

AN ORDINANCE 60479

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. z85082)

The rezoning and reclassification of property from "A" Single-Family Residence District to "B-2" Business District, listed below as follows:

Lot 60, NCB 11883.
306 West Sunset Road

Provided that five feet of street right-of-way dedication is given along Sunset Road, and that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

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 28th DAY OF March 1985.

ATTEST: Norma
CITY CLERK

J. Rodriguez
CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

85-23

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBERING	
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. 27
 DATE: MAR 28 1985

MEETING OF THE CITY COUNCIL
 MOTION BY: Archer SECONDED BY: Hasslocher
 ORD. NO. 60479 ZONING CASE #285082
 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		✓	
BOB THOMPSON PLACE 6		absent	
JOE ALDERETE, JR. PLACE 7		✓	
G.E. "ED" HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

Provided that 5' of street right-of-way dedication is given along Sunset Rd., and that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

85-23

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 9

CASE: Z85082

NAME: Barbara Hughes

The rezoning and reclassification of:

LOCATION: Lot 60, NCB 11883
306 W. Sunset Road

FOR INFORMATION ONLY

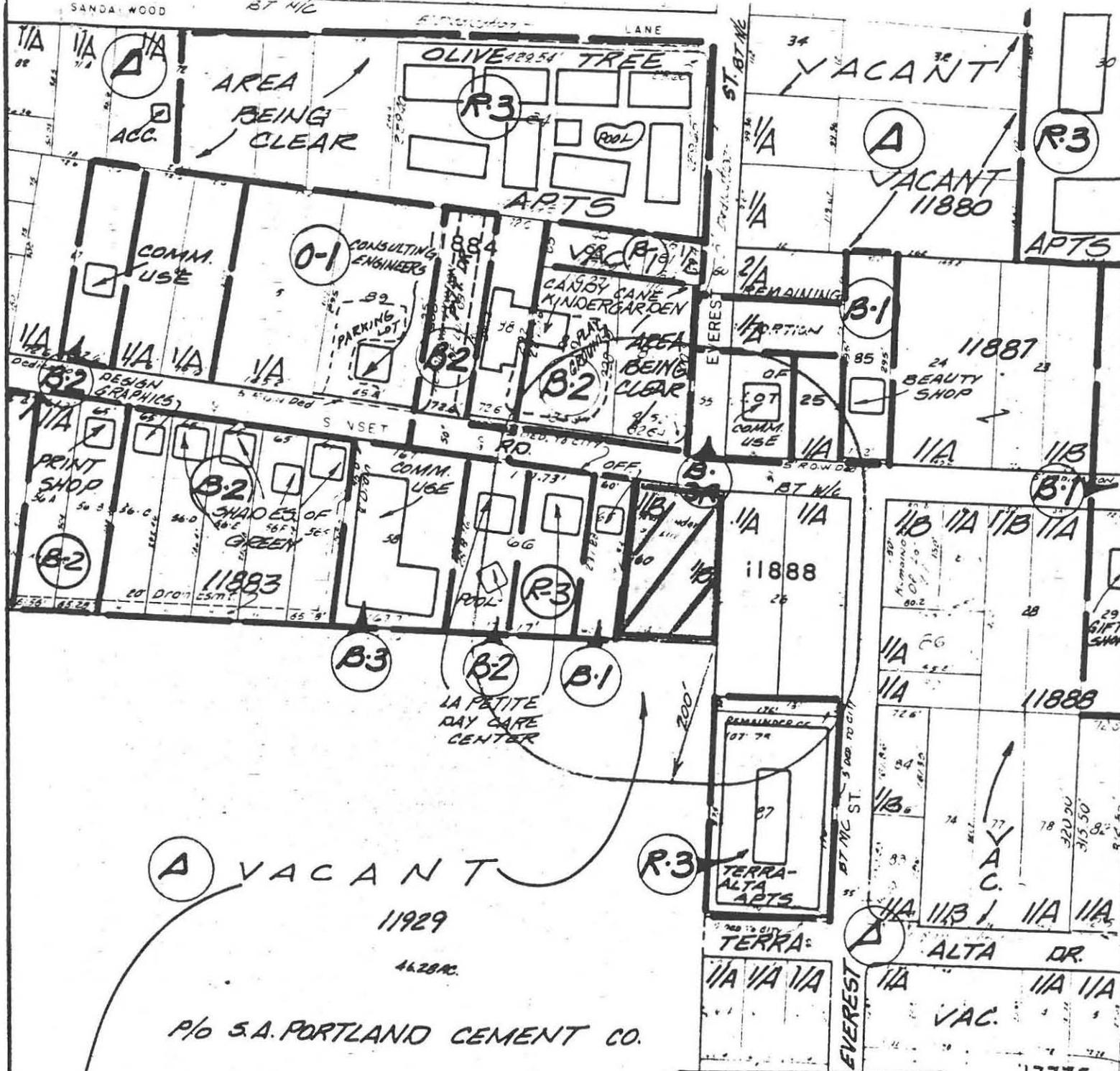
Subject property is located on the southside of Sunset Road, being 180' west of the intersection of Everest Ave., having 121.2' on Sunset Road and a depth of 226.34'

FROM: "A" Single Family Residence District

TO: "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

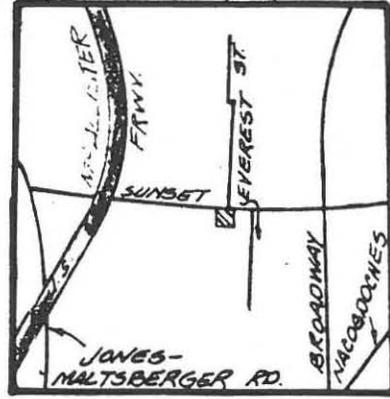


A VACANT
 11929
 46,28 AC.
 P/O S.A. PORTLAND CEMENT CO.

ZONING CASE Z85082

CITY COUNCIL DISTRICT NO: 9 CENSUS TRACT 1207
 REQUESTED ZONING CHANGE B2 GRID 16-60
 FROM "SINGLE FAM. RESID." TO "B2" BUS. DIST.

DATE MARCH 28, 1985
 SCALE



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS



APPLICANT: Barbara Hughes

ZONING CASE NO Z85082

APPEAL CASE

YES

NO X

STATUS OF APPLICANT: Owner

OWNER OF PROPERTY: Barbara Hughes

OWNER CONCURS WITH THIS REZONING REQUEST:

YES X

NO

DATE OF APPLICATION: January 29, 1985

LOCATION OF PROPERTY

Lot 60, NCB 11883
306 W. Sunset Road

FOR INFORMATION ONLY

Subject property is located on the southside of Sunset Road, being 180' west of the intersection of Everest Ave., having 121.2' on Sunset Road and a depth of 226.34'

REQUESTED CHANGE OF PROPERTY

"A" Single Family Residence District to "B-2" Business District

ZONING COMMISSION PUBLIC HEARING HELD ON March 5, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Jack Gaffney, 7911 Broadway, stated that they are requesting the change of zoning for "B-2" uses. He further stated that they propose to operate a retail florist outlet on the subject property.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

DISCUSSION

The subject property fronts onto Sunset Rd., a major arterial for this area. In the recent past this area has been transitioning from residential to office and business zonings and uses. It is staff opinion that the granting of this request would be compatible with the area.

RECOMMENDATION

Approval is recommended by staff

TRAFFIC ENGINEERING RECOMMENDATION

Five (5) feet of dedication along Sunset required. Driveways and off street parking to be submitted to Traffic Engineering for approval.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were sixteen notices mailed out to the surrounding property owners, one returned in opposition and three returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr Polunsky and seconded by Mr. Alvarado, to recommend approval of the requested petition from "A" Single Family Residence District to "B-2" Business District for the following votes:

Polunsky, Alvarado, Washington, McNeel, Oviedo, Adams voting in the affirmative; None voting against; Davies, Meza, Rodriguez, Kachtik, Small being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on Lot 60, NCB 11883, 306 W. Sunset Road.
2. There were sixteen notices mailed out, one returned in opposition and three returned in favor.
3. Staff has recommended approval. It is this Commissioner's opinion, that the "B-2" zoning is compatible with the existing zoning in the area.

OTHER RECOMMENDATIONS

It is further stipulated that 5' of dedication be given along Sunset and that driveways and off street parking be provided and submitted to the Traffic Section for approval.

RESULTS OF NOTICES FOR CITY COUNCIL

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 #60479 hereto attached has been published in every issue of said newspaper on the following days, to-wit: April 3, 1985.

(CASE NO. Z85082)

The rezoning and reclassification of property from "A" Single-Family Residence District to "B-2" Business District, listed below as follows:

Lot 60, NCB 11883.
306 West Sunset Road.

Provided that five feet of street right-of-way dedication is given along Sunset Road, and that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

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 28th day of March 1985.

/s/ HENRY CISNEROS
MAYOR

ATTEST:
/s/ Norma S. Rodriguez,
City Clerk

4/3

AN ORDINANCE 60479

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:

Irene Palencia

Sworn to and before me this 3rd of April, 1985.

Kaye Talley

Notary Public in and for Bexar County, Texas

TO: CITY CLERK
FROM: REAL ESTATE DIVISION

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
99 MAY 27 11:11 AM '97

Misc. Easements
& Dedications

RE: Parcel No. _____

The instruments listed below pertaining to a conveyance of right-of-way to the City are transmitted herewith:

Deed

Easement (Dedications) - Vol. 7685, Page 1831

Title Guaranty Policy

Other: _____

Sunset Road Properties, L.P. - Sunset Road Enterprises, L.C., General Partner

The above parcel was obtained for Sunset Road Dedication for Street Purposes - Z-85082.

Ordinance No.: 60479, Dated: March 28, 1985

REAL ESTATE DIVISION

BY: Johnny Saldana

DATE: December 31, 1998

FILED _____ (date) in

The office of the City Clerk

Norma S. Rodriguez
CITY CLERK

EASEMENT (DEDICATION)

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF BEXAR

THAT SUNSET ROAD PROPERTIES, L. P., acting herein by SUNSET ROAD ENTERPRISES, L. C., General Partner, by its duly authorized member, THOMAS G. BASSLER, ("Grantor"), in fulfillment of the offer made pursuant to zoning case Z85082, City of San Antonio, Bexar County, Texas, which was heard by the City Council of the City of San Antonio on or about March 28, 1985, by these presents does GRANT and DEDICATE to The City of San Antonio)], whose address is PO Box 839966, San Antonio, Texas 78283, an easement for public street right of way purposes over, across and under that one certain five foot wide strip out of Lot 60, New City Block 11883, Olmos Park Heights, an Addition to the City of San Antonio, Bexar County, Texas, as more particularly described in Exhibit A attached to and made a part of this instrument ("Property"). Grantee shall also have the right to construct, reconstruct, repair and replace any improvements necessary for the use by the public of the right of way hereby granted.

Grantor excludes and excepts any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Property Code or its successor.

TO HAVE AND TO HOLD the easement, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever without warranty of any kind.

Executed this 27th day of October, 1998.

BOOK 07285 PAGE 01831

SUNSET ROAD PROPERTIES, L. P.
Sunset Road Enterprises, L.C.,
General Partner

Thomas G. Bassler
Thomas G. Bassler, Member

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 27th day of October, 1998, by Thomas G. Bassler, Member of Sunset Road Enterprises, L. C. General Partner of Sunset Road Properties, L. P.

Jesse Quesada
Notary Public, State of Texas

After recording return to:

Real Estate Division
City of San Antonio
P. O. Box 839966
San Antonio, Tx. 78283-3966

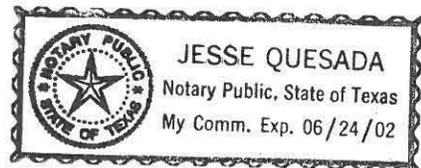


EXHIBIT "A"
(0.014 ACRES)
(RIGHT OF WAY DEDICATION)

STATE OF TEXAS:
COUNTY OF BEXAR:

Field notes for a 0.014 acre tract of land being out of Lot 60, New City Block 11883, Olmos Park Heights, An Addition to the city of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 29, Deed and Plat Records of Bexar County, Texas, and being a portion of the land as described in a deed to Sunset Road Properties, recorded in Volume 7323, Page 2004 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch steel pin found on the existing south right-of-way line of Sunset Road for the northwest corner of Lot 59 and the northeast corner of Lot 60, New City Block 11883, Olmos Park Heights, an Addition to the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 2651 of the Deed and Plat Records of Bexar County, Texas.

THENCE with the common line between Lot 59 and Lot 60, South 02° 38' 42" West, a distance of 5.00 feet to a one half inch steel pin set on the proposed south right-of-way line of Sunset Road and being the southeast corner of this dedication.

THENCE along the proposed south right-of-way line of Sunset Road, North 82° 23' 08" West, a distance of 121.35 feet to a one half inch steel pin found on the east line of the west 60 feet of Lot 60 as described in a deed recorded in Volume 2651, Page 326 of the Deed and Plat Records of Bexar County, Texas, and being the southwest corner of this dedication.

THENCE with the west line of this tract, North 07° 50' 05" East, a distance of 5.00 feet to a one half inch steel pin set on the existing south right-of-way line of Sunset Road for the northwest corner of this tract and being the northwest corner of Lot 60.

THENCE along the existing south right-of-way line of Lot 60, South 82° 22' 36" East, a distance of 120.90 feet to the place of the **BEGINNING**.

(BEARINGS BASED ON PLAT RECORDED IN VOLUME 980, PAGE 29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS)

(REFERENCE IS HEREBY MADE TO A 11" X 17" PLAT OF THIS SAME DATE)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor do hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision.

Jerry D. Wilkie, Jr.

Jerry D. Wilkie, Jr.
Registered Professional
Land Surveyor
Registration Number 4724

Date: September 28, 1998
Job Number: 3888



EXHIBIT, "A"

Book D Volume 07285 Page 01832

RECORDERS MEMORANDUM

At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid and unenforceable under Federal Law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number/Sequence # the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas.

OCT 27 1998



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Oct 27 1998

At 9:21am



Receipt #: 172425
Recording: 5.00
Doc/Mgmt: 6.00

Doc/Num : 98- 0190145

Deputy -Betty Sepulveda

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