

AN ORDINANCE **45491**

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. 6117)

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

A 0.830 acre tract of land out of Lot 2, Block 1, NCB 15650, located on the southeast side of Wurzbach Road, being 389.49' northeast of the cut-back between Wurzbach Road and Evers Road, having 220' on Wurzbach Road with a depth of 160', being further described by field notes filed in the office of the City Clerk.

6400 Block of Wurzbach Road

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 17th day of July 1975.

Lila Cockrell
M A Y O R

ATTEST: *JH Duellman*
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

75-42

DISTRIBUTION

ITEM NO. 17

JUL 17 1975

MEETING OF THE CITY COUNCIL

DATE: _____

MOTION BY: Nielsen

SECONDED BY: Pyndus

ORD. NO. 45491

ZONING CASE 6117

RESOL. _____

PETITION _____

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
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	
HUMAN RESOURCES	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
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	
TRAFFIC & TRANSPORTATION	

COUNCIL MEMBER	ROLL CALL	AYE	NAY
PHIL PYNDUS PLACE 1		✓	
ROBERT P. "BOB" BILLA PLACE 2		✓	
HENRY G. CISNEROS PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLEN HARTMAN PLACE 5		✓	
AL ROHDE PLACE 6		✓	
RICHARD TENIENTE PLACE 7 (MAYOR PRO-TEM)		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)		✓	

proper platting

75-42

PHONE 824-4555

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

#6117

FIELD NOTES FOR

A 0.830 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 1, NCB 15650, RANNOR SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7000, PAGE 78, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the east ROW line of Wurzbach Road, said point being N 41° 12' 30" E 439.49 feet from the intersection of the north ROW line of Evers Road with the east ROW line of Wurzbach Road;
- THENCE: N 41° 12' 30" E 226.20 feet along the east ROW line of Wurzbach Road to a point;
- THENCE: S 48° 47' 30" E 160.00 feet to a point;
- THENCE: S 41° 12' 30" W 226.20 feet to a point;
- THENCE: N 48° 47' 30" W 160.00 feet to the POINT OF BEGINNING of this 0.830 acre tract of land.

NOTE: These field notes are based on an actual survey on the ground and office calculations prepared by R. Marvin Shipman & Co.

C-2632
 April 24, 1975
 RL/sk

DATE June 26, 1975

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6117 NAME Mr. Tom Martin

The rezoning and reclassification of:

A 0.830 acre tract of land out of Lot 2,
Block 1, NCB 15650, being further described
by field notes filed in the office of the
Building and Planning Administration Department.
6400 Block of Wurzbach Road

FOR INFORMATION ONLY

Located on the southeast side of Wurzbach Road,
being 389.49' northeast of the cut-back between
Wurzbach Road and Evers Road, having 220' on
Wurzbach Road with a depth of 160'.

FROM: "R-3" Multiple Family Residential District

TO: "B-2" 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: Mr. Tom Martin

ZONING CASE 6117

DATE OF APPLICATION: April 28, 1975

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY

A 0.830 acre tract of land out of Lot 2, Block 1, NCB 15650, being further described by field notes filed in the office of the Building and Planning Administration Department. 6400 Block of Wurzbach Road

FOR INFORMATION ONLY

Located on the southeast side of Wurzbach Road, being 389.49' northeast of the cutback between Wurzbach Road and Evers Road, having 220' on Wurzbach Road with a depth of 160'.

ZONING CHANGE REQUESTED

From "R-3" Multiple Family Residential District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON JUNE 18, 1975

Information Presented by Applicant

Mr. Tom Martin stated to the Commission if there was no one present in opposition to the requested rezoning, he would not make a presentation to the Commission.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question is located approximately 389 feet northeast of the intersection of Evers Road and Wurzbach Road, where intensive business development has occurred. With this intensive business pattern having been established at this intersection, the staff in the future would not have any objections to the granting of "B-3" Business zoning on that land lying between the "B-2" and "B-3" districts and the apartment development. The requested "B-2" classification then would provide a transition to the single family development to the northwest. The apartment development to the northeast, along Wurzbach Road, in the staff's opinion, would limit the continuation of the business zoning along Wurzbach Road. Considering the adjacent zoning and the property's frontage onto a major arterial, the staff is recommending approval of the change in zoning.

Recommendations

Approval
Proper platting

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated Wurzbach Road is on the Major Thoroughfare Plan with an 86 foot right-of-way requirement, with long range planning for a four lane divided facility.

COMMISSION ACTION

By a vote of nine in favor the Commission recommended approval of "B-2" Business District.

Reasons for Action

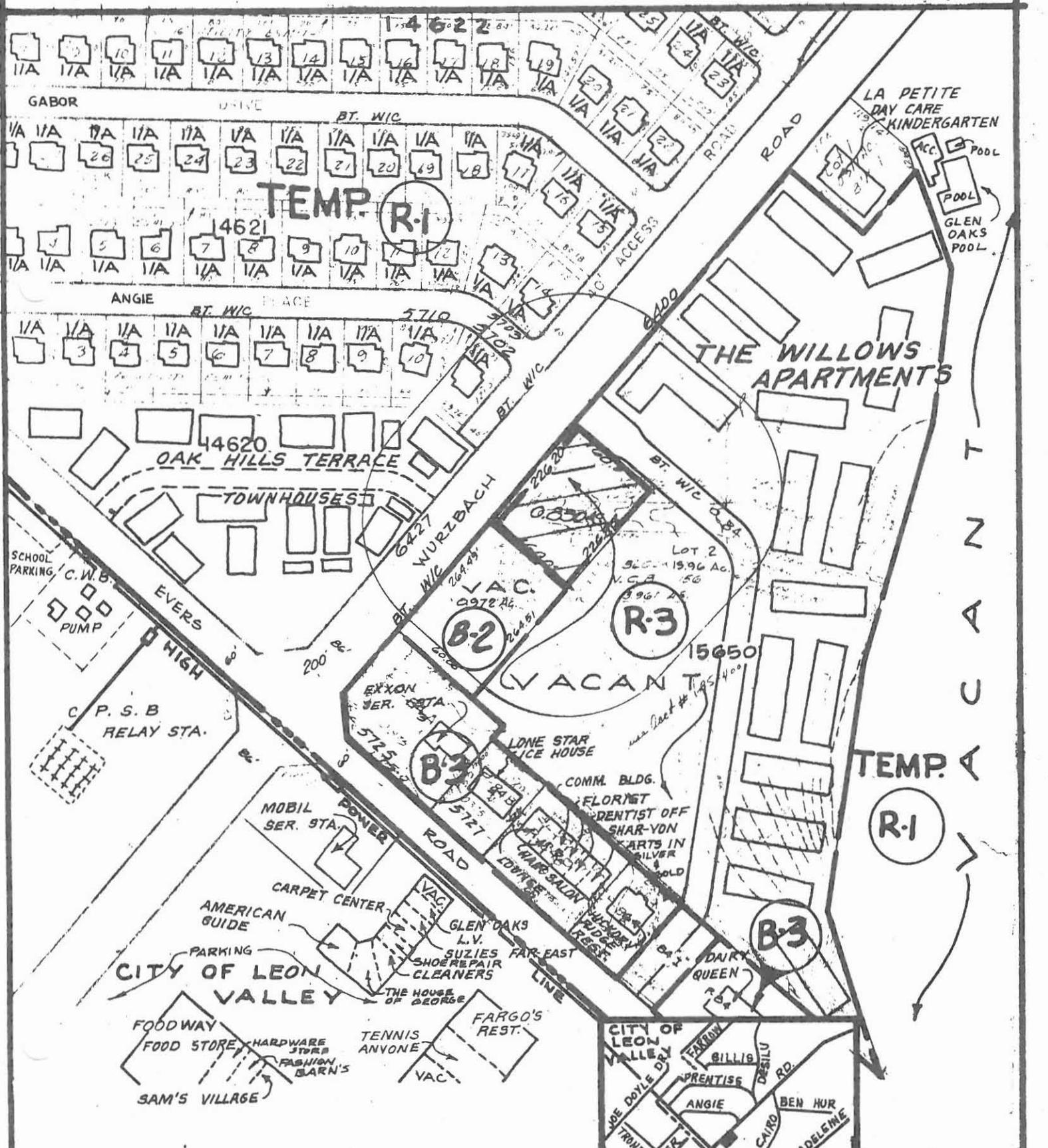
- (1) Subject property is located on the southeast side of Wurzbach Road, northeast of the cutback between Wurzbach Road and Evers Road.
- (2) The property is bounded by "B-3" properties on Evers Road.
- (3) It is felt this rezoning would not adversely affect the character of the neighborhood.
- (4) There was no one present in opposition at the public hearing.
- (5) The land appears to be sufficient in size to accommodate this type of zoning.

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.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

(To be provided at Council hearing.)



ZONING CASE 6117

REQUESTED ZONING CHANGE
 FROM "R-3" MULT. FAMILY RES. DIST.
 TO "B-2" BUS. DIST.

DATE: JULY 17, 1975

SCALE: 0 100' 200' 300' 400'

EICD
 B/GE



DEPT. OF BUILDING & PLANNING ADMINISTRATION
 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 _____

Mrs. Charles D. Treuter _____, who being by me duly sworn,

says on oath that he is one of the publishers of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the An Ordinance #45491

hereto attached has been published in

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

Monday, July 21

19 75

AN ORDINANCE 45491

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PASSED AND APPROVED this 17th day of July, 1975.

LILA COCKRELL
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 21st day of July, 19 75

Ernest G. Karala
Notary Public in and for Bexar County, Texas