

AN ORDINANCE **41684**

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. 4823)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-2" Business District and "R-3" Multiple Family Residential District, listed below as follows:

Temp. "R-1" to "B-2"
The southeast 250' of P-12B
NCB 14857 (approximately 4.101 acres)

Temp. "R-1" to "R-3"
P-12B NCB 14857 save and except the
southeast 250' (approximately 6.721 acres)

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 4th day of January 1973.

John Math
M A Y O R

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

APPROVED AS TO FORM: *Howard L. Walker*
City Attorney

73-1

DISTRIBUTION

AVIATION DIRECTOR	
CITY WATER BOARD	
COMMERCIAL RECORDER	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	
HOUSING & INSPECTIONS	1
INTERGOVERNMENTAL SERV.	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
MUNICIPAL COURTS	
MUNICIPAL FACILITIES	
PARKS & RECREATION DIR.	
PERSONNEL DIRECTOR	
PLANNING DIRECTOR	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
PUBLIC SAFETY-ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

ITEM NO. U.

JAN 4 1973

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Hill SECONDED BY: Becker

ORD. NO. 41684 ZONING CASE 4823

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
CAROL R. HABERMAN PLACE NO. 1		<u>abs</u>	
ED H. HILL PLACE NO. 2		<u>✓</u>	
CHARLES L. BECKER PLACE NO. 3		<u>✓</u>	
DR. ROBERT L.M. HILLIARD PLACE NO. 4		<u>abs</u>	
LEO MENDOZA, JR. PLACE NO. 5		<u>abs</u>	
MANUEL H. CALDERON PLACE NO. 6		<u>✓</u>	
PLEAS C. NAYLOR, JR. PLACE NO. 7		<u>✓</u>	
ALVIN G. PADILLA, JR. PLACE NO. 8		<u>✓</u>	
JOHN GATTI PLACE NO. 9		<u>✓</u>	

Plat

73-1

TO: City Clerk

Date December 15, 1972

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4823 NAME Dick Lubel

The rezoning and reclassification of:

Temp. "R-1" to "B-2"

CB The southeast 250' of P-12B
NCB 14857 (approximately 4.101 acres)

Temp. "R-1" to "R-3"

P-12B NCB 14857 ~~asave~~ and except the
southeast 250' (approximately 6.721 acres)

FOR INFORMATION ONLY

Located on the northwest side of Huebner Road,
716.58' northeast of the cutback, located
between I.H. 10 Expressway and Huebner Road;
having 1587.12' on Huebner Road and a maximum
depth of 1016.27'. The "B-2" being on the
southeast 250' and the "R-3" being on the
remaining portion of the subject property.

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

TO: "B-2" Business District and "R-3" Multiple Family Residential District

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

Department of Planning

NAME OF APPLICANT: Dick Lubel

ZONING CASE 4823

DATE OF APPLICATION: October 24, 1972

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

Temp. "R-1" to "B-2"

The southeast 250' of P-12B

NCB 14857 (approximately 4.101 acres)

NCB 14857

Temp. "R-1" to "R-3"

P-12B NCB 14857 save and except the southeast 250' (approximately 6.721 acres)

FOR INFORMATION ONLY

Located on the northwest side of Huebner Road, 716.58' northeast of the cutback, located between IH 10 Expressway and Huebner Road; having 587.12' on Huebner Road and a maximum depth of 1016.27'. The "B-2" being on the southeast 250' and the "R-3" being on the remaining portion of the subject property.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "B-2" Business District and "R-3" Multiple Family Residential District

ZONING COMMISSION PUBLIC HEARING ON NOVEMBER 29, 1972:

Information Presented by Applicant:

Mr. Dick Lubel, 504 Broadway National Bank Building and representing the proposed purchasers of this tract, stated to the Commission that there is a contract on this property for the zoning that they are requesting. He further stated that it should be granted because Huebner Road is proposed to be a 110' primary R.O.W. in the future according to the Comprehensive Planning Department. Mr. Lubel does not exactly know what purchasers plan for the subject property only that it will be a small subdivision with neighborhood facilities. Proposed purchasers have already done soil tests and have gone to a great expense at this time.

STAFF RECOMMENDATIONS:

Discussion:

Property in question is located approximately 750' northeast of the major intersection of IH 10 Expressway and Huebner Road. Anticipating high intensity development at the intersection, the requested change allows for an area of transition between these anticipated uses and future residential uses.

Approval
Proper platting

Traffic and Transportation Department Recommendations:

Proper access to the proposed is necessary for proper development.

Results of Notices Received Before Hearing:

There were nine notices mailed to the surrounding property owners, none returned in opposition and two returned in favor.

COMMISSION ACTION:

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

Reasons for Action:

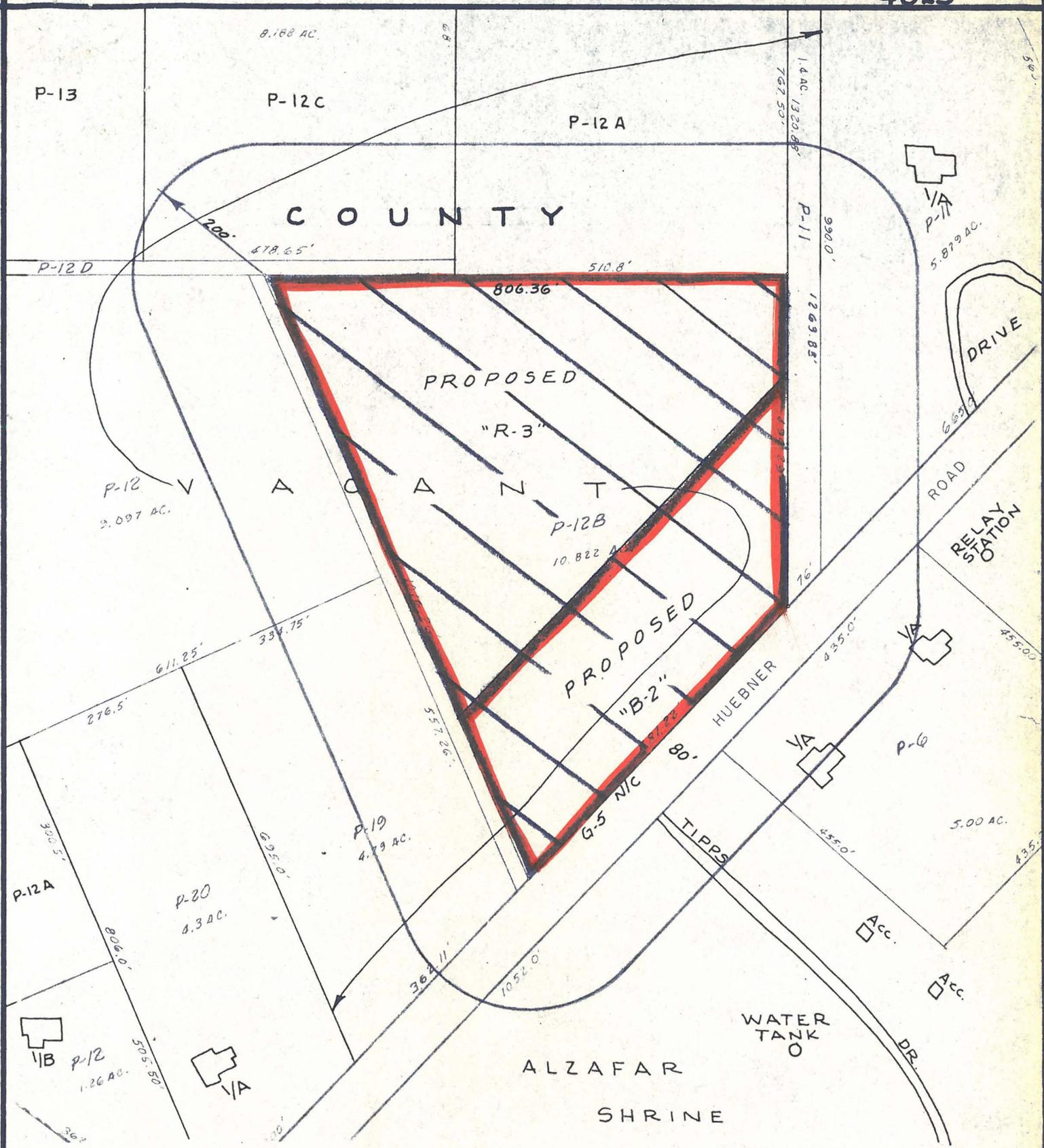
- (1) Proper in question is located approximately 750' northeast of the major intersection of IH 10 Expressway and Huebner Road.
- (2) It is on the northwest side of Huebner Road
- (3) In a recent zoning case this Commission recommended approval of "R-3" zoning on a tract of land immediately to the north west.
- (4) It is anticipated that there will be high intensity development at the intersection of IH 10 and Huebner Road.
- (5) This is proper land use and would offer proper transition from the heavier business uses at the intersection and the future residential uses that might possibly develop to the north.

Other Recommendations

It is further recommended that the property be replatted.

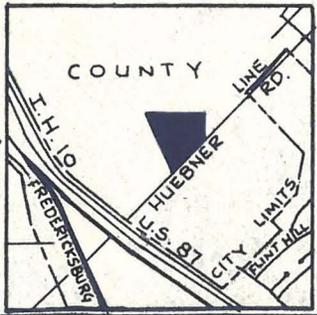
RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing).



ZONING CASE 4823

REQUESTED ZONING CHANGE
 FROM TEMP "R-1" RES. DIST. TO "B-2" BUS. DIST.
 DATE JAN. 1973
 "R-3" MULT. FAMILY DIST.



CITY PLANNING DEPT.
 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 _____

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

says on oath that he is Business Manager Commercial Recorder
~~one of the publishers~~ of the _____

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance 41684 Case No. 4823 hereto attached has been published in every issue of said newspaper on the following days, to-wit: _____

January 5, 1973

AN ORDINANCE 41684

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PASSED AND APPROVED this 4th day of January 1973.

JOHN GATTI
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Donald F. Smasal Donald F. Smasal

Sworn to and subscribed before me this 5th day of January, 1973

Ramiro P. Pango
Notary Public in and for Bexar County, Texas