

AN ORDINANCE **42923**

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. 5233)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "P-1 (R-3)" Multiple Family Residential District, Planned Unit Development, listed below as follows:

A 4.670 acre tract of land out of NCB 15688, located on the northeast side of Scarsdale Drive, being approximately 288.75' north of the intersection of Scarsdale Drive and Feathercrest Road; having approximately 853.94' on Scarsdale Drive with a maximum depth of approximately 370', being further described by field notes filed in the Office of the City Clerk.

Provided that proper replatting 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 18th day of October 1973.

Glenn B. Lay
M A Y O R

PRO TEM

ATTEST: *J. H. Duellman*
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

DISTRIBUTION

ITEM NO. K.

MEETING OF THE CITY COUNCIL DATE: OCT 18 1973

MOTION BY: Sankati SECONDED BY: Mendoza

ORD. NO. 42923 ZONING CASE 5233

RESOL. _____ PETITION _____

AVIATION DIRECTOR
BUILDING & PLANNING ADMIN.
CITY WATER BOARD
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT OFFICER
COMMUNITY ANALYSIS DIVISION
COMPREHENSIVE PLANNING
CONVENTION BUREAU
CONVENTION CENTER
FINANCE DIRECTOR
ASSESSOR
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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		abs	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		✓	
CLIFFORD MORTON PLACE NO. 6		abs	
ALFRED BECKMANN PLACE NO. 7		abs	
ALVIN G. PADILLA, JR. PLACE NO. 8		✓	
LEO MENDOZA, JR. PLACE NO. 9		✓	

provided that proper replatting is accomplished.

73-54

PHONE 824-4558

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
 AMERICAN SOCIETY OF CIVIL ENGINEERS
 AMERICAN SOCIETY OF MILITARY ENGINEERS
 CONSULTING ENGINEERS COUNCIL OF TEXAS & U. S.
 AMERICAN SOCIETY OF PLANNING OFFICIALS

FIELD NOTES FOR

NCB 15688

A 4.670 ACRE TRACT OF LAND ADJACENT TO AND SOUTHWEST OF A 65.063 ACRE TRACT BEING THE FIRST NINE HOLES OF THE NORTHERN HILLS GOLF COURSE, SAID 4.670 ACRE TRACT BEING OUT OF THE 157.522 ACRE TRACT OUT OF THE HENRY G. KOCH AND OUT OF THE E. E. VOIGT TRACT, VOLUME 5583, PAGE 467, BEING OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, COUNTY BLOCK 5014, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point on the curved northeast ROW line of Scarsdale Drive being the following courses along the northeast ROW line of Scarsdale Drive from the intersection of the southeast ROW line of Scarsdale Drive with the northeast ROW line of Feathercrest Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151:

N 41° 10' 09" E 15.00 feet to the most southerly extremity of a 15.00 foot radius return at the northeast corner of Scarsdale Drive and Feathercrest Drive;

Northwesterly along said return having a radius of 15.00 feet, a central angle of 79° 14' 31", a tangent length of 20.70 feet, an arc length of 34.58 feet and a chord which bears N 09° 12' 36" W 31.88 feet to the PT;

N 30° 24' 40" E 23.75 feet to the PC of a curve to the left;

Northwesterly along said curve to the left having a radius of 348.33 feet, a central angle of 46° 54' 24", a tangent length of 151.12 feet and an arc length of 285.17 feet to the point of beginning;

THENCE: Northwesterly along the curved northeast ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151, having a radius of 348.33 feet, a central angle of 22° 50' 17", a tangent length of 70.36 feet, and an arc length of 138.84 feet to the PT;

THENCE: N 39° 19' 58" W 404.65 feet along the northeast ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151, to the PC;

THENCE: Northeasterly along the curved northeast ROW line of Scarsdale Drive having a radius of 200.49 feet, a central angle of 85° 43' 58", a tangent length of 186.09 feet, and an arc length of 300.00 feet to the PRC as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151;

FIELD NOTES FOR A 4.670 ACRE TRACT, Page 2

- THENCE: S 48° 49' 51" E 814.78 feet partially along the southwest property line of a 65.063 acre tract being the First Nine Holes of the Northern Hills Golf Course to a point on a curve whose tangent bears S 22° 37' 38" W;
- THENCE: Southwesterly along said curve having a radius of 430.00 feet, a central angle of 17° 02' 11", a tangent length of 64.40 feet, and an arc length of 127.86 feet to the PRC of a curve to the right;
- THENCE: Southwesterly along said curve to the right having a radius of 6.00 feet, a central angle of 81° 28' 18", a tangent length of 5.17 feet, and an arc length of 8.53 feet to the PRC of a curve to the left;
- THENCE: Southwesterly along said curve to the left having a radius of 430.00 feet, a central angle of 07° 43' 33", a tangent length of 29.03 feet and an arc length of 57.98 feet to the PT;
- THENCE: S 79° 20' 12" W 211.65 feet to the PC of a curve to the right;
- THENCE: Northwesterly along said curve to the right having a radius of 6.00 feet, a central angle of 84° 10' 07", a tangent length of 5.42 feet and an arc length of 8.81 feet to the POINT OF BEGINNING, containing 4.670 acres of land, more or less.

NOTE: These field notes were prepared from office calculations by R. Marvin Shipman & Co., from the field notes of the 65.063 acre tract being the First Nine Holes of the Northern Hills Golf Course and from the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151.

2017
C-2036
26 June 1972
PD/ms

DATE September 28, 1973

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5233 NAME LAD Properties-Fashion Homes

The rezoning and reclassification of:

A 4.670 acre tract of land out of NCB 15688, being further described by filed notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the northeast side of Scarsdale Drive, being approximately 288.75' north of the intersection of Scarsdale Drive and Feathercrest Road; having approximately 853.94' on Scarsdale Drive with a maximum depth of approximately 370'.

FROM: Temporary "R-1" Single Family Residential District

TO: "P-1(R-3)" Multiple Family Residential District , Planned Unit Development.

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: LAD Properties-Fashion Homes

ZONING CASES 5233

Appeal Case

DATE OF APPLICATION: August 3, 1973

Yes _____

No XXX

LOCATION OF PROPERTY:

A 4.670 acre tract of land out of NCB 15688, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the northeast side of Scarsdale Drive, being approximately 288.75' north of the intersection of Scarsdale Drive and Feathercrest Road; having approximately 853.94' on Scarsdale Drive with a maximum depth of approximately 370'.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "P-1(R-3)" Planned Unit Development Multiple Family Residential District.

ZONING COMMISSION PUBLIC HEARING ON SEPTEMBER 12, 1973:

Information Presented by Applicant:

Mr. Billy Watson, representing applicant, stated to the Commission the proposed PUD plan was originally drawn under the old ordinance. He presented the finished plans of the proposed development to the Commission.

Mr. Howard Null, presented the preliminary plan of the proposed development to the Commission. He stated that the Traffic Department had not approved the plan in regards to the private drives. Since then the applicant has worked with the Traffic Department revising their plans and Traffic now feels that the private drives are acceptable.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

The property in question is a portion of an overall nonconforming master plan which the Commission recently considered and approved. The proposed development will abut a golf course to the north and the staff has recommended approval of "R-6", "R-3", "O-1" and "B-2" zonings surrounding the property on three sides. In the staff's opinion, the requested change is considered appropriate and in line with the other proposed development in this area.

Recommendations

Approval
Proper platting.

Traffic and Transportation Department Recommendations:

A report from the Traffic Department states that through proper development of the Planned Unit Development concepts of minimum interference with adjacent traffic, the proposed zoning should create no major traffic problems.

Results of Notices Received Before Hearing:

There were three notices mailed to the surrounding property owners; none returned in opposition and one notice returned in favor.

COMMISSION ACTION

By a vote of five in favor and four being absent, the Commission recommended approval of this request.

Reasons for Action

- (1) Property is located on Scarsdale, just off Feathercrest, in the Northern Hills area and is part of a previously approved nonconforming master plan.
- (2) The PUD approach in the "R-3" will provide adequate development of this particular piece of property.
- (3) The staff and other City agencies involved have approved the plan.

Other Recommendations

It is further recommended that the property be replatted and that applicant work with the Traffic Department.

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 _____

Donald F. Smasal, who being by me duly sworn,

says on oath that he is ~~one of the publishers~~ ^{Business Manager} 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 42923 Case No. 5233 hereto attached has been published in

every issue of said newspaper on the following dayx to-wit: _____

October 22, 19 73

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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 18th day of October, 1973.

GLENN B. LACY
Mayor Pro-Tem

ATTEST:
J. H. INSELMANN
City Clerk

Donald F. Smasal Donald F. Smasal

Sworn to and subscribed before me this 22nd day of October, 19 73

Stella Cruz

Notary Public in and for Bexar County, Texas