

AN ORDINANCE 57909

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. z83313)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District to "B-3NA" Business District, Non-Alcoholic Sales and "B-2" Business District, listed below as follows:

Temporary R-1 to B-3NA

A 4.414 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the City Clerk:
In the 14000 block of IH 10 North Expressway

Temporary R-1 to B-2

A 3.258 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the City Clerk.

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 17th day of November, 19 83.

Henry Cisneros
M A Y O R

ATTEST: *Korina S. Rodriguez*
City Clerk

83-55

APPROVED AS TO FORM: *Tom Amley*
Acting City Attorney

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

ITEM NO. 30

MEETING OF THE CITY COUNCIL DATE: NOV 17 1983

MOTION BY: Harrington SECONDED BY: Webb

ORD. NO. 57909 ZONING CASE #283 313

RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		absent	
BOB THOMPSON PLACE 6		absent	
JOE ALDERETE, JR. PLACE 7		absent	
G.E. "ED" HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9		absent	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

No change.

83-55



Duke, Inc. • 7800 IH 10, Suite 300 • San Antonio, Texas 78230-4779 • 512/342-4142

ZONING NOTES FOR

A 3.258 acre tract of land out of tracts 1C, 130 and 131, all out of NCB 14746, San Antonio, Bexar County, Texas and being more particularly described as follows:

Beginning: At a point on the north R.O.W. line of U.T.S.A. Boulevard, said point being 350.13 feet southwesterly along the curved north R.O.W. line of U.T.S.A. from the intersection of the southwest R.O.W. line of Interstate Highway 10 with the north R.O.W. line of U.T.S.A. Boulevard;

Thence: N 89°54'22"W 516.60 feet along the north R.O.W. line of U.T.S.A. Boulevard to a point;

Thence: N40°33'38"E 91.57 feet to a point;

Thence: N29°32'51"E 402.71 feet to a point;

Thence: N47°50'39"E 151.93 feet to a point;

Thence: S15°35'22"E 542.67 feet to the point of beginning of this 3.258 acre tract of land.

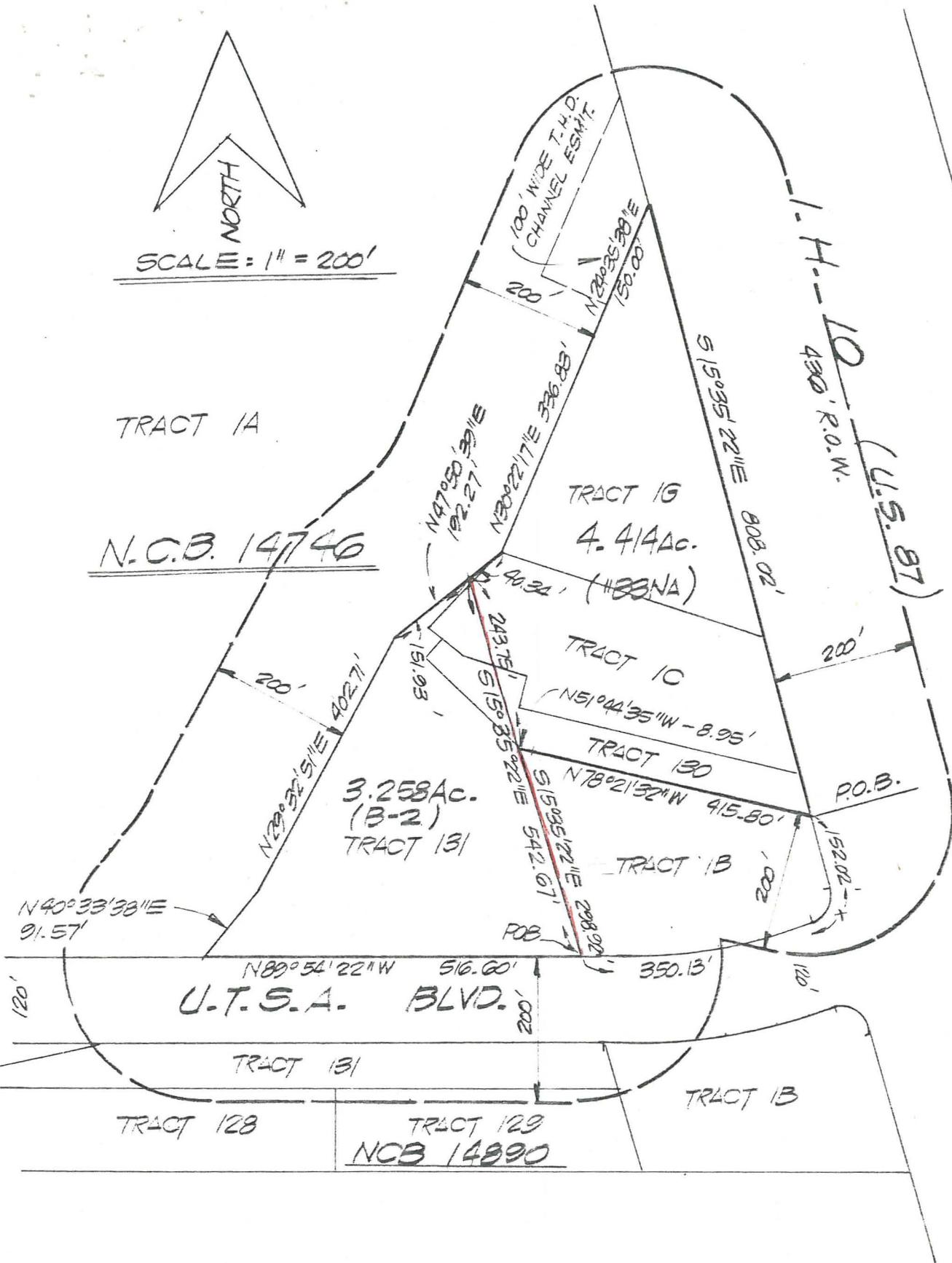


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ZONING NOTES FOR

A 4.414 acre tract of land out of tracts 1C, 1G, and 130 all out of NCB 14746, San Antonio, Bexar County, Texas and being more particularly described as follows:

- Beginning: At a point on the southwest R.O.W. line of Interstate Highway 10, said point being N15°35'22"W 152.02 feet from the intersection of the north R.O.W. line of U.T.S.A. Boulevard with the southwest R.O.W. line of Interstate Highway 10;
- Thence: N78°21'32"W 415.80 feet to a point;
- Thence: N51°44'35"W 8.95 feet to a point;
- Thence: N15°35'22"W 243.75 feet to a point;
- Thence: N47°50'39"E 40.34 feet to a point;
- Thence: N30°22'17"E 336.83 feet to a point;
- Thence: N24°35'38"E 150.00 feet to a point on the southwest R.O.W. line of Interstate Highway 10;
- Thence: S15°35'22"E 808.02 feet along the southwest R.O.W. line of Interstate Highway 10 to the point of beginning of this 4.414 acre tract of land.



ZONING SKETCH OF

A 3.258 and a 4.414 Acre Tracts of Land comprised of Tracts 10, 16, 130, and 131, all out of N.C.B. 14746, San Antonio, Bexar County, Texas.

Duke-Keller and Associates
 7800 I.H. 10 West, Suite 300
 San Antonio, Texas 78230
 August 2, 1983

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE: Z83313NAME: Duke-Keller & Associates

The rezoning and reclassification of:

Temporary R-1 To B-3NA

A 4.414 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the Planning Department.
In the 14000 Block of I.H. 10 Expressway.

Temporary R-1 To B-2

A 3.258 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located 150' northwest and 375' west of the intersection of I.H. 10 Expressway and U.T.S.A. Blvd., having 808.02' on I.H. 10 Expressway and 516.60' on U.T.S.A. Blvd.
The B-3NA fronting on I.H. 10 Expressway and the B-2 fronting on U.T.S.A. Blvd.

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

TO : "B-3NA" Business District, Non-Alcoholic Business and "B-2" Business 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: Duke-Keller & Associates

ZONING CASE NO. Z83313

STATUS OF APPLICANT: Lessee

APPEAL CASE

YES

NO XX

OWNER OF PROPERTY: George Manning

OWNER CONCURS WITH THIS REZONING REQUEST

YES

NO XX

DATE OF APPLICATION: August 1, 1983

LOCATION OF PROPERTY

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

A 4.414 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the Planning Department.

In the 14000 Block of I.H. 10 Expressway

Temporary "R-1" to "B-2"

A 3.258 acre tract of land out of NCB 14746, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located 150' northwest and 375' west of the intersection of I.H. 10 Expressway and U.T.S.A. Blvd., having 808.02' on I.H. 10 Expressway and 516.60' on U.T.S.A. Blvd.

The B-3NA fronting on I.H.10 Expressway and the "B-2" fronting on U.T.S.A. Blvd.

REQUESTED CHANGE OF PROPERTY

From Temporary "R-1" One Family Residence District to "B-3NA" Business District, Non-Alcoholic Business and "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING HELD ON September 13, 1983

Information Presented By Applicant

Mr. Robert Lopez, stated that they are requesting the change of zoning for "B-3" development. He amended his petition to "B-2" on the southwestern portion of the property and "B-3NA" on the eastern portion fronting IH-10.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

The property in question is located northwest of the intersection of I.H. 10 and U.T.S.A. Blvd. It is staffs' understanding that U.T.S.A. Blvd. is to be realigned to intersect I.H. 10 approximately 1400' south of its present location. Considering the realignment of U.T.S.A. Blvd., staff feels that the more intensive zoning district such as the requested "B-3" be situated at that intersection.

Recommendation

Denial as requested and approval of "B-2".

TRAFFIC ENGINEERING RECOMMENDATION

The subject property is served by the Temporary two-way frontage road of I.H. 10 Expressway and by the old alignment of U.T.S.A. Blvd. a collector street. Rezoning should not be detrimental to area traffic.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

MOTION WAS MADE BY Mr. Adams and seconded by Mr. Washington, to recommend approval of the amended petition from Temporary "R-1" One Family Residence District to "B-2" Business District and "B-3NA" Business District Non-Alcoholic Beverages for the following votes:

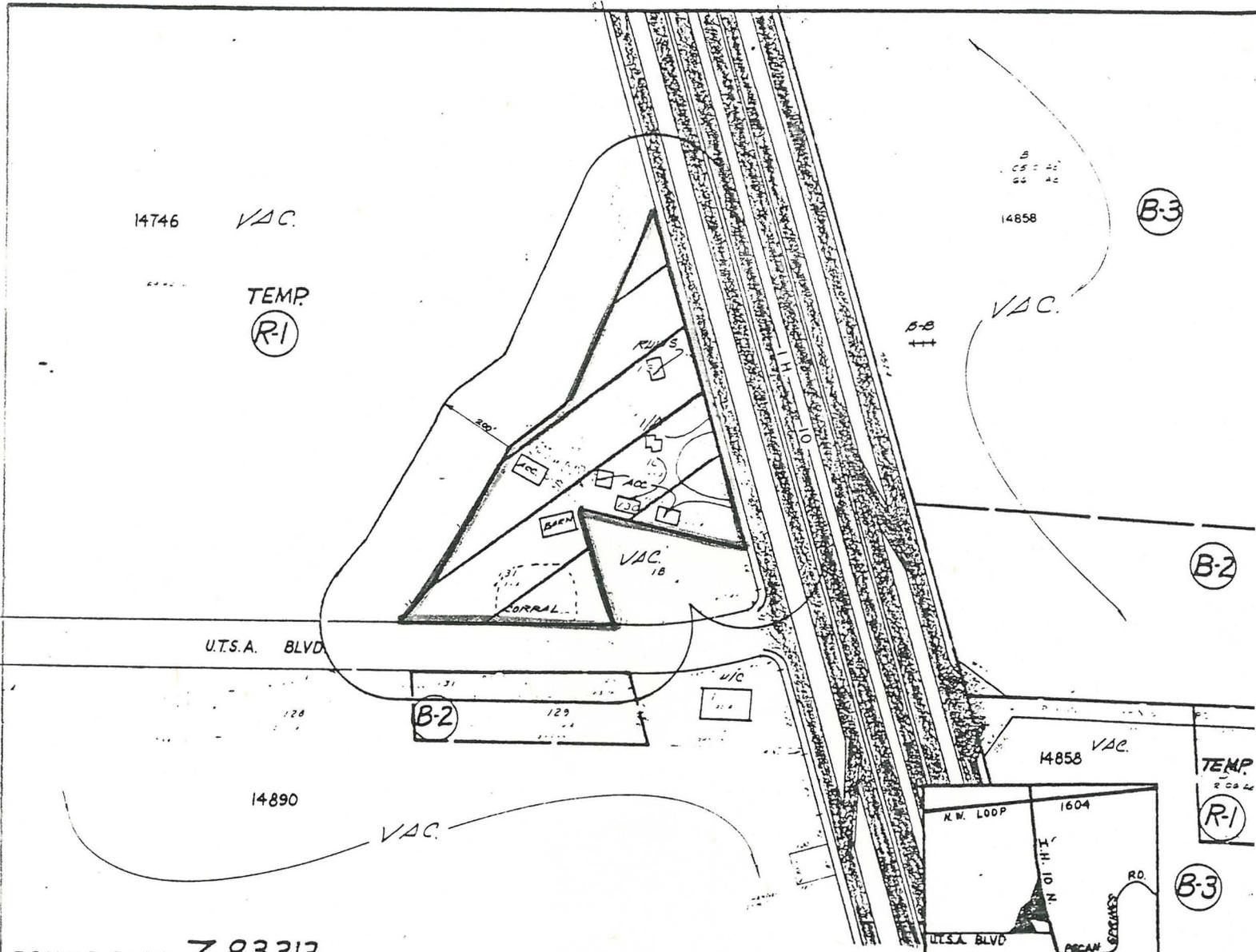
Adams, Washington, Rodriguez, McNeel, Meza, Polunsky voting in the affirmative; Davies voting against; Alvarado, Oviedo, Kachtik, Small being absent.
THE MOTION CARRIED.

REASONS FOR ACTION

1. Subject property is located on a 7.672 acre tract of land out of NCB 14746 in the 14000 Block of I.H. 10 Expressway.
2. There were nine notices mailed out, none returned in opposition and two returned in favor.
3. It is this Commissioner's opinion, that property fronting onto I.H. 10 would be better used in the "B-3" category.

RESULTS OF NOTICES FOR COUNCIL HEARING

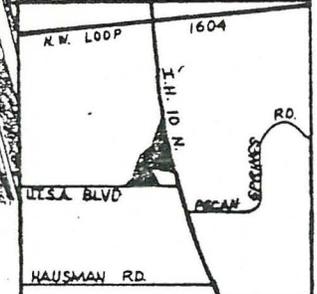
(To be provided at Council Hearing)



ZONING CASE Z 83313

CITY COUNCIL DISTRICT NO: 8 CENSUS TRACT 1818
 REQUESTED ZONING CHANGE " GRID R-63
 FROM TEMP R-1 SINGLE TO B-3 HA BUS. DIST. NON-ALCOHOLIC BUS. &
FAMILY RES. DIST. "B-2" BUS. DIST.
 DATE NOV. 17, 1983

SCALE 0 100 200'



DEPARTMENT OF PLANNING
 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 Irene Palencia,, who being by me duly sworn, says on oath that he 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 #57909 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 21,, 1983.

AN ORDINANCE 57909

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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 17th day of November, 1983.

/s/Henry Cisncros
MAYOR

ATTEST:
/s/Norma S. Rodriguez
City Clerk

Sworn to and subscribed before me

Irene Palencia

ay of November, 1983.

A. Orozco

in and for Bexar County,