

AN ORDINANCE **38839**

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. 3985)

Metes and Bounds Description

91.45 acres out of the G. Rodriguez Survey No. 132, County Block 5077, Bexar County, San Antonio, Texas, described as follows:

BEGINNING at the intersection of the south line of Rittiman Road with a line 1 foot east of and parallel with the east line of Industry Park Drive, at the cutoff line on Industry Park Drive;

THENCE with the following calls:

- North 89° 57' 17" East 18.46 feet;
- North 68° 11' 08" East 13.30 feet;
- North 89° 47' 11" East 1953.77 feet to the northeast corner;
- South 00° 18' 28" East 2008.21 feet to the southeast corner;
- North 89° 58' 42" West 1990.93 feet to the southwest corner;
- North 00° 07' 38" West 1995.19 feet to the POINT OF BEGINNING.

The rezoning and reclassification of property from "B" Two Family Residential District and Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; "B-2" & "B-3" Business District; "R-3" Multiple Family Residential District & "R-4" Mobile Home District, listed below as follows:

"B & Temp. R-1 to I-1"
23.669 acres out of Lot 1, NCB 14524
being described by field notes

FIELD NOTES

To be rezoned I-1, Industrial: 23.669 acres:

BEGINNING at the southwest corner of the above described tract; Thence with the following calls:

- North 00° 97' 38" West 1425.03 feet;
- North 89° 47' 11" East 721.69 feet;
- South 00° 12' 49" East 1428.02 feet;
- North 89° 58' 42" West 723.85 feet to the POINT OF BEGINNING

"Temp. R-1 to B-3"
9.518 acres out of Lot 1, NCB 14524
being described by field notes

To be rezoned B-3, Commercial: 9.518 acres:

BEGINNING at the northwest corner of the above described 91.45 acre tract;

THENCE with the following calls:

North 89° 57' 17" East 18.46 feet;
North 68° 11' 08" East 13.30 feet;
North 89° 47' 11" East 690.00 feet
South 00° 12' 49" East 575.00 feet;
South 89° 47' 11" West 721.69 feet;
North 00° 07' 38" West 570.16 feet to the POINT OF BEGINNING

"Temp. R-1 to B-2"

7.788 acres out of Lot 1, NCB 14524
being described by field notes

BEGINNING at a point in the south line of Rittiman Road, 637.77 feet west of the northeast corner of the above described 91.45 acre tract;

THENCE with the following calls:

South 00° 12' 49" East 575.00 feet;
South 89° 47' 11" West 590.00 feet;
North 00° 12' 49" West 575.00 feet;
North 89° 47' 11" East 590.00 feet to the POINT OF BEGINNING

"Temp. R-1 to R-3"

8.900 acres out of Lot 1, NCB 14524
being described by field notes

BEGINNING at the northeast corner of the above described 91.45 acre tract;

THENCE with the following calls:

South 00° 18' 28" East 575.00 feet;
South 89° 47' 11" West 674.72 feet;
North 00° 12' 49" West 575.00 feet;
North 89° 47' 11" East 673.77 feet to the POINT OF BEGINNING

"Temp. R-1 to R-4"

41.408 acres out of Lot 1, NCB 14524
being described by field notes

BEGINNING at the southeast corner of the above described 91.45 acre tract;

THENCE with the following calls:

North 89° 58' 42" West 1267.08 feet;
North 00° 12' 49" West 1428.02 feet;
North 89° 47' 11" East 1264.72 feet;
South 00° 18' 28" East 1433.21 feet to the POINT OF BEGINNING

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 20th day of August 19 70.

ATTEST: J. H. Surclmann
CITY CLERK

W. J. McAllister
MAYOR

APPROVED AS TO FORM: Howard G. Walker
City Attorney

70-37

Metes and Bounds Description - Rezoning

91.45 acres out of the G. Rodriguez Survey No. 132, County Block 5077, Bexar County, San Antonio, Texas, described as follows:

Beginning at the intersection of the south line of Rittiman Road with a line 1 foot east of and parallel with the east line of Industry Park Drive, at the cut-off line on Industry Park Drive;

Thence with the following calls:

North 89° 57' 17" East 18.46 feet;
North 68° 11' 08" East 13.30 feet;
North 89° 47' 11" East 1953.77 feet to the northeast corner;
South 00° 18' 28" East 2008.21 feet to the southeast corner;
North 89° 58' 42" West 1990.93 feet to the southwest corner;
North 00° 07' 38" West 1995.19 feet to the POINT OF BEGINNING.

To be rezoned I-1, Industrial: 23.669 acres:

Beginning at the southwest corner of the above described tract; Thence with the following calls:

North 00° 07' 38" West 1425.03 feet;
North 89° 47' 11" East 721.69 feet;
South 00° 12' 49" East 1428.02 feet;
North 89° 58' 42" West 723.85 feet to the POINT OF BEGINNING.

To be rezoned B-3, Commercial: 9.518 acres:

Beginning at the northwest corner of the above described 91.45 acre tract; Thence with the following calls:

North 89° 57' 17" East 18.46 feet;
North 68° 11' 08" East 13.30 feet;
North 89° 47' 11" East 690.00 feet
South 00° 12' 49" East 575.00 feet;
South 89° 47' 11" West 721.69 feet;
North 00° 07' 38" West 570.16 feet to the POINT OF BEGINNING.

To be rezoned B-2 Commercial: 7.788 acres:

Beginning at a point in the south line of Rittiman Road, 637.77 feet west of the northeast corner of the above described 91.45 acre tract; Thence with the following calls:

South 00° 12' 49" East 575.00 feet;
South 89° 47' 11" West 590.00 feet;
North 00° 12' 49" West 575.00 feet;
North 89° 47' 11" East 590.00 feet to the POINT OF BEGINNING.

To be rezoned R-3 Apartment: 8.900 acres:

Beginning at the northeast corner of the above described 91.45 acre tract; Thence with the following calls:

South 00° 18' 28" East 575.00 feet;
South 89° 47' 11" West 674.72 feet;
North 00° 12' 49" West 575.00 feet;
North 89° 47' 11" East 673.77 feet to the POINT OF BEGINNING.

To be rezoned R-4, Mobile Home Park: 41.408 acres;

Beginning at the southeast corner of the above described 91.45 acre tract;
Thence with the following calls:

North 89° 58' 42" West 1267.08 feet;

North 00° 12' 49" West 1428.02 feet;

North 89° 47' 11" East 1264.72 feet;

South 00° 18' 28" East 1433.21 feet to the POINT OF BEGINNING.

Proofed

TO: CITY CLERK

DATE August 3, 1970

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 3985

NAME Joe A. Pinson

The rezoning and reclassification of:

B & Temp. R-1 to I-1

23.669 acres out of Lot 1, NCB 14524 being described by field notes filed in the office of the Planning Department.

Temp. R-1 to B-3

9.518 acres out of Lot 1, NCB 14524, being described by field notes filed in the office of the Planning Department.

Temp R-1 to B-2

7.788 acres out of Lot 1, NCB 14524, being described by field notes filed in the office of the Planning Department.

Temp. R-1 to R-3

8.900 acres out of Lot 1, NCB 14524, being described by field notes filed in the office of the Planning Department.

Temp R-1 to R-4

41.408 acres out of Lot 1, NCB 14524, being described by field notes filed in the office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the south side of Rittiman Rd, east of Industry Park Dr.; having 1946.19' on Rittiman Rd. & a depth of 2008.44'. The Business & Apartment zoning being on the north 583.41' & the "I-1" & "R-4" zoning on the south 1425.03'.

FROM: "B" Two Family Residential District and Temporary "R-1" Single Family Residential District

TO: "I-1" Light Industry District; "B-2" & "B-3" Business District; "R-3" Multiple Family Res. Dist. & "R-4" Mobile Home District.

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

Department of Planning

APPLICANT: Joe A. Pinson

Yes

No XXX

DATE OF APPLICATION: June 2, 1970

LOCATION OF PROPERTY:

"B" & Temporary "R-1" to "I-1"

23.669 acres out of Lot 1, NCB 14524, being further described by field notes filed in the office of the Planning Department.

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

9.518 acres out of Lot 1, NCB 14524, being further described by field notes filed in the office of the Planning Department.

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

7.788 acres out of Lot 1, NCB 14525, being further described by field notes filed in the office of the Planning Department.

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

8.900 acres out of Lot 1, NCB 14524, being further described by field notes filed in the office of the Planning Department.

Temporary "R-1" to "R-4"

41.408 acres out of Lot 1, NCB 14524, being further described by field notes filed in the office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located on the south side of Rittiman Road, east of Industry Park Drive; having 1946.19' on Rittiman Road and a depth of 2008.44'. The Business and Apartment zoning being on the north 583.41' and the "I-1" and "R-4" zoning being on the south 1425.03'.

ZONING CHANGE REQUESTED:

From "B" Two Family Residential District and Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; "B-2" and "B-3" Business Districts; "R-3" Multiple Family Residential District and "R-4" Mobile Home District.

ZONING COMMISSION PUBLIC HEARING ON JUNE 17, 1970:

Information Presented by Applicant:

Mr. D. R. Frazor, representative, advised the Planning Commission that the requested change in zoning is for the development of light industrial, commercial, apartments, and mobile home districts. A plan of the proposed developments was presented for the Commission's observation. The mobile home park will contain adequate pedestrian movement and sufficient parking facilities. Also, recreational areas will be provided. When questioned, the representative stated that the "B-3" Business District will not be used for the erection of warehouses. Since "B-2" Business District does not allow the construction of a Service Station, they would not be receptive to amending the proposed "B-3" Business District to "B-2" Business District.

Staff Observations:

This would appear to be a good transitional use of land, considering adjacent uses and rezoning. Replat and also a plan on the proposed mobile home site would be desirable.

Traffic and Transportation Department Recommendations:

The development will have a substantial impact on Rittiman Road with the increased traffic volume. Access and internal road network should be carefully planned to keep unnecessary traffic off Rittiman since it is the only through street serving this area.

Results of Notices Received Before Hearing:

Twenty-one notices were mailed to the surrounding property owners. None were returned in opposition, six were returned in favor and one was returned "unclaimed".

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

- (1) The proponent has presented a well, thought-out plan to the Commission.
- (2) Such developments would appear to be a good transitional use of the land.
- (3) There was no opposition present to the requested change in zoning.

Other Recommendations:

It is also recommended that the proponent work with the Traffic Department to insure proper and sufficient ingress and egress to the property. Proper replatting is to be accomplished.

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 _____

_____ Mrs. Charles D. Treuter _____, who being by me duly sworn,
s
says on oath that he is ~~owner~~ the publisher 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 38839 (Case No. 3985) hereto attached has been published in every issue of said newspaper on the following days, to-wit: _____

August 21, 19 70

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PASSED AND APPROVED this 20th day of August, 1970.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN,
City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 21st day August, 19 70

Ernest C. Carrola

Notary Public in and for Bexar County, Texas

Ernest C. Carrola