

AN ORDINANCE

44527

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

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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. 5767)

The rezoning and reclassification of property from "B-2" Business District to "B-3" Business District, listed below as follows:

A 6.7056 acre tract of land out of NCB 11672, located on the northeast side of N. W. Military Highway being 570' northwest of the intersection of N. W. Military Highway and Bel Air Drive, having 764' on N. W. Military Highway and a maximum depth of 505.48', being further described by field notes filed in the Office of the City Clerk.

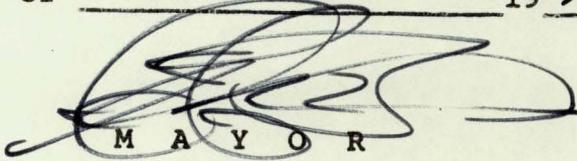
2500 Block of N. W. Military Highway

Provided that proper platting is accomplished.

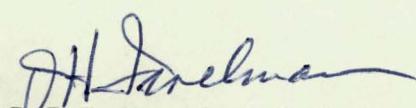
SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

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 31st day of October 19 74.

  
M A Y O R

Charles L. Becker

ATTEST:   
C I T Y C L E R K

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

74-53

DISTRIBUTION

ITEM NO. A.

OCT 31 1974

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
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	

MEETING OF THE CITY COUNCIL

DATE: \_\_\_\_\_

MOTION BY: San M

SECONDED BY: O'Connell

ORD. NO. 44527

ZONING CASE 5767

RESOL. \_\_\_\_\_

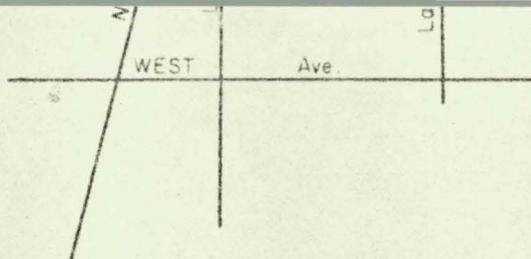
PETITION \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE 1		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DR. JOSE SAN MARTIN PLACE 2		<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHARLES L. BECKER PLACE 3		<input checked="" type="checkbox"/>	<input type="checkbox"/>
REV. CLAUDE BLACK PLACE 4		<input checked="" type="checkbox"/>	<input type="checkbox"/>
GLENN LACY PLACE 5		<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLIFFORD MORTON PLACE 6		<input checked="" type="checkbox"/>	<input type="checkbox"/>
W.J. "BILL" O'CONNELL PLACE 7		<input checked="" type="checkbox"/>	<input type="checkbox"/>
ALVIN G. PADILLA, JR. PLACE 8		<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEO MENDOZA, JR. PLACE 9		<input checked="" type="checkbox"/>	<input type="checkbox"/>

proper plating

74-53

# 5767



VICINITY MAP

6.7056 ACRE TRACT

A 6.7056 acre tract (292,097.05 square feet) of land lying in the City of San Antonio, Bexar County, Texas being out of a 412.3159 acre tract in the original Pinckney Caldwell Survey No. 88, County Block 4984, New City Block 11672, San Antonio and Bexar County, Texas, said 412.3159 acre tract being described in Deed from Paloma Properties to Good Financial Corporation as recorded in Volume 7172, Page 808, Deed Records of Bexar County, Texas, said 6.7056 acre tract being more particularly described as follows:

BEGINNING at the most southwesterly corner of said 412.3159 acre tract, said corner being located on the easterly right-of-way line of Northwest Military Drive;

THENCE, N 21° 13' 34" W along the easterly right-of-way line of Northwest Military Drive a distance of 764.22 feet to a point for a corner, said point also being an angle point in the easterly right-of-way line of Northwest Military Drive;

THENCE, N 68° 46' 26" E for a distance of 450.00 feet to a point for a corner;

THENCE, S 21° 13' 34" E for a distance of 533.98 feet to a point for a corner, said point lying on the southerly property line of said 412.3159 acre tract;

THENCE, S 41° 40' 39" W along the southerly property line of said 412.3159 acre tract for a distance of 505.48 feet to a point for a corner, said point being the POINT OF BEGINNING of the heretofore described 6.7056 acre tract.

DATE October 11, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5767 NAME Good Financial Corp.

The rezoning and reclassification of:

A 6.7056 acre tract of land out of NCB 11672,  
being further described by field notes filed  
in the office of the Building and Planning  
Administration Department.  
2500 Block of N. W. Military Highway

FOR INFORMATION ONLY

Located on the northeast side of N. W. Military  
Highway being 570' northwest of the intersection  
of N. W. Military Highway and Bel Air Drive,  
having 764' on N. W. Military Highway and a maxi-  
mum depth of 505.48'.

FROM: "B-2" Business District

TO: "B-3" Business District

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: Good Financial Corporation

ZONING CASE 5767

DATE OF APPLICATION: July 9, 1974

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY

A 6.7056 acre tract of land out of NCB 11672, being further described by field notes filed in the office of the Building and Planning Administration Department.  
2500 Block of N. W. Military Highway

FOR INFORMATION ONLY

Located on the northeast side of N. W. Military Highway being 570' northwest of the intersection of N. W. Military Highway and Bel Air Drive, having 764' on N. W. Military Highway and a maximum depth of 505.48'.

ZONING CHANGE REQUESTED

From "B-2" Business District to "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON SEPTEMBER 25, 1974

Information Presented by Applicant

Mr. Ron E. Watkins stated to the Commission that he was in agreement with the staff's recommendations.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question is located at the intersection of N. W. Military Highway and Lockhill-Selma Road. There is "B-3" Business District zoning to the southwest and to the southeast of the subject property. There is also "F" Local Retail zoning to the southwest. The proposed zoning would provide a good land use pattern at this major intersection and would be compatible with the surrounding land uses.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that the intersection of Lockhill-Selma Road and N. W. Military Highway is not easily controlled. Therefore, access points near this intersection from the subject property must be limited and carefully controlled.

Results of Notices Received Before Hearing

There were twelve notices mailed to the surrounding property owners; none were returned in opposition and four notices were returned in favor.

COMMISSION ACTION

By a vote of eight in favor and one being absent, the Commission recommended approval of "B-3" Business District.

Reasons for Action

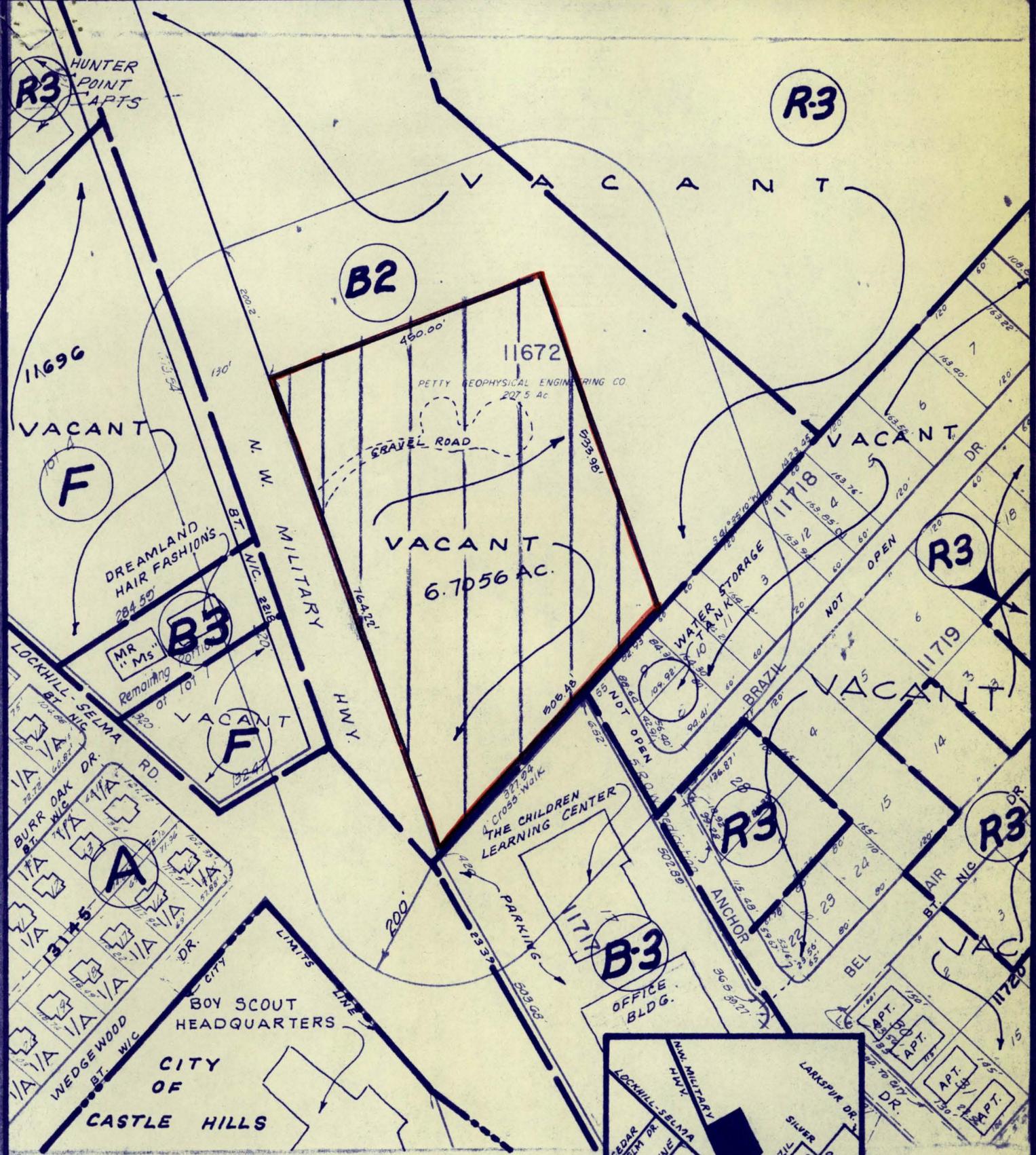
- (1) Property is located on the east side of N. W. Military Highway at its intersection with Lockhill-Selma Road, in an area of business zonings and uses.
- (2) There is "B-3" to the southeast, "B-3" and "F" zonings across N. W. Military Highway, to the southwest and "B-2" to the northwest and northeast.
- (3) The "B-3" zoning seems to be appropriate at this intersection and it would offer the proponent the opportunity to improve the property to its highest and best use.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that the property be properly platted, if necessary.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



# ZONING CASE 5767

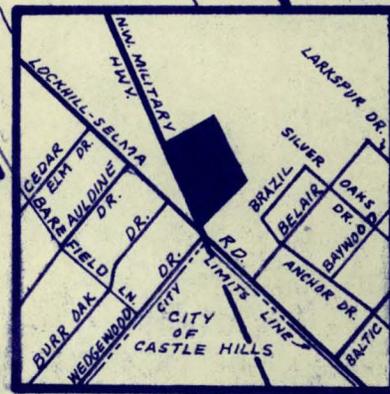
REQUESTED ZONING CHANGE

FROM "B-2" BUS. DIST.

TO "B-3" BUS. DIST.

DATE OCTOBER 31, 1974

SCALE 0 100' 200' 300' 400'



# 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, Business Manager, 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 #44527 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: November 4,

19 74

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PASSED AND APPROVED this 31st day of October 1974.

CHARLES L. BECKER  
Mayor

ATTEST:  
J. H. INSELMANN  
City Clerk

Donald F. Smasal

Sworn to and subscribed before me this 4th Day of November, 1974.

Ernest G. Arnold

Notary Public in and for Bexar County Texas