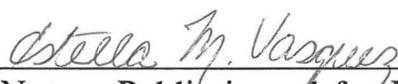
Affidavit of Publisher

STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice-An Ordinance #85798 hereto attached has been published in every issue of said newspaper on the following days, to-wit: April 2, 1997.



Sworn to and subscribed before me this 2nd day of April, 1997.


_____ Notary Public in and for Bexar County, Texas

