

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. Z85190)

The rezoning and reclassification of property from Temporary "R-1" One Family Residence District to "B-3R" Restrictive Business District, "B-3" Business District and "I-1" Light Industry District, listed below as follows:

Temporary "R-1" to B-3R"

A 2.662 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "B-3"

A 2.844 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "I-1"

A 6.900 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the City Clerk.

In the 9200 Block of I.H. 10 East.

Provided that driveways are secured from the Texas Highway Department and that off-street parking is provided and submitted to the Traffic Section for approval.

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 IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 29th DAY OF August 1985.

ATTEST: Thomas J. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

85-50

39

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBER	1
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE DEPARTMENT	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LIBRARY	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL	
PLANNING	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
WASTEWATER MANAGEMENT	
ZONING ADMINISTRATION	1
SPECIAL PROJECTS - CITY MANAGER	

ITEM NO. 39
AUG 29 1985

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: W Webb SECONDED BY: Hasslocher

ORD. NO. 61314 ZONING CASE 285190

RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

W/ Regulations

85-50

STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES
FOR
2.662 ACRES

"B-3A"

FIELD NOTES for 2.662 acres of land more or less, out of a 77.87 acre tract out of the Luke Bust Survey No. 37, County Block 5089, Abstract 45, Bexar County, Texas and being described as follows:

COMMENCING: At the intersection of the north right-of-way line of U.S. Highway 90 East and the north line of the above mentioned 77.87 acre tract recorded in Volume 1081, Page 15 of the Deed Records of Bexar County, Texas;

THENCE: Along the north line of the 77.87 acre tract, N 74° 12' 25" W, 185.28 feet to the POINT OF BEGINNING of the tract being described;

THENCE: Continuing along the north line of the 77.87 acre tract, N 74° 12' 25" W, 1237.40 feet to a point;

THENCE: Departing the north line of the 77.87 acre tract, S 16° 02' 50" W, 100.00 feet to a point;

THENCE: S 74° 12' 25" E, 1081.86 feet to a point;

THENCE: N 73° 07' 46" E, 185.28 feet to the POINT OF BEGINNING containing 2.662 acres of land more or less.

STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES
FOR
2.844 ACRES

u B-3 2

FIELD NOTES for 2.844 acres of land more or less, out of a 77.87 acre tract out of the Luke Bust Survey No. 37, County Block 5089, Abstract 45, Bexar County, Texas and being described as follows:

- BEGINNING: At the intersection of the north right-of-way line of U.S. Highway 90 East and the north line of the above mentioned 77.87 acre tract recorded in Volume 1081, Page 15 of the Deed Records of Bexar County, Texas;
- THENCE: Along the north right-of-way line of U.S. Highway 90 East, S 73° 07' 46" W, 1316.77 feet to a point;
- THENCE: Departing the U.S. Highway 90 East right-of-way line, N 16 ° 54' 04" W, 100.00 feet to a point;
- THENCE: N 73° 07' 46" E, 1160.84 feet to a point on the north line of the 77.87 acre tract;
- THENCE: Along the north line of the 77.87 acre tract, S 74° 12' 25" E, 185.28 feet to the POINT OF BEGINNING containing 2.844 acres of land more or less.

STATE OF TEXAS

COUNTY OF BEXAR

FIELD NOTES

FOR

6.900 ACRES

" I-1 "

FIELD NOTES for 6.900 acres of land more or less, out of a 77.87 acre tract out of the Luke Bust Survey No. 37, County Block 5089, Abstract No. 45, Bexar County, Texas and being described as follows:

COMMENCING: At the intersection of the north right-of-way line of U.S. Highway 90 East and the north line of the above mentioned 77.87 acre tract recorded in Volume 1081, Page 15 of the Deed Records of Bexar County, Texas;

THENCE: Along the north line of the 77.87 acre tract, N 74° 12' 25" W, 185.28 feet to a point;

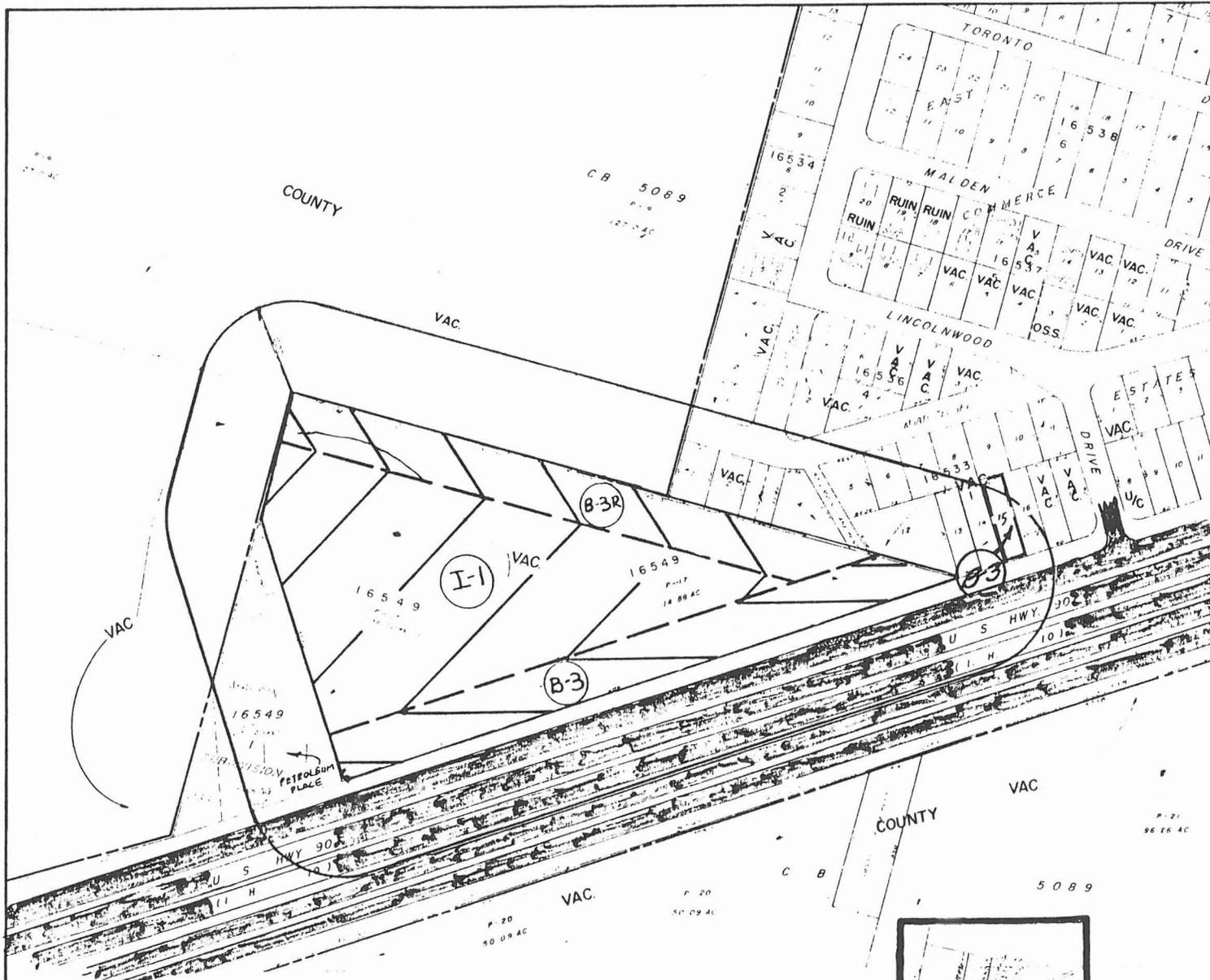
THENCE: Departing the north line of the 77.87 acre tract, S 73° 07' 46" W, 185.28 feet to the POINT OF BEGINNING of the tract being described;

THENCE: S 73° 07' 46" W, 975.56 feet to a point;

THENCE: N 16° 54' 04" W, 483.41 feet to a point;

THENCE: N 16° 02' 50" E, 119.70 feet to a point;

THENCE: S 74° 12' 25" E, 1081.86 feet to the POINT OF BEGINNING containing 6.900 acres of land more or less.



ZONING CASE Z85190
 CITY COUNCIL DISTRICT 2
 CENSUS TRACT 1316.02
 GRID 22-52
 REQUESTED ZONING CHANGE
 FROM TEMPORARY ONE FAMILY RES DIST
 DATE AUG 29, 1985
 SCALE

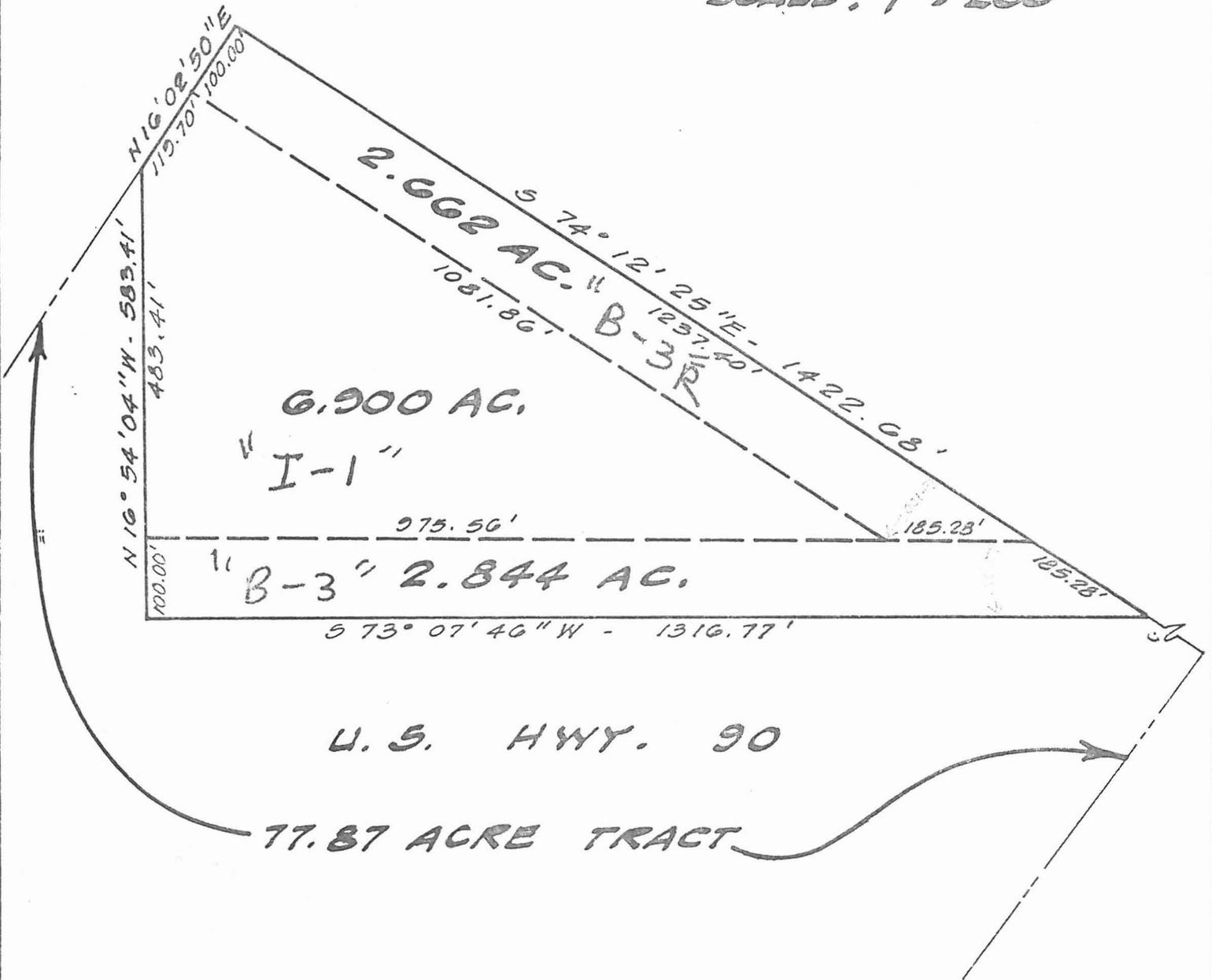
TO I-1 LIGHT INDUSTRY DIST.
 "B-3R" RESTRICTIVE BUS DIST.
 "B-3" BUS DIST.



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

285190

SCALE: 1" = 200'



12.406 ACRES OUT OF A 77.87 ACRE TRACT
 OUT OF THE LUKE BUST SURVEY NO. 37,
 COUNTY BLOCK 5089, ABST. NO. 45, BEXAR
 COUNTY, TEXAS.

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 2CASE: Z85190NAME: Peacock Realtors

The rezoning and reclassification of:

LOCATION: Temporary "R-1" to "B-3R"

A 2.662 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "B-3"

A 2.844 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "I-1"

A 6.900 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the Planning Department.

In the 9200 Block of I.H. 10 East

FOR INFORMATION ONLY:

Subject property is located on the north side of I.H. 10 East approximately 400' southwest of the intersection of Lincolnwood and I.H. 10 East, having approximately 1314' on I.H. 10 East with an approximate depth of 800'.

FROM: Temporary "R-1" One Family Residence District

TO: "B-3R" Restrictive Business District, "B-3" Business District and "I-1" Light Industry District.

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

Department of Planning and Zoning

APPLICANT: Peacock Realtors

ZONING CASE NO Z85190

APPEAL CASE

YES

STATUS OF APPLICANT: Respresenative

NOX

OWNER OF PROPERTY: Robert Weiss

OWNER CONCURS WITH THIS REZONING REQUEST:

YESX

NO

DATE OF APPLICATION: April 22, 1985

LOCATION OF PROPERTY

Temporary "R-1" to "B-3R"

A 2.662 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "B-3"

A 2.844 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the Planning Department.

Temporary "R-1" to "I-1"

A 6.900 acre tract of land out of NCB 16549, being further described by field notes filed in the Office of the Planning Department.

In the 9200 Blk of IH 10 East.

FOR INFORMATION ONLY

Subject property is located on the northside of IH 10 East approximately 400' southwest of the intersection of Lincolnwood and IH 10 East, having approximately 1314' on IH 10 East with an approximate depth of 800'.

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" One Family Residence District to "B-3R" Restrictive Business District, "B-3" Business District and "I-1" Light Industry District

ZONING COMMISSION PUBLIC HEARING HELD ON May 28, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. John Colglazier, 2426 Cee Gee, stated that they are requesting the change of zoning for "I-1" uses. He further stated that they are willing to amend their petition to have 100' of "B-3" fronting the subject property, 100' of "B-3R" at the rear of subject property and "I-1" on the remainder.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

DISCUSSION

Although the subject property fronts onto US Hwy 90 East, the zoning of the area is still for the most part of single family. It is staff's opinion, that "I-1" zoning on the subject property at this time would be to intensive. In the past, staff has recommended approval of "B-3" and "B-3R" requests on other properties located to the east and west of the subject property.

RECOMMENDATION

Denial as requested and approval of "B-3R"

TRAFFIC ENGINEERING RECOMMENDATION

Driveway approvals to come from the Texas Highway Department. Off street parking to be submitted for approval to Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were nineteen notices mailed out to the surrounding property owners, none returned in opposition and four returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Oviedo and seconded by Mr. Meza, to recommend approval of the amended petition of 100' of "B-3" Business District fronting the subject property, 100' of "B-3R" Restrictive Business District at the rear of subject property and "I-1" Light Industry on the remainder for the following votes:

Oviedo, Meza, Polunsky, McNeel, Adams, voting in the affirmative; Davies voting against; Alvarado, Washington, Rodriguez, Kachtik, Small being absent.
THE MOTION FAILED.

REASONS FOR ACTION

1. Subject property is located on Lot P-17, Blk 1, NCB 16549, in the 9200 Blk of IH 10 East.
2. There were nineteen notices mailed out, none returned in opposition and four returned in favor.
3. Staff has recommended approval of the amended petition.

OTHER RECOMMENDATIONS

It is further stipulated that driveways be secured from the Texas Highway Department and that off street parking be provided and submitted to the Traffic Section for approval.

FOR THE RECORD

Ms. Davies stated that she would change her vote from the negative to the affirmative in order that this case may be forwarded to City Council.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing

Affidavit of Publisher

THE STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally
appeared Irene Palencia, who being by me duly
sworn, says on oath that she is Office Supervisor
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 #61314 hereto
attached has been published in every issue of said newspaper on
the following days, to-wit: September 5th, 19 85.

AN ORDINANCE 61314

AMENDING CHAPTER 42 OF
THE CITY CODE THAT CON-
STITUTES THE COMPREHEN-
SIVE ZONING ORDINANCE OF
THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICA-
TION AND REZONING OF CER-
TAIN PROPERTY DESCRIBED
HEREIN.

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

That Section 42-
having the same published in a
any county of the State of Texas,
the Sheriff or any Constable of
This citation shall be served by
plaintiffs may be justly entitled.
Such other and further relief
the cloud on plaintiffs' title; 2)
property involved here, removing
Judgment for the title of the real
on final trial, plaintiff have: 1)
to appear and answer, and that
defendant be cited by publication
Wherefore, plaintiffs request that
or in any part of this property
interest whatever in this property
has no right, title, estate, lien, or
right whatever, and defendant
title. Such claim is without any
constitutes a cloud on plaintiffs'
said debt. Defendant's payment of
said lien upon plaintiffs' payment of
by defendant and failed to cancel
for construction work performed
property lien to secure payment
defendant obtained on said
to plaintiffs' ownership, in that
these premises which is adverse
title, estate, lien, or interest in
Defendant claims some right.
Defendant of this action.
25 years preceding the com-
this property at any time during
erty and has not paid taxes on
closed dominion over this prop-

Irene Palencia

Sworn to and subscribed before me this 5th _____, 19 85.

Mary D. [Signature]

Notary Public
Texas
Bexar County.