

AN ORDINANCE 66316

AMENDING CHAPTER 35 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 35-35 OF CHAPTER 35 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. Z87244)

The rezoning and reclassification of property from "A" Single-Family Residence District and "P-1(R-1)" Planned Unit Development One-Family Residence District to "P-1(B-2)" Planned Unit Development Business District and "P-1(R-1)" Planned Unit Development One-Family Residence District, listed below as follows:

A to P-1(R-1)

A 4.814 acre tract of land being a portion of Lot 7, Block 1, NCB 12164.

A and P-1(R-1) to P-1(B-2)

A 26.729 acre tract of land being a portion of Lot 7, Block 1, NCB 12164. 3316 Oakwell Court

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HEREWITH AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 23rd DAY OF December 1987.

ATTEST: [Signature] CITY CLERK

[Signature] MAYOR

APPROVED AS TO FORM: [Signature] CITY ATTORNEY

87-60

| | |
|-----------------------------------|---|
| AVIATION | |
| BUDGET & RESEARCH | |
| BUILDING INSPECTIONS | |
| BUILDING INSPECTIONS-HOUSE NUMBER | 1 |
| CITY WATER BOARD | |
| CITY ATTORNEY | |
| COMMERCIAL RECORDER | 1 |
| CONVENTION & VISITORS BUREAU | |
| CONVENTION FACILITIES | |
| ECONOMIC & EMPLOYMENT DEVELOPMENT | |
| ENVIRONMENTAL MANAGEMENT | |
| FINANCE DIRECTOR | |
| ASSESSOR | 1 |
| CONTROLLER | |
| TREASURY DIVISION | |
| GRANTS | |
| INTERNAL AUDIT | |
| RISK MANAGEMENT | |
| FIRE DEPARTMENT | |
| HUMAN RESOURCES & SERVICES | |
| INFORMATION RESOURCES | |
| LIBRARY | |
| MARKET SQUARE | |
| METROPOLITAN HEALTH DISTRICT | |
| MUNICIPAL COURTS | |
| PARKS & RECREATION | |
| PERSONNEL | |
| PLANNING | 1 |
| POLICE DEPARTMENT | |
| PUBLIC UTILITIES | |
| PUBLIC WORKS | |
| ENGINEERING | |
| CENTRAL MAPPING | |
| REAL ESTATE | |
| TRAFFIC ENGINEERING | |
| PURCHASING & GENERAL SERVICES | |
| INTERGOVERNMENTAL RELATIONS | |
| ZONING ADMINISTRATION | 1 |
| SPECIAL PROJECTS - CITY MANAGER | |
| DOWNTOWN INITIATIVES | |
| COMMUNITY DEVELOPMENT OFFICE | |

ITEM NO. 78
 MEETING OF THE CITY COUNCIL DATE: DEC 23 1987

MOTION BY: Hasslocher SECONDED BY: King

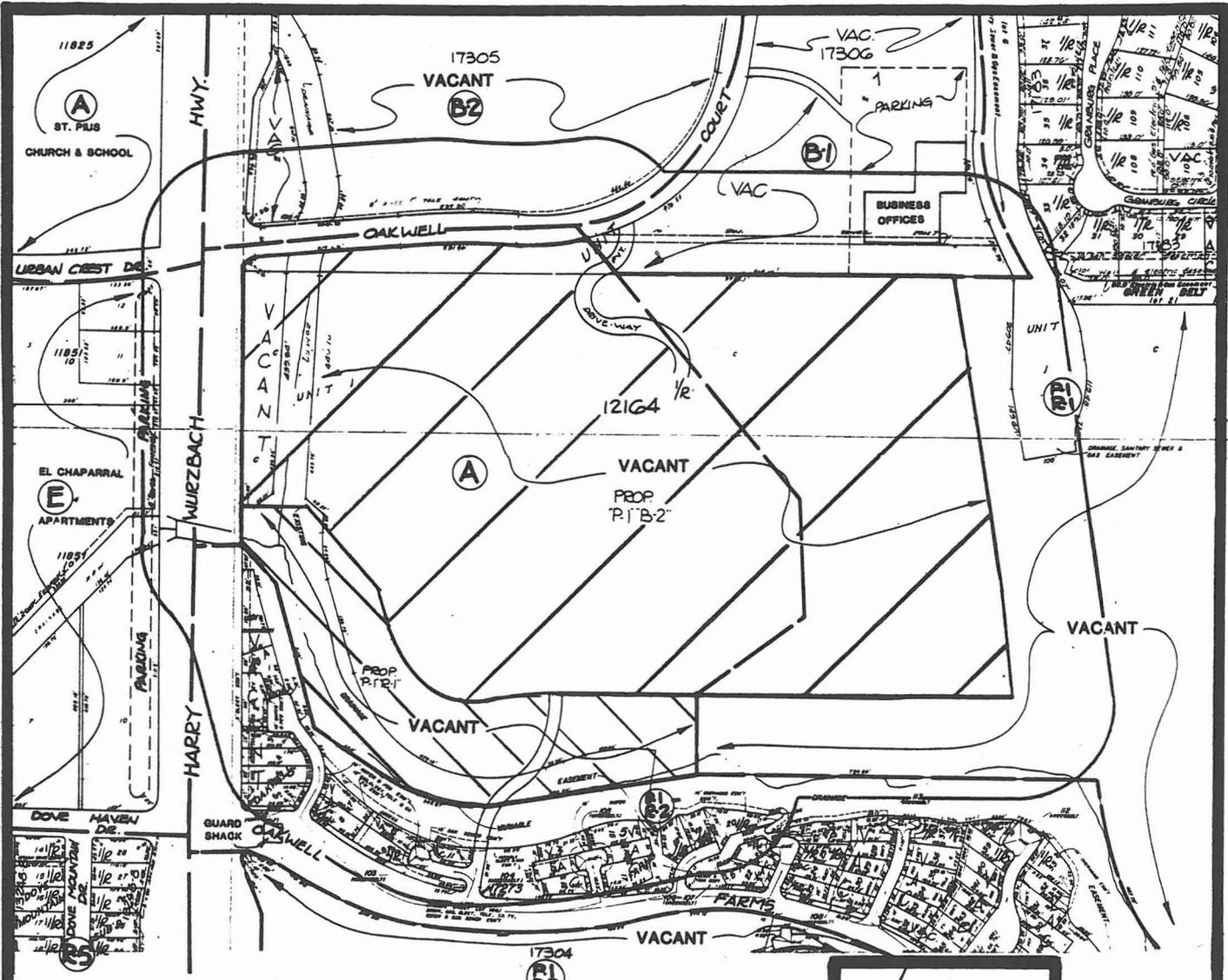
ORD. NO. 66316 ZONING CASE #287244

RESOL. _____ PETITION _____

| | ROLLCALL | AYES | NAYS |
|------------------------------------|----------|------|------|
| MARIA BERRIOZABAL PLACE 1 | | / | |
| JOE WEBB PLACE 2 | | / | |
| HELEN DUTMER PLACE 3 | | / | |
| FRANK D. WING PLACE 4 | | / | |
| WALTER MARTINEZ PLACE 5 | | / | |
| BOB THOMPSON PLACE 6 | | / | |
| YOLANDA VERA PLACE 7 | | / | |
| NELSON WOLFF PLACE 8 | | / | |
| WEIR LABATT PLACE 9 | | / | |
| JAMES C. HASSLOCHER PLACE 10 | | / | |
| HENRY G. CISNEROS PLACE 11 (MAYOR) | | / | |

Driveways and off-street parking.

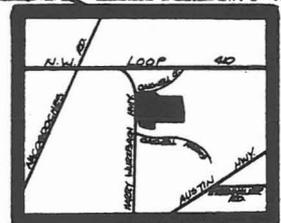
87-60



ZONING CASE Z87244

CITY COUNCIL DISTRICT 10
 CENSUS TRACT 1209.02
 GRID 18-60
 REQUESTED ZONING CHANGE
 FROM P-1-R-1 ONE FAM. RES. DIST. P.U.D.
OR SINGLE FAM. RES. DIST.
 DATE DEC. 23, 1997
 SCALE _____

TO P-1-B-2 BUSINESS DIST. P.U.D.
P-1-R-1 ONE FAM. RES. DIST. P.U.D.



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

Zoning Case No.: Z87244

Date: December 1, 1987

Council District: 10

Appeal: No

Applicant: Oakwell Farms Corp.,
C/O Laddie Denton

Owner: Robert L.B. Tobin

Zoning Request: "A" Single Family Residence District and "P-1(R-1)" Planned Unit Development One Family Residence District to "P-1(B-2) Planned Unit Development Business District and "P-1(R-1) Planned Unit Development One Family Residence District

Property Location:

"A" to "P-1(R-1)"

A 4.814 acre tract of land being a portion of Lot 7, Block 1, NCB 12164

"A" and "P-1(R-1)" to "P-1(B-2)"

A 26.729 acre tract of land being a portion of Lot 7, Block 1, NCB 12164
3316 Oakwell Court

Property is located southeast of the intersection of Harry Wurzbach Road and Oakwell Court, having 782.37' on Oakwell Court and 924.64' on Harry Wurzbach Road.

Zoning Commission Recommendation:

Approval

FIELD NOTES
 FOR

P-1 (B-2)

A 26.729 acre tract of land out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin, and being out of the Gonifacia Rodriguez Survey No. 131, Abstract 621, San Antonio, Bexar County, Texas, the said 26.729 acre tract of land also being a portion of Lot 7, Block 1, N.C.B. 12164, as recorded in Volume 9400, Pages 27 through 30 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: At the point of intersection of the south right-of-way line of Oakwell Court (60-foot right-of-way) with the east right-of-way line of Harry Wurzbach Road, and proceeding along the following course:

N 84°30'35" E, a distance of 22.68 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE: N 84°30'35" E, a distance of 319.63 feet along the said south right-of-way line of Oakwell Court to a point of curvature to the right;

THENCE: 231.45 feet along a curve to the right, continuing along the said south right-of-way line of Oakwell Court, said curve having a radius of 1,770.00 feet, a central angle of 07°29'32", a chord bearing of N 88°15'21" E, and a chord distance of 231.29 feet to a point of reverse curvature to the left;

THENCE: 114.99 feet along a curve to the left, continuing along the said south right-of-way line of Oakwell Court, said curve having a radius of 430.00 feet, a central angle of 15°19'18", a chord bearing of N 84°20'28" E, and a chord distance of 114.65 feet to an angle point at a southwest corner of Lot 2, Block 9, N.C.B. 17306, as recorded in Volume 9504, Pages 142 and 143 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 38°00'00" E, a distance of 87.01 feet, departing from the aforementioned south right-of-way line of Oakwell Court and along the south line of the said Lot 2 to an angle point;

THENCE: N 89°40'00" E, a distance of 687.33 feet, continuing along the said south line of Lot 2, to the northeast corner of the herein described tract of land;

THENCE: S 08°50'00" E, a distance of 611.34 feet, departing from the aforementioned south line of Lot 2 to an angle point;

THENCE: S 05°16'00" E, a distance of 224.57 feet to the southeast corner of the herein described tract of land;

THENCE: N 90°00'00" W, a distance of 946.84 feet to an angle point;

Field Notes For
26.729 Acre Tract
Page 2 of 2

- THENCE: S 80°32'00" W, a distance of 115.13 feet to a point of curvature to the right;
- THENCE: 91.41 feet along a curve to the right, said curve having a radius of 118.36 feet, a central angle of 44°15'00", a chord bearing of N 77°20'30" W, and a chord distance of 89.15 feet to a point of compound curvature;
- THENCE: 118.36 feet, continuing along a curve to the right, said curve having a radius of 237.46 feet, a central angle of 39°43'00", a chord bearing of N 35°21'30" W, and a chord distance of 161.33 feet to a point of tangency;
- THENCE: N 15°30'00" W, a distance of 75.78 feet to an angle point;
- THENCE: N 41°47'00" W, a distance of 218.11 feet to an angle point;
- THENCE: S 89°51'55" W, a distance of 134.04 feet to a point on the aforementioned east right-of-way line of Harry Wurzbach Road, said point being the southwest corner of the herein described tract of land;
- THENCE: N 00°08'05" W, a distance of 450.98 feet along the said east right-of-way line of Harry Wurzbach Road to a point of curvature to the right;
- THENCE: 36.84 feet along a curve to the right, departing from the aforementioned east right-of-way line of Harry Wurzbach Road, said curve having a radius of 25.00 feet, a central angle of 84°26'26", a chord bearing of N 42°17'23" E, and a chord distance of 33.60 feet to the POINT OF BEGINNING, and containing 26.729 acres (1,164,330 square feet) of land, more or less, in Bexar County, Texas.

PREPARED BY: PAPE-DAWSON CONSULTING ENGINEERS, INC.
JOB NO: 1474-12
DATE: October 29, 1987
DOC ID: FN12-1.2/2(102987)

FIELD NOTES
 FOR

P-1 (R-1)

A 4.814 acre tract of land out of the Oakwell Farm Property, formerly belonging to Edgar G. Tobin, and being out of the Gonifacia Rodriguez Survey No. 131, Abstract No. 621, San Antonio, Bexar County, Texas, the said 4.814 acre tract of land also being a portion of Lot 7, Block 1, N.C.B. 12164, as recorded in Volume 9400, Pages 27 through 30 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: At the point of intersection of the east right-of-way line of Harry Wurzbach Road, with the south right-of-way line of Oakwell Court (60-foot right-of-way), and proceeding along the following course:

S 00°08'05" E, a distance of 473.66 feet along the said east right-of-way line of Harry Wurzbach Road to the northwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE: N 89°51'55" E, a distance of 134.04 feet, departing from the aforementioned east right-of-way line of Harry Wurzbach Road to an angle point;

THENCE: S 41°47'00" E, a distance of 218.11 feet to an angle point;

THENCE: S 15°30'00" E, a distance of 75.78 feet to a point of curvature to the left;

THENCE: 164.61 feet along a curve to the left, said curve having a radius of 237.46 feet, a central angle of 39°43'00", a chord bearing of S 35°21'30" E, and a chord distance of 161.33 feet to a point of compound curvature;

THENCE: 91.41 feet continuing along a curve to the left, said curve having a radius of 118.36 feet, a central angle of 44°15'00", a chord bearing of S 77°20'30" E, and a chord distance of 89.15 feet to a point of tangency;

THENCE: N 80°32'00" E, a distance of 115.13 feet to an angle point;

THENCE: S 90°00'00" E, a distance of 316.42 feet to the northeast corner of the herein described tract of land;

THENCE: S 00°00'00" W, a distance of 150.00 feet to the southeast corner of the herein described tract of land;

THENCE: S 80°32'00" W, a distance of 402.57 feet to a point of curvature to the right;

THENCE: 245.87 feet along a curve to the right, said curve having a radius of 318.36 feet, a central angle of 44°15'00", a chord bearing of N 77°20'30" W, and a chord distance of 239.80 feet to a point of tangency;

Field Notes For
4.814 Acre Tract
Page 2 of 2

THENCE: N 55°13'00" W, a distance of 158.00 feet to an angle point;

THENCE: N 15°30'00" W, a distance of 300.00 feet to an angle point;

THENCE: N 41°47'00" W, a distance of 103.21 feet to a point on the
aforementioned east right-of-way line of Harry Wurzbach Road;

THENCE: N 00°08'05" W, a distance of 75.00 feet along the said east
right-of-way line of Harry Wurzbach Road to the POINT OF
BEGINNING, and containing 4.814 acres (209,708 square feet) of
land, more or less, in Bexar County, Texas.

PREPARED BY: PAPE-DAWSON CONSULTING ENGINEERS, INC.

JOB NO: 1474-12-20

DATE: October 29, 1987

DOC ID: FN12-1.3/2(102987)

Zoning Case No.: Z87244

Date: December 1, 1987

Council District: 10

Appeal: No

Applicant: Oakwell Farms Corp.,
c/o Laddie Denton

Owner: Robert L.B. Tobin

Zoning Request: "A" Single Family Residence District and "P-1(R-1)" Planned Unit Development One Family Residence District to "P-1(B-2)" Planned Unit Development Business District and "P-1(R-1)" Planned Unit Development One Family Residence District

Property Location:

"A" to "P-1(R-1)"

A 4.814 acre tract of land being a portion of Lot 7, Blk 1, NCB 12164

"A" and "P-1(R-1)" to "P-1(B-2)"

A 26.729 acre tract of land being a portion of Lot 7, Blk 1, NCB 12164
3316 Oakwell Court

Property is located southeast of the intersection of Harry Wurzbach Road and Oakwell Court, having 782.37' on Oakwell Court and 924.64' on Harry Wurzbach Road.

Zoning Commission Recommendation:

Approval provided that driveways and off-street parking be provided and submitted to the Traffic Section for approval.

| <u>Vote</u> | |
|-------------|----------|
| FOR | <u>6</u> |
| AGAINST | <u>0</u> |
| ABSTAIN | <u>0</u> |
| ABSENT | <u>5</u> |

Staff Recommendation:

Approval.

Driveways and off-street parking are subject to the approval of the Traffic Engineering Section.

Applicant Proposal:

To turn Tobin Estate into Tobin Conference Center at Oakwell Farms.

Discussion:

Property will be developed as part of the adjacent Oakwell Farms Planned Unit Development which is a mixture of business and residential uses and zonings. There is "P-1(B-2)" to the north and to the east and south is a natural drainage way.

Applicant: Oakwell Farms Corp.

Mr. Laddie Denton, 3330 Oakwell Ct., stated that they are requesting the change of zoning to turn the Tobin Estate into Tobin Conference Center at Oakwell Farms. He further stated that the house on the subject property will be renovated and additional construction will take place. He stated that this parcel is the final phase of the Oakwell Farms planned unit development.

There was no opposition present.

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

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Smith, to recommend approval of the requested petition from "A" Single Family Residence District and "P-1(R-1)" Planned Unit Development One Family Residence District to "P-1(B-2)" Planned Unit Development Business District and "P-1(R-1)" Planned Unit Development One Family Residence District for the following reasons:

1. Subject property is located southeast of the intersection of Harry Wurzbach Road and Oakwell Court, having 782.37' on Oakwell Court and 924.64' on Harry Wurzbach Road.
2. There were seven notices mailed out, none returned in opposition and none returned in favor.
3. Staff has recommended approval. It is this Commissioner's opinion, that the proposed development will not have an impact on the existing landowners.

It is further stipulated that driveways and off-street parking be provided and submitted to the Traffic Section for approval.

AYES: Burney, Smith, Meza, Washington, Davies, Cockrell

NAYS: None

ABSENT: Adams, Oviedo, Gossen, Calderon, Giesich

THE MOTION CARRIED.

Affidavit of Publisher

THE STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

PUBLIC NOTICE
AN ORDINANCE 66316
AMENDING CHAPTER 35 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 AS A 4.814 ACRE TRACT OF LAND BEING A PORTION OF LOT 7, BLOCK 1, NCB 12164 FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT ONE-FAMILY RESIDENCE DISTRICT; AND A 26.729 ACRE TRACT OF LAND BEING A PORTION OF LOT 7, BLOCK 1, NCB 12164, 3316 OAKWELL COURT, FROM "A" SINGLE-FAMILY RESIDENCE DISTRICT AND "P-1(R-1)" PLANNED UNIT DEVELOPMENT ONE-FAMILY RESIDENCE DISTRICT TO "P-1(B-2)" PLANNED UNIT DEVELOPMENT BUSINESS DISTRICT, PROVIDED THAT DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
12/30

Before me, the undersigned authority, on 12/30 day of December, 1987,
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, that
the Ordinance #66316
hereto attached has been published in every issue of the newspaper on
the following days, to-wit: December 30, 1987.

Irene Palencia

Sworn to and subscribed before me this 30th day of December, 1987.

Stella A. Orozco
Notary Public in and for Bexar County, Texas