

AN ORDINANCE **49691-A**

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. 7307)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "R-1" Single Family Residential District, "R-3" Multiple Family Residential District and "B-3" Business District, listed below as follows:

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

A 62.21 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the City Clerk

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

A 20.15 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the City Clerk.

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

A 90,005 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the City Clerk.  
In the 7900 Block of U.S. Hwy. 90 Expressway

Provided that a one foot non-access easement is imposed along the lines between the "R-3" and "B-3" zoning which separates the "R-3"

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 Building and Zoning Administration 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 17<sup>th</sup> day of August, 1978.

*John D. Dutton*  
M A Y O R **78-37**  
PRO TEM

ATTEST: *Norma J. Rodriguez*  
Asst. City Clerk

APPROVED AS TO FORM: *James H. M...*  
City Attorney

DISTRIBUTION

AVIATION
BUDGET & RESEARCH
BUILDING & ZONING
CITY WATER BOARD
CITIZEN ACTION & PUBLIC INFORMATION
COMMERCIAL RECORDER
CONVENTION BUREAU
CONVENTION CENTER
ECONOMIC & EMPLOYMENT DEVELOPMENT
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
TREASURY DIVISION
FINANCE-GRANT SECTION
INTERNAL AUDIT
PROPERTY RECORDS
FIRE CHIEF
HEALTH DIRECTOR
HEMISFAIR PLAZA
HUMAN RESOURCES
LEGAL - CITY ATTORNEY
LIBRARY DIRECTOR
MARKET SQUARE
MUNICIPAL COURTS
PARKS & RECREATION DEPT.
PERSONNEL DIRECTOR
PLANNING
POLICE CHIEF
PRESS ROOM
PUBLIC WORKS DIRECTOR
ENGINEERING DIVISION
ENGINEERING - SEWERS
RIGHT OF WAY & LAND ACQUISITION
PURCHASING
TRAFFIC & TRANSPORTATION

*Substitute*

ITEM NO. 3

MEETING OF THE CITY COUNCIL

DATE: 8-17-88

MOTION BY: Ortiz

SECONDED BY: Webb

ORD. NO. **49691-A**

ZONING CASE \_\_\_\_\_

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3			X
FRANK D. WING PLACE 4			X
BERNARDO EURESTE PLACE 5		✓	
RUDY C. ORTIZ PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		<i>absent</i>	
PHIL PYNDUS PLACE 8		✓	
GLEN HARTMAN PLACE 9		✓	
JOHN STEEN PLACE 10			X
LILA COCKRELL PLACE 11 (MAYOR)		<i>absent</i>	

*Permanent R-1 for 26 - 35 acres*

**78-37**

*B-3 in upper 90 acres  
allows R-3 between B-3  
and permanent R-1 with  
non access between R-3 and B-3*

- AVIATION
- BUDGET & RESEARCH
- BUILDING & ZONING
- CITY WATER BOARD
- CITIZEN ACTION & PUBLIC INFORMATION
- COMMERCIAL RECORDER
- CONVENTION BUREAU
- CONVENTION CENTER
- ECONOMIC & EMPLOYMENT DEVELOPMENT
- EQUAL EMPLOYMENT OPPORTUNITY
- FINANCE DIRECTOR
- ASSESSOR
- CONTROLLER
- TREASURY DIVISION
- FINANCE-GRANT SECTION
- INTERNAL AUDIT
- PROPERTY RECORDS
- FIRE CHIEF
- HEALTH DIRECTOR
- HEMISFAIR PLAZA
- HUMAN RESOURCES
- LEGAL - CITY ATTORNEY
- LIBRARY DIRECTOR
- MARKET SQUARE
- MUNICIPAL COURTS
- PARKS & RECREATION DEPT.
- PERSONNEL DIRECTOR
- PLANNING
- POLICE CHIEF
- PRESS ROOM
- PUBLIC WORKS DIRECTOR
- ENGINEERING DIVISION
- ENGINEERING - SEWERS
- RIGHT OF WAY & LAND ACQUISITION
- PURCHASING
- TRAFFIC & TRANSPORTATION

*Motion postponed*  
*to 30 days*

ITEM NO. 3

MEETING OF THE CITY COUNCIL

DATE: AUG 17 1978

MOTION BY: Pyndus

SECONDED BY: Webb

ORD. NO. \_\_\_\_\_

ZONING CASE **7307**

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1			X
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4			X
BERNARDO EURESTE PLACE 5			X
RUDY C. ORTIZ PLACE 6			X
JOE ALDERETE, JR. PLACE 7	absent		
PHIL PYNDUS PLACE 8		✓	
GLEN HARTMAN PLACE 9	absent		
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)	absent		

*Motion to postpone 30 days*

*Provided that proper platting is accomplished; that a 1' non-access easement is imposed along the line which separates the "B-2" & the "R-2" & that a 50' rear building setback line is imposed along the south line of the "R-2" opening abutting the single family dwelling.*

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	
CONTROLLER	
TREASURY DIVISION	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
PLANNING	
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 3

MEETING OF THE CITY COUNCIL

DATE: 8-17-78

MOTION BY: Pyzdek

SECONDED BY: Hatman

ORD. NO. \_\_\_\_\_

ZONING CASE \_\_\_\_\_

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1			
JOE WEBB PLACE 2			
HELEN DUTMER PLACE 3			
FRANK D. WING PLACE 4			
BERNARDO EURESTE PLACE 5			
RUDY C. ORTIZ PLACE 6			
JOE ALDERETE, JR. PLACE 7			absent
PHIL PYNDUS PLACE 8			
GLEN HARTMAN PLACE 9			
JOHN STEEN PLACE 10			
LILA COCKRELL PLACE 11 (MAYOR)			absent

*to change 110 acres to B-3  
+ leave the other tax tracts  
as is. w/a non access easement  
along the south line of the 110 acre  
tract*

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE #7307 NAME: Ray Ellison Industries

The rezoning and reclassification of:

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

A 26.37 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of Building and Zoning

FOR INFORMATION ONLY

Subject property is located 260' northwest of the intersection of Threadneedle Lane and Ray Ellison Boulevard and 137' northwest of the intersection of S.W. Loop 410 Expressway and Charing Cross Lane, being between Ray Ellison Boulevard and S.W. Loop 410 Expressway; having 720.02' on Ray Ellison Boulevard, 285' on S.W. Loop 410 Expressway and a distance of 2376.59' between Ray Ellison Boulevard and S.W. Loop 410 Expressway.

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

A 35.84 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of Building & Zoning

FOR INFORMATION ONLY

Subject property is located 980.02' northwest of the intersection of Threadneedle Lane and Ray Ellison Boulevard and 422' northwest of the intersection of S.W. Loop 410 Expressway and Charing Cross Lane, being between Ray Ellison Boulevard and S.W. Loop 410 Expressway; having 742.19' on Ray Ellison Boulevard, 350' on S.W. Loop 410 Expressway and a distance of 2376.59' on Ray Ellison Boulevard and S.W. Loop 410 Expressway.

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

A 110.15 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of Building and Zoning. In the 7900 Block of U.S. Hwy 90 West Expressway

FOR INFORMATION ONLY

Subject property is located on the southeast side of U.S. Hwy 90 West Expressway between Ray Ellison Boulevard and S.W. Loop 410 Expressway; having 2267.69' on U.S. Hwy 90 West Expressway, 2030.11' on Ray Ellison Boulevard and 2104.14' on S.W. Loop 410 Expressway

FROM: Temporary "R-1" Single Family Residential District to "R-2" Two Family Residential District, "B-2" and "B-3" Business Districts.

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

# 7307

DESCRIPTION OF R-2 ZONE

A 26.377 acre parcel of land out of Tract 21, Mackay Ranch Subdivision, being out of the Francisco Rivas Survey, No. 1, Abstract 14, County Block 4307, and being more particularly described as follows:

BEGINNING for point of reference at the northeast corner of Lackland City Subdivision, Unit 30, as recorded in Volume 4700, Page 122, Deed and Plat Records, Bexar County, Texas.

THENCE: N 24°57'48" W along the west right-of-way line of Interstate Highway 410 a distance of 15.0 feet to a point and Place of Beginning.

THENCE: in a southwesterly direction the following courses:

- S 65°02'12" W - 921.00 feet to an angle point;
- S 24°57'48" E - 306.00 feet to an angle point;
- S 65°02'12" W - 1083.45 feet to an angle point;
- S 41°18'12" W - 320145 feet to an angle point;
- S 65°02'12" W - 70.91 feet to an angle point on the east right-of-way line of Ray Ellison Blvd. for the southwest corner of this parcel;

THENCE: N 25°35'25" W - 720.02 feet to an angle point for the northwest corner of this parcel;

THENCE: N 65°02'12" E - 2376.59 feet to an angle point for the northeast corner of this parcel,

THENCE: S 24°57'48" E along the west right-of-way line of Interstate Highway 410 a distance of 285.00 to a point and Place of Beginning. Containing 26.377 acres of land.

# 7307

DESCRIPTION OF B-2 ZONE

A 35.84 acre parcel of land out of Tract 21, Mackay Ranch Subdivision, being out of the Francisco Rivas Survey No. 1, Abstract 14, County Block 4307, and being more particularly described as follows:

BEGINNING for point of reference at the northeast corner of Lackland City Subdivision, Unit 30, as recorded in Volume 4700, Page 122, Deed and Plat Records, Bexar County, Texas.

THENCE: N 24°57'48" W along the west right-of-way line of Interstate Highway 410 a distance of 300.00 feet to a point and Place of Beginning.

THENCE: S 65°02'12" W - 2376.59 feet to an angle point for the southwest corner of the parcel;

THENCE: along the east right-of-way line of Ray Ellison Blvd. the following courses:

- N 25°35'25" W - 193.09 feet to an angle point;
- N 25°28'00" W - 506.95 feet to an angle point for the northwest corner of this parcel;

THENCE: in a easterly direction the following courses:

- N 65°02'12" E - 2083.16 feet to an angle point;
- S 24°57'48" E - 350.00 feet to an angle point;
- N 65°02'12" E - 300.00 feet to a point for a corner of this parcel;

THENCE: S 24°57'48" E along the west right-of-way line of Interstate Highway 410 a distance of 350.00 feet to a point and Place of Beginning. Containing 35.84 acres of land.

A 110.15 acre parcel of land out of Tract 21, Mackay Ranch Subdivision, being out of the Francisco Rivas Summary No. 1, Abstract 14, County Block 4307, and being more particularly described as follows:

BEGINNING for point of reference at the northeast corner of Lackland City Subdivision, Unit 30, as recorded in Volume 4700, Page 122, Deed and Plat Records, Bexar County, Texas:

THENCE: N  $24^{\circ}57'48''$  W along the west right-of-way line of Interstate Highway 410 a distance of 650.00 feet to a point and Place of Beginning.

THENCE: S  $65^{\circ}02'12''$  W - 300.00 feet to an angle point for a corner of this parcel;

THENCE: N  $24^{\circ}57'48''$  W - 350.00 feet to an angle point for a reentrant corner of this parcel;

THENCE: S  $65^{\circ}02'12''$  W - 2083.16 feet to an angle point for the southwest corner of this parcel;

THENCE: in a northerly direction along the east right-of-way line of Ray Ellison Blvd. the following courses:

N  $25^{\circ}28'00''$  W - 45.15 feet to an angle point;  
 N  $25^{\circ}21'19''$  W - 1849.39 feet to an angle point;  
 N  $19^{\circ}26'27''$  E - 135.57 feet to a point on the south right-of-way line of U.S. Highway 90 West;

THENCE: N  $65^{\circ}13'40''$  E - 1568.61 feet to an angle point;

THENCE: N  $74^{\circ}00'27''$  E - 258.85 feet to the point of curvature of a curve to the right;

THENCE: along said curve having a radius of 540.80 feet, a central angle of  $46^{\circ}38'30''$ , a tangent length of 233.14 feet, an arc length of 440.24 feet to point of tangency;

THENCE: S  $56^{\circ}28'19''$  E - 240.32 feet to the point of tangency of a curve to the right;

THENCE: along said curve having a radius of 536.50 feet, a central angle of  $39^{\circ}32'14''$ , a tangent length of 192.82, and an arc length of 370.21 feet to the point of tangency;

THENCE: in a southerly direction along the west right-of-way line of Interstate Highway 410 the following courses:

S  $16^{\circ}56'05''$  E - 101.45 feet to the point of curvature of a curve to the left;  
 Along said curve having a radius of 5902.96 feet, a central angle of  $07^{\circ}54'14''$ , a tangent length of 407.80 feet, and an arc length of 814.31 feet to the point of tangency;

S  $24^{\circ}50'19''$  E - 169.13 feet to an angle point;  
 S  $24^{\circ}57'48''$  E - 408.72 feet to a point and Place of Beginning. Containing 110.15 acres of land.

APPLICANT: Ray Ellison Industries

DATE OF APPLICATION: April 11, 1978

LOCATION OF PROPERTY:

ZONING CASE 7307  
APPEAL CASE  
Yes  
No XXX

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

A 26.37 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the Building and Zoning Department

FOR INFORMATION ONLY

Subject property is located 260' northwest of the intersection of Threadneedle Lane and Ray Ellison Boulevard and 137' northwest of the intersection of S.W. Loop 410 Expressway and Charing Cross Lane, being between Ray Ellison Boulevard and S.W. Loop 410 Expressway; having 720.02' on Ray Ellison Boulevard, 285' on S.W. Loop 410 Expressway and a distance of 2376.59' between Ray Ellison Boulevard and S.W. Loop 410 Expressway.

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

A 35.84 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the Building and Zoning Department.

FOR INFORMATION ONLY

Subject property is located 980.02' northwest of the intersection of Threadneedle Lane and Ray Ellison Boulevard and 422' northwest of the intersection of S.W. Loop 410 Expressway and Charing Cross Lane, being between Ray Ellison Boulevard and S.W. Loop 410 Expressway; having 742.19' on Ray Ellison Boulevard, 350' on S.W. Loop 410 Expressway and a distance of 2376.59' between Ray Ellison Boulevard and S.W. Loop 410 Expressway.

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

A 110.15 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the Building and Zoning Department.  
In the 7900 Block of U.S. Hwy 90 West Expressway

FOR INFORMATION ONLY

Subject property is located on the southeast side of U.S. Hwy. 90 West Expressway between Ray Ellison Boulevard and S.W. Loop 410 Expressway; having 2267.69' on U.S. Hwy. 90 West Expressway, 2030.11' on Ray Ellison Boulevard and 2104.14' on S.W. Loop 410 Expressway.

ZONING COMMISSION PUBLIC HEARING HELD ON May 9, 1978.

Information Presented by Applicant

Mr. Herbert Quiroga, Director of Land Planning for Ray Ellison stated they have developed an overall master plan for this area. The subject property has been designated as the center business point for this area. They have accommodated this project so that there will be easy traffic flow. Entrance and exit ramps will be provided through Ray Ellison Drive. In a meeting with some of the residents of this area, they have agreed to zone the rear twenty-six (26) acres to "R-2" instead of "R-3" to provide a buffer between the business development and the single family residential development to the south. Also, they are proposing a 1' non-accessment and a 50' building setback line along the south property line to further insure there will be no encroachment into the residential properties. The proposed development will be comprised of free-standing buildings, with adequate off-street parking and easy traffic flow.

IN FAVOR

Mrs. Kay Brown, 334 Dartmoor, stated she lives in the Valley Hi North Subdivision. Due to commercial nature of Old Hwy. 90 and the heavy traffic, the subject property is rendered commercial in nature. In a meeting with representatives of Ray Ellison, they have agreed to request an "R-2" zoning for the 26 acres. The traffic concern has been met at its best. Hwy 90 and Loop 410 obviously are commercial in nature. This subdivision is surrounded by commercial, and there is nothing much that can be done. They have agreed to the proposed change in zoning since Mr. Quiroga has agreed to the "R-2" on the rear 26 acres, with a non access easement along the rear line of the subject property and a 50' tree buffer from the alley. She would like the motion or ordinance to contain these stipulations. She also represents a property owner who lives on Charing Cross. He, too, has changed his vote in favor subject to the stipulations. In answer to the Commission's question, Mrs. Brown indicated the residents understanding was that there would be a 50' setback line. She does not feel a 50' building setback would protect the residents to the rear. Also, there would be nothing to protect the trees from being removed. The trees serve as a buffer from the sewage plant and the pool which have been eyesores for many years.

Rev. John Strange, 126 Charing Cross, stated he would like to speak in favor of the "R-2" zoning with the 50' buffer. He, also, is in favor of the development of the subject property. As the pastor of the nearby church, he feels this

development will increase the value of their property; enhance the growth of Valley Hill; improve the services of the community; and improve employment. Also, the proposed traffic pattern will keep the traffic from generating into the residential development.

Mr. Homer E. Hamm, 123 Charing Cross, stated he is in concurrence with the proposed change in zoning as long as the proposed "R-3" is reduced to "R-2" and the 50' buffer and the non-access easement are imposed.

Mr. George E. Hurlock, Jr., 122 Charing Cross, stated he has lived in this area for seventeen years. He is in favor of the reduced change in zonings with the rear 26 acres being "R-2", and with a 50' non-access easement and an additional buffer.

It is to be noted there was a misunderstanding as to the imposition of a 50' building setback as opposed to a 50' tree buffer.

The Commission advised the opponents that Mr. Quiroga is proposing a 50' building setback line from the line that abuts the single family residences to the rear of subject property and not a 50' tree buffer.

Mr. E. St. Amant, 155 Charing Cross, stated he is in favor of the requested change in zoning subject to the 50' natural barrier in order to reduce the noise from the highway.

#### IN OPPOSITION

Mrs. Karole Frieman, 214 Threadneedle, stated she would like to recommend to the Commission that the subject property not be rezoned for the following reasons: (1) Mr. Ellison has not shown how the land will be used. She has no idea what type of use of buildings will be placed on the subject property. She feels the City has a right to protect her and the largest investments she makes in a life time from neighborhood deterioration which might be due to substandard construction of homes or businesses that might cause her property to decrease in value and in general towards progress that would jeopardize the safety of her children or invade the privacy of her neighborhood. (2) Valley Hi North, although in the City, is serviced by a private water company. The water pressure in this area is low. The rezoning could cause more drain on the existing system and even highwater rates. She feels this needs to be investigated before the property is rezoned. (3) Increase in traffic due to business or multiple family dwellings would increase the traffic in her neighborhood. (4) This City is one of the nation's largest. One of the precepts of zoning is to control the City's growth, to provide planned communities for its citizens. A homeowner should not be afraid to buy a home in San Antonio for fear of having its value depreciated due to lack of community planning, which she feels is the case. Further, she is opposed to the "R-2" zoning because it will devalue her property.

Mr. Charles Head, 327 Threadneedle, stated he and his wife have been residents of Valley Hi since 1970. He feels that this subdivision can continue to grow if the proposed zoning is denied. He questions the fact that another shopping center is necessary. There are several shopping centers in existence in this area.

Mrs. Charles Head, 327 Threadneedle, stated their original deed contains the restriction for single family housing only, and nothing else should be built.

The Commission indicated that those deed restrictions apply only to a particular unit and those legal description within the deed.

Mr. Jim Frieman, 214 Threadneedle, stated he opposed the rezoning because he feels the environmental impact should be investigated. There are some times low water pressures and at times high water pressures. If further strain is placed on the resources, it will affect the water supply. At the meeting held between Ray Ellison representatives and the residents of this area, it was mentioned that there would be 50' of trees and then a fence. He is sure that is why the residents changed their vote.

Mr. Max Zambro, 114 Harrow, stated he feels there will be a traffic problem because even though they are proposing access onto the 410 access road, the residents of this area, will still go through the residential streets. Also, why change the 26 acres from "R-1" to "R-2" when there are no plans to develop the area. Why not leave it as "R-1".

#### REBUTTAL

Mr. Quiroga further indicated they are looking into the improvement of the water pressure. In comparison from the single family housing to a shopping center, the single family housing would affect the pressure more. The sewage plan will be relocated within a year. In conclusion, he realizes a 1' non-access easement is necessary to prevent the generation of traffic into the residential development. During the meeting held with the residents, he volunteered a 50' building setback line to insure that there would not be a building within that area. Mr. Quiroga further indicated how many times has a developer appeared before the Commission and in mind, there is a 16' alley prior to the proposed 50' building setback line. As a total, there will be approximately 66' from the residential development to an actual structure. After some discussion Mr. Quiroga agreed to place a 1' non-access easement between the "B-2" and the "R-2" zonings.

#### STAFF RECOMMENDATIONS

##### Discussion

The property in question is located southwest of the interchange of Loop 410 Expressway and U.S. Hwy. 90 West, with a frontage

road providing access to the subject property. Ray Ellison Boulevard along the west side of the subject property is shown as a major arterial street for this area and intersects Hwy 90 West. To the south, there is a single family subdivision. The applicant's proposal is to establish "B-3" zoning at the major intersections with "B-2" and "R-3" zonings providing a transitional pattern towards the single family development. Considering the location, it's access and the transitional pattern being established on the subject property, the staff recommends approval of this request.

#### Staff Recommendations

##### APPROVAL

Proper platting, a non-access easement to be imposed and a 6' solid screen fence to be erected and maintained along the alley adjacent to the single family subdivision.

#### Traffic and Transportation Department Recommendations

The subject property has frontage along the U.S. Hwy 90 West service road and the Loop 410 service road, both under the jurisdiction of the State Department of Highways and Public Transportation, and along Ray Ellison Boulevard, a secondary arterial (86' ROW) on the Major Thoroughfare Plan. Ravenswood Drive, a local type "A" street stubs into the subject property. A non-access easement is recommended along the subject property adjacent to the residentially developed area to separate the commercial and residential traffic.

#### Results of Notices Received before Hearing

There were sixty notices mailed to the surrounding property owners; twenty notices were returned in opposition, plus one outside the 200' radius, and none were returned in favor.

#### COMMISSION ACTION

By a vote of seven in favor, one in opposition, two being absent this vote and one being absent the Commission recommended approval of the change in zonings.

#### Reasons for Action

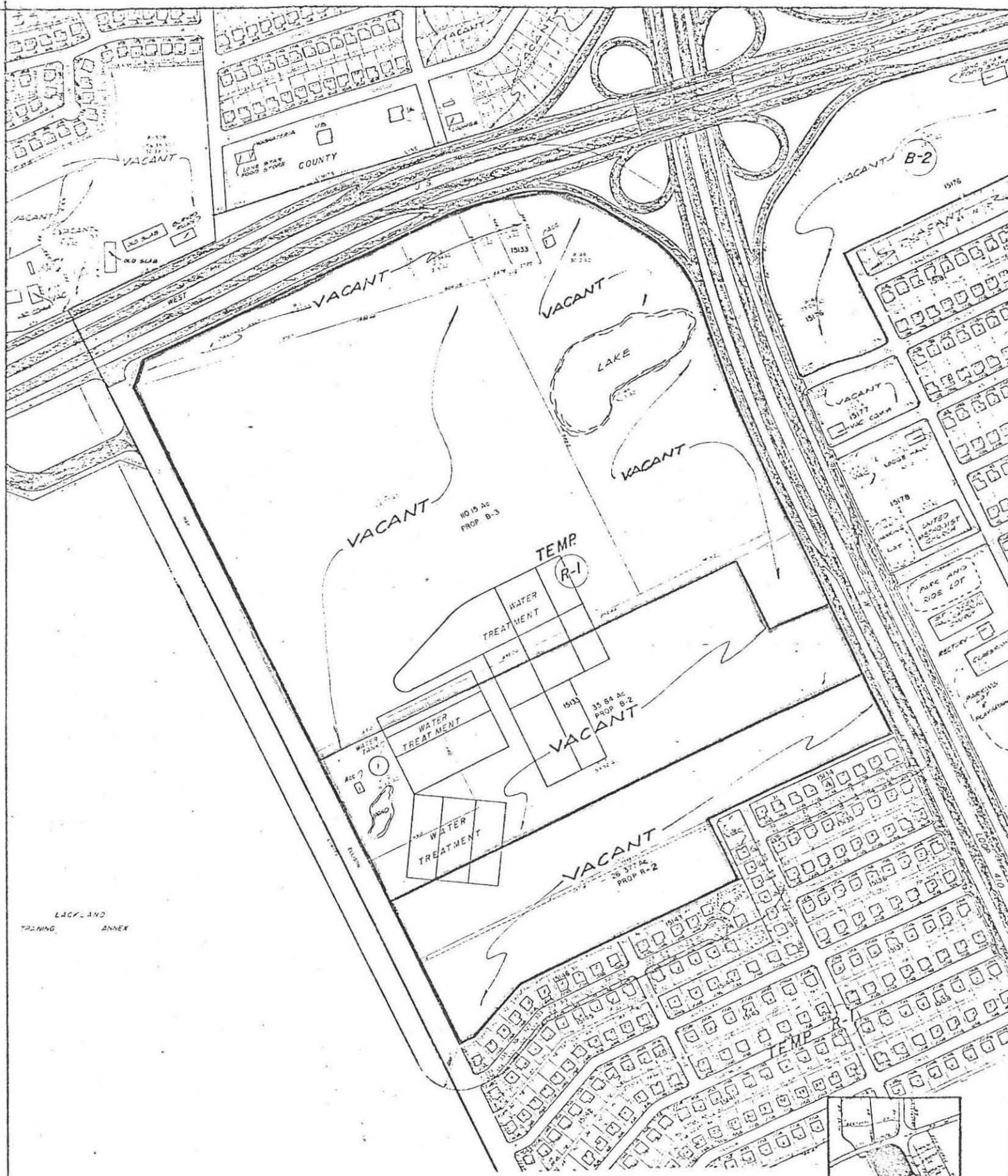
1. Ray Ellison Boulevard is located along the west side of the subject property, and it is shown on the Major Thoroughfare Plan as a secondary arterial.
2. To the south of the recommended "R-2", there is a single family residential subdivision.
3. The proposal of "R-2", "B-2" and "B-3" will establish transitional zoning from the single family residential

- development to the more intensive "B-3" section.
4. Access to Loop 410 and Old Hwy 90 West appears to be the highest and best land use for this tract.
  5. There were sixty notices mailed out; twenty, plus one outside the 200' radius were returned in opposition and none were returned in favor.
  6. There were a number of people present at the public hearing, with several speaking in favor and several against the requested change in zoning.

It is further recommended that the applicant work with the Traffic Department for proper ingress and egress; that proper platting be accomplished; that a 1' non-access easement be imposed along the line which separates the "B-2" and the "R-2" and that a 50' rear building setback line be imposed along the south line of the "R-2" zoning abutting the single family dwellings.

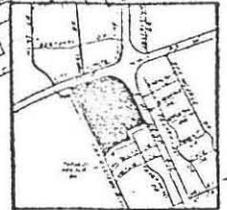
RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing).



**ZONING CASE 7307**

CITY COUNCIL DIST NO 6  
 REQUESTED ZONING CHANGE  
 FROM TEMP R-1 SINGLE FAM TO R-3 MULTIPLE FAM RES DIST B  
 445 DIST  
 DATE 12/17/78



DEPT. OF BUILDING & ZONING  
 SAN ANTONIO, TEXAS

August 18, 1978

Mr. Robert L. Laslie  
Vice President - Supplements  
Municipal Code Corporation  
P.O. Box 2235  
Tallahassee, Florida 32304

Dear Mr. Laslie:

Enclosed you will find a copy of Ordinance 49,692, which was passed by the City Council on August 17, 1978.

Also enclosed is Ordinance 49,691 to be designated as St. Paul Square Historic District. This Ordinance should be referenced with the other Historic Ordinances on Page 1012.64.12.

Please include these Ordinances in your next supplement.

Sincerely,

*G.V. Jackson, Jr.*

G.V. JACKSON, JR.  
City Clerk

GVJ:md  
Enclosure

HIGHWAY 90

B-2  
POSTED  
0511090

SCHE  
400' to 1"  
KAY ELLISON

B-3 USE OF BILLBOARD  
INCLUDES SERVICE STATIONS, DANCE HALLS  
Taverns, BUILDING HARDWARE  
SPECIALITIES, FIX IT SHOPS  
AUTO REPAIR GARAGE CARWASH  
GREENHOUSES 110.15 Acres

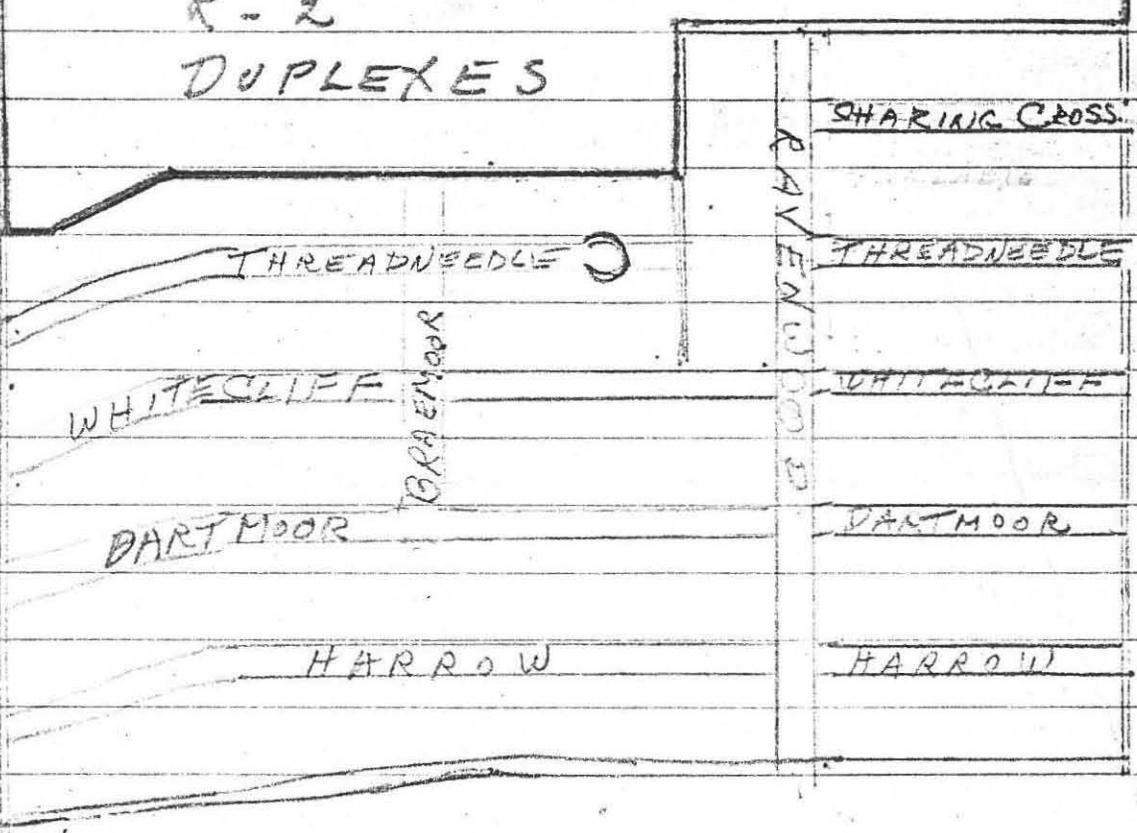
410 ACCESS

GENERAL USE  
RETAIL STORES  
FRUIT + VEG STANDS  
DEPT STORES  
RESTAURANTS  
RES PARTS SALES  
AUTO NURSERIES  
LAUNDRY  
AUTO CLEANERS (EMP)

B-2  
BUSINESS  
35.84 Acres

R-2  
26.38 acres  
DUPLEXES

70 down  
3100  
5700  
CONCRETE  
NOT TO SCALE



70  
acres  
approx

(SUBJECT OPEN AREA  
TO LATER REZONING)

# 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 #49691-A

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: August 21, 19 78.

## AN ORDINANCE 49691-A

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. 7307)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "R-1" Single Family Residential District, "R-3" Multiple Family Residential District and "B-3" Business District, listed below as follows:

#### Temporary "R-1" to "R-1"

A 62.21 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the City Clerk.

#### Temporary "R-1" to "R-3"

A 20.15 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the City Clerk.

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

A 90.00 acre tract of land out of NCB 15133, being further described by field notes filed in the Office of the City Clerk.

In the 7900 Block of U.S. Hwy. 90 Expressway.

Provided that a one foot non-access easement is imposed along the line between the "R-3" and "B-3" zoning.

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 Building and Zoning Administration 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 17th day of August, 1978.

Sworn to and subscribed before

Irene Palencia of August, 19 78.

Crockett in and for Bexar County, Texas