

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 4928)

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

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

A 25.677 acre tract of land out of NCB 11672 and a 18.447 acre tract of land out of NCB 14850. The 25.677 acre tract of land is located 500' southwest of Blanco Road and 400' northwest of West Avenue having 1715.66' in length and 1395.32' in width. The 18.447 acre tract of land is located on the northwest side of West Avenue and 925.88' northeast of Blanco Road; having 310' on West Avenue and a maximum depth of 1323.61', being further described by field notes filed in the Office of the City Clerk.

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

A 4.565, 11.210 and 4.640 acre tract of land out of NCB 11672; a 11.015 acre and a 15.937 acre tract of land out of NCB 14850. The 4.565 acre tract of land is located on the northwest side of West Avenue, being 1190.19' southwest of the cutback between Blanco Road and West Avenue; having 497.21' on West Avenue and a depth of 400'. The 11.210 acre tract of land is located 420' northwest of West Avenue and 514.93' southwest of Blanco Road; having a maximum of 1009.93' in length and 480.81' in width. The 4.640 acre tract of land is located on the southwest side of Blanco Road, being 795.34' northwest of the cutback between Blanco Road and West Avenue; having 415.05' on Blanco Road and a maximum depth of 514.93'. The 11.015 acre tract of land is located on the northeast side of Blanco Road, being 765.55' northwest of the cutback between Blanco Road and West Avenue; having 501.19' on Blanco Road and a maximum depth of 925.88'. The 15.937 acre tract of land is located on the northwest side of West Avenue 1211.95' northeast of the cutback located between West Avenue and Blanco Road; having 814.02' on West Avenue and a maximum depth of 1080', being further described by field notes filed in the Office of the City Clerk.

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

A 23.051 acre tract of land out of NCB 11672 and a 22.803 acre tract of land out of NCB 14850. The 23.051 acre tract of land is located west of the intersection of Blanco Road and West Avenue; having 795.34' on Blanco Road, 1190.19' on West Avenue and 133.33' on the cutback between Blanco Road and West Avenue. The 22.803 acre tract of land is located northeast of the intersection of Blanco Road and West Avenue; having 765.55' on Blanco Road, 1211.95' on West Avenue and 126.63' on the cutback between Blanco Road and West Avenue, being further described by field notes filed in the Office of the City Clerk.

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 5<sup>th</sup> day of April 19 73.

*John Matthews*  
MAYOR

ATTEST: *J. H. Durlin*  
CITY CLERK

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

73-16

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. H.

APR 5 1973

MEETING OF THE CITY COUNCIL DATE: \_\_\_\_\_

MOTION BY: Becker SECONDED BY: Naylor  
 ORD. NO. 42060 ZONING CASE 4928

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

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

replat  
 provided that proper replatting is accomplished.

73-16

PHONE 824-4555

B-3

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

FIELD NOTES FOR

A 23.051 ACRE TRACT OUT OF AN ORIGINAL 69.140 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, COUNTY BLOCK 4989, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING: At a point on the northwest ROW line of West Avenue, said point being at the south end of a cutoff at the intersection of the northwest ROW line of West Avenue with the southwest ROW line of Blanco Road;
- THENCE: S 45° 32' 32" W 114.68 feet to an angle point;
- THENCE: Continuing along the northwest ROW line of West Avenue S 40° 31' 47" W 1075.51 feet to the most southerly corner of this 23.051 acre tract;
- THENCE: N 49° 28' 13" W 400.00 feet to the most westerly corner of this 23.051 acre tract;
- THENCE: N 40° 31' 47" E 172.05 feet to an angle point;
- THENCE: N 06° 40' 00" E 1041.07 feet to a point on a curve;
- THENCE: In a northeasterly direction along said curve to the left having a radius of 1000.00 feet, a central angle of 04° 00' 25", and an arc length of 69.93 feet;
- THENCE: N 57° 21' 49" E 445.00 feet to the most northerly corner of this 23.051 acre tract on the southwest ROW line of Blanco Road;
- THENCE: Along the southwest ROW line of Blanco Road S 32° 38' 11" E 795.34 feet to an angle point;
- THENCE: S 05° 02' 16" W 133.33 feet along the cutoff line at the intersection of the southwest ROW line of Blanco Road and the northwest ROW line of West Avenue to the POINT OF BEGINNING, containing 23.051 acres of land.

C-2147  
February 8, 1973  
HRM/ms

PHONE 824-4555

MARCH 12, 1973

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

FIELD NOTES FOR "B-3"

A 22.803 ACRE TRACT OUT OF AN ORIGINAL 68.203 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, ABSTRACT 124, COUNTY BLOCK 4984, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING:** At a point on the northeast ROW line of Blanco Road, said point being the west end of a cutoff line at the intersection of the northeast ROW line of Blanco Road and the northwest ROW line of West Avenue;
- THENCE:** Along the northeast ROW line of Blanco Road N 32° 38' 11" W 765.55 feet to the westernmost corner of this 22.803 acre tract;
- THENCE:** N 57° 21' 49" E 49.89 feet to the PC of a curve to the left;
- THENCE:** Along said curve having a radius of 1100.00 feet, a central angle of 53° 10' 49", and an arc length of 1020.99 feet to the PC of a curve to the right;
- THENCE:** Along said curve to the right having a radius of 450.00 feet, a central angle of 06° 50' 59" and an arc length of 53.80 feet to the most northerly corner of this 22.803 acre tract;
- THENCE:** S 49° 17' 21" E 1026.49 feet to the most easterly corner of this 22.803 acre tract on the northwest ROW line of West Avenue;
- THENCE:** Along the northwest ROW line of West Avenue the following courses:
- S 40° 42' 00" W 1161.98 feet and  
S 44° 04' 06" W 49.97 feet to an angle point;
- THENCE:** N 83° 01' 20" W 126.63 feet along the cutoff at the intersection of the northeast ROW line of Blanco Road the the northwest ROW line of West Avenue to the POINT OF BEGINNING, containing 22.803 acres of land.

C-2147  
March 9, 1973  
HRM/ms

P-3

FIELD NOTES FOR

A 25.677 ACRE TRACT OUT OF AN ORIGINAL 69.140 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, COUNTY BLOCK 4989, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING: At a point set for the southerly corner of this 25.677 acre tract, said point being S 45° 32' 32" W 114.68 feet, S 40° 31' 47" W 1572.72 feet and N 49° 26' 27" W 400.00 feet from the south end of a cutoff line at the intersection of the northwest ROW line of West Avenue and the southwest ROW line of Blanco Road;
- THENCE: N 49° 26' 27" W 624.49 feet to an angle point;
- THENCE: N 49° 29' 13" W 770.83 feet to the most westerly corner of this 25.677 acre tract;
- THENCE: N 55° 23' 21" E 1715.66 feet to the most northerly corner of this 25.677 acre tract;
- THENCE: S 34° 36' 39" E 366.87 feet to the most easterly corner of this 25.677 acre tract;
- THENCE: S 06° 40' 00" W 37.05 feet to a point on a curve;
- THENCE: In a westerly direction along said curve to the right having a radius of 1000.00 feet, a central angle of 15° 48' 54" and an arc length of 276.02 feet to the beginning of a curve to the left;
- THENCE: Along said curve to the left having a radius of 400.00 feet, a central angle of 39° 47' 47" and an arc length of 277.83 feet;
- THENCE: S 37° 23' 21" W 610.06 feet;
- THENCE: S 52° 36' 39" E 110.00 feet to the beginning of a curve to the left;
- THENCE: Along said curve to the left having a radius of 400.00 feet, a central angle of 23° 51' 34", and an arc length of 165.37 feet;
- THENCE: S 76° 28' 13" E 370.81 feet to the beginning of a curve to the right;
- THENCE: Along said curve to the right having a radius of 800.00 feet, a central angle of 10° 48' 07", and an arc length of 150.82 feet;

FIELD NOTES FOR A 25.677 ACRE TRACT, Page 2

THENCE: S 06° 40' 00" W 31.55 feet to an angle point;

THENCE: S 40° 31' 47" W 669.05 feet to the POINT OF BEGINNING,  
containing 25.677 acres of land.

C-2147

February 8, 1973

HRM/ms

PHONE 524-4555

2-3

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

## FIELD NOTES FOR

AN 18.447 ACRE TRACT OUT OF AN ORIGINAL 68.203 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, ABSTRACT NO. 124, COUNTY BLOCK 4984, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS:

- BEGINNING: At a point on the northwest ROW line of West Avenue, said point being N 44° 04' 06" E 49.97 feet, N 40° 42' 00" E 1976.00 feet from the east end of a cutoff line at the intersection of the northeast ROW line of Blanco Road with the northwest ROW line of West Avenue;
- THENCE: N 48° 58' 36" W 403.00 feet to an angle point;
- THENCE: S 40° 42' 00" W 291.43 feet to a point on a curve;
- THENCE: In a northerly direction along said curve to the right having a radius of 1000.00 feet, a central angle of 06° 43' 41" and an arc length of 117.43 feet to the beginning of a curve to the left;
- THENCE: Along said curve to the left having a radius of 400.00 feet, a central angle of 133° 39' 38", and an arc length of 933.13 feet to the beginning of a curve to the left;
- THENCE: Along said curve to the left having a radius of 450.00 feet, a central angle of 11° 19' 43" and an arc length of 88.97 feet;
- THENCE: N 49° 17' 21" W 297.08 feet to the most westerly corner of this 18.447 acre tract;
- THENCE: N 40° 42' 39" E 1146.37 feet to the most northerly corner of this 18.447 acre tract;
- THENCE: S 47° 45' 16" E 709.11 feet to an angle point;
- THENCE: S 48° 58' 36" E 614.50 feet to the most easterly corner of this 18.447 acre tract on the northwest ROW line of West Avenue;
- THENCE: Along the northwest ROW line of West Avenue S 40° 42' 00" W 310.00 feet to the POINT OF BEGINNING, containing 18.447 acres of land.

C-2147

February 8, 1973

HRM/ms

PHONE 524-4555

MARCH 12, 1973

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

FIELD NOTES FOR "B-2"

AN 11.015 ACRE TRACT OUT OF AN ORIGINAL 68.203 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, ABSTRACT 124, COUNTY BLOCK 4984, OUT OF NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING:** At a point on the northeast ROW line of Blanco Road, said point being N 32° 38' 11" W 765.55 feet from the west end of a cutoff at the intersection of the northeast ROW line of Blanco Road with the northwest ROW line of West Avenue;
- THENCE:** N 32° 38' 11" W 100.04 feet to the PC of a curve to the left;
- THENCE:** Along said curve to the left having a radius of 11,519.19 feet, a central angle of 01° 59' 43", and an arc length of 401.15 feet to the most westerly corner of this 11.015 acre tract;
- THENCE:** N 40° 42' 39" E 925.88 feet to the most northerly corner of this 11.015 acre tract;
- THENCE:** S 49° 17' 21" E 297.08 feet to the most easterly corner of this 11.015 acre tract;
- THENCE:** In a southwesterly direction along an arc of a curve to the left having a radius of 450.00 feet, a central angle of 06° 50' 59" and an arc length of 53.80 feet to the PC of a curve to the right;
- THENCE:** Along said curve to the right having a radius of 1100.00 feet, a central angle of 53° 10' 49", and an arc length of 1020.99 feet to the PT of said curve;
- THENCE:** S 57° 21' 49" W 49.89 feet to the POINT OF BEGINNING, containing 11.015 acres of land.

C-2147  
2/8/73  
HRM/ms

PHONE 824-4555

MARCH 12, 1973

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

FIELD NOTES FOR

"B-2"

A 15.937 ACRE TRACT OUT OF THE 68.203 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, ABSTRACT NO. 124, COUNTY BLOCK 4984, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING: At a point set for the most southerly corner of this 15.937 acre tract, said point being N 44° 04' 06" E 49.97 feet, N 40° 42' 00" E 1161.98 feet from the east end of a cutoff at the intersection of the northeast ROW line of Blanco Road and the northwest ROW line of West Avenue;
- THENCE: N 49° 17' 21" W 1026.49 feet to the most westerly corner of this 15.937 acre tract;
- THENCE: In a northerly direction along an arc of a curve to the right having a radius of 450.00 feet, a central angle of 11° 19' 43" and an arc length of 88.97 feet to the beginning of a curve to the right;
- THENCE: Along said curve having a radius of 400.00 feet, a central angle of 133° 39' 38", and an arc length of 933.13 feet to the beginning of a curve to the left;
- THENCE: Along said curve to the left having a radius of 1000.00 feet, a central angle of 06° 43' 41" and an arc length of 117.43 feet to a corner;
- THENCE: N 40° 42' 00" E 291.43 feet to a corner;
- THENCE: S 48° 58' 36" E 403.00 feet to the easternmost corner on the northwest ROW line of West Ave.;
- THENCE: Along the northwest ROW line of West Ave. S 40° 42' 00" W 814.02 feet to the POINT OF BEGINNING, containing 15.937 acres of land.

C-2147  
March 9, 1973  
HRM/ms

PHONE 824-4555

B-2

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

FIELD NOTES FOR

A 4.640 ACRE TRACT OUT OF AN ORIGINAL 69.140 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, COUNTY BLOCK 4989, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING:** At a point at the southwest ROW line of Blanco Road, said point being the most easterly corner of this 4.640 acre tract, said point also being N 32° 38' 11" W 795.34 feet from the north end of a cutoff line at the intersection of the northwest ROW line of West Avenue and the southwest ROW line of Blanco Road;
- THENCE:** S 57° 21' 49" W 445.00 feet to the beginning of a curve to the right;
- THENCE:** Along said curve to the right having a radius of 1000.00 feet, a central angle of 04° 00' 25", and an arc length of 69.93 feet to the most southerly corner of this 4.640 acre tract;
- THENCE:** N 06° 40' 00" E 37.05 feet to an angle point;
- THENCE:** N 34° 36' 39" W 366.87 feet to the most westerly corner of this 4.640 acre tract;
- THENCE:** N 55° 23' 21" E 500.00 feet to the most northerly corner of this 4.640 acre tract on a curve being on the southwest ROW line of Blanco Road;
- THENCE:** Along said curve to the right having a radius of 11,399.19 feet, a central angle of 01° 35' 00", an arc length of 315.01 feet;
- THENCE:** Continuing along the southwest ROW line of Blanco Road S 32° 38' 11" E 100.04 feet to the POINT OF BEGINNING, containing 4.640 acres of land.

C-2147  
February 8, 1973  
HRM/ms

PHONE 624-4555

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

B-2

## FIELD NOTES FOR

AN 11.210 ACRE TRACT OUT OF AN ORIGINAL 69.140 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, COUNTY BLOCK 4989, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING:** At a point set for the most easterly corner of this 11.210 acre tract, said corner being N 32° 38' 11" W 795.34 feet, S 57° 21' 49" W 445.00 feet and along an arc of a curve to the right having a radius of 1000.00 feet, a central angle of 04° 00' 25", an arc length of 69.93 feet from the north end of a cutoff line at the intersection of the northwest ROW line of West Avenue and the southwest ROW line of Blanco Road;
- THENCE:** S 06° 40' 00" W 1009.52 feet to the most southerly corner of this 11.210 acre tract on a curve;
- THENCE:** In a northwesterly direction along said curve to the left having a radius of 800.00 feet, a central angle of 10° 48' 07" and an arc length of 150.82 feet;
- THENCE:** N 76° 28' 13" W 370.81 feet to the beginning of a curve to the right;
- THENCE:** Along said curve to the right having a radius of 400.00 feet, a central angle of 23° 51' 34", and an arc length of 165.37 feet;
- THENCE:** N 52° 36' 39" W 110.00 feet to the most westerly corner of this 11.210 acre tract;
- THENCE:** N 37° 23' 21" E 610.06 feet to the beginning of a curve to the right;
- THENCE:** Along said curve to the right having a radius of 400.00 feet, a central angle of 39° 47' 47" and an arc length of 277.83 feet to the beginning of a curve to the left;
- THENCE:** Along said curve to the left having a radius of 1000.00 feet, a central angle of 15° 48' 54", and an arc length of 276.02 feet to the POINT OF BEGINNING, containing 11.210 acres of land.

C-2147  
 February 8, 1973  
 HRM/ms

PHONE 524-4555

B-2

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

FIELD NOTES FOR

A 4.565 ACRE TRACT OUT OF AN ORIGINAL 69.140 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SURVEY NO. 83, COUNTY BLOCK 4989, NCB 11672, SAN ANTONIO, BEXAR COUNTY, TEXAS.

- BEGINNING: At a point on the northwest ROW line of West Avenue, said point being S 45° 32' 32" W and S 40° 31' 47" W 1075.51 feet from the south end of a cutoff line at the intersection of the southwest ROW line of Blanco Road and the northwest ROW line of West Avenue;
- THENCE: Along the northwest ROW line of West Avenue S 40° 31' 47" W 497.21 feet to the most southerly corner of this 4.565 acre tract;
- THENCE: N 49° 26' 27" W 400.00 feet to the most westerly corner of this 4.565 acre tract;
- THENCE: N 40° 31' 47" E 497.00 feet to the most northerly corner of this 4.565 acre tract;
- THENCE: S 49° 28' 13" E 400.00 feet to the POINT OF BEGINNING, containing 4.565 acres of land.

C-2147  
February 8, 1973  
HRM/ms

TO: City Clerk

Date March 19, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4928 NAME Parliament Square Properties

The rezoning and reclassification of:

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

A 25.677 acre tract of land out of NCB 11672 and a 18.447 acre tract of land out of NCB 14850 being further described by field notes filed in the office of the Housing and Inspections Department

FOR INFORMATION ONLY

The 25.677 acre tract of land is located 500' southwest of Blanco Road and 400' northwest of West Ave. having 1715.66' in length and 1395.32' in width. The 18.447 acre tract of land is located on the northwest side of West Ave. and 925.88' northeast of Blanco Road; having 310' on West Ave. and a maximum depth of 1323.61'

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

A 4.565, 11,210 and 4.640 acre tract of land out of NCB 11672; a 11.015 acre and a 15.937 acre tract of land out of NCB 14850 being further described by field notes filed in the office of the Housing and Inspections Department.

FOR INFORMATION ONLY

The 4.565 acre tract of land is located on the northwest side of West Avenue, being 1190.19' southwest of the cutback between Blanco Road and West Ave.; having 497.21' on West Ave. and a depth of 400'. The 11.210 acre tract of land is located 420' northwest of West Avenue and 514.93' southwest of Blanco Road; having a maximum of 1009.93' in length and 480.81' in width. The 4.640 acre tract of land is located on the southwest side of Blanco Road, being 795.34' northwest of the cutback between Blanco Road and West Ave.; having 415.05' on Blanco Road and a maximum depth of 514.93'

The 11.015 acre tract of land is located on the northeast side of Blanco Road, being 765.55' northwest of the cutback between Blanco Road and West Ave.; having 501.19' on Blanco Road and a maximum depth of 925.88'

FROM:

(CONTINUED)

TO:

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

HOUSING & INSPECTIONS

TO: City Clerk

Date March 19, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4928 NAME Parliament Square Properties

The rezoning and reclassification of:

(CONTINUED)

The 15.937 acre tract of land is located on the northwest side of West Avenue 1211.95' northeast of the cutback located between West Avenue and Blanco Road; having 814.02' on West Avenue and a maximum depth of 1080'

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

A 23.051 acre tract of land out of NCB 11672 and a 22.803 acre tract of land out of NCB 14850 being further described by field notes filed in the office of the Housing and Inspections Department

FOR INFORMATION ONLY

The 23.051 acre tract of land is located west of the intersection of Blanco Road and West Ave.; having 795.34' on Blanco Road, 1190.19' on West Ave. and 133.33' on the cutback between Blanco Road and West Avenue

The 22.803 acre tract of land is located northeast of the intersection of Blanco Road and West Avenue; having 765.55' on Blanco Road, 1211.95' on West Avenue and 126.63' on the cutback between Blanco Road and West Avenue

FROM: "A" and Temporary "R-1" Single Family Residence District

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

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

HOUSING & INSPECTIONS

NAME OF APPLICANT: Parliament Square Properties

ZONING CASE 4928

DATE OF APPLICATION: February 12, 1973

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

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

A 25.677 acre tract of land out of NCB 11672 and a 18.447 acre tract of land out of NCB 14850 being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

The 25.677 acre tract of land is located 500' southwest of Blanco Road and 400' northwest of West Avenue having 1715.66' in length and 1395.32' in width. The 18.447 acre tract of land is located on the northwest side of West Avenue and 925.88' northeast of Blanco Road; having 310' on West Avenue and a maximum depth of 1323.61'.

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

A 4.565, 11.210 and 4.640 acre tract of land out of NCB 11672 and a 11.015, 8.395 and 3.043 acre tract of land out of NCB 14850 being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

The 4.565 acre tract of land is located on the northwest side of West Avenue, being 1190.19' southwest of the cutback between Blanco Road and West Avenue; having 497.21' on West Avenue and a depth of 400'. The 11.210 acre tract of land is located 420' northwest of West Avenue and 514.93' southwest of Blanco Road; having a maximum of 1009.93' in length and 480.81 in width. The 4.640 acre tract of land is located on the southwest side of Blanco Road, being 795.34' northwest of the cutback between Blanco Road and West Avenue; having 415.05' on Blanco Road and a maximum depth of 514.93'.

The 11.015 acre tract of land is located on the northeast side of Blanco Road, being 765.55' northwest of the cutback between Blanco Road and West Avenue; having 501.19' on Blanco Road and a maximum depth of 925.88'.

The 8.395 acre tract of land is located 925.88' northeast of Blanco Road and 403' northwest of West Avenue; having 623.49' in length and 524.79' in width.

The 3.043 acre tract of land is located on the northwest side of West Avenue; being 1684.62' northeast of the cutback between Blanco and West Avenue; having 341.35' on West Avenue and 403' in depth.

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

A 23.051 acre tract of land out of NCB 11672 and a 27.302 acre tract of land out of NCB 14850 being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

The 23.051 acre tract is located west of the intersection of Blanco Road and West Avenue; having 795.34' on Blanco Road, 1190.18' on West Avenue and 133.33' on the cutback between Blanco Road and West Avenue.

The 27.302 acre tract is located northeast of the intersection of Blanco Road and West Avenue; having 765.55' on Blanco Road, 1684.62' on West Avenue and 126.63' on the cutback between Blanco Road and West Avenue.

ZONING CHANGE REQUESTED:

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

ZONING COMMISSION PUBLIC HEARING ON MARCH 7, 1973:

Information Presented by Applicant:

Mr. Herbert Karren, 4335 N.W. Loop 410, introduced Mr. Ralph Bender, who made the presentation for the proposed properties.

Mr. Ralph Bender; Planner and Consultant, stated to the Commission that his clients have recently acquired subject property and the property will be developed into a planned unit development type project. They have a proposed financial institution and a major shopping center commitment for the property but do not have definite commitments for the rest of the property. He further stated that they have met with school officials and their only concern was that there be no alcoholic consumption near this area and they are willing to comply with this condition. What they proposed along West Avenue will not be detrimental to the single family homes on West Avenue.

IN OPPOSITION

1. Mr. Robert Pior, 11643 Persuasion, was not sure that he was in opposition but wished to know what proponents are proposing to construct on property along West Avenue in front of Silver Sands.
2. Mr. James S. Boren, 4647 Persuasion, stated that the noise that will be created will be detrimental to the single family homes. He requested a postponement in order for the home owners and proponents to meet and consider the proposal.

Mr. Ralph Bender, proponent, stated that upon hearing the balance of the opposition, they would prefer not to postpone the matter and hear the case.

3. Col. John F. Graf, 11807 Persuasion, stated that if the property were zoned to "B-2" and "B-3, they would get the type of development that they do not want in the area.
4. Col. Betty Landen, 11805 Persuasion, stated that the proposed would create much unwanted noise and it will increase the burglary quota in this area and this will jeopardize their security.

MOTION made by Mr. Hughes and seconded by Mr. Walker to pass up the matter of postponement and hear the case. All those present voting in the affirmative.

REBUTTAL

Mr. Bender stated that his clients have been in development business for a considerable time in San Antonio and they specialize in this kind of development. The development program for this 140 acres will take between six or seven years to complete. It is the very most expensive property from the 2000 acres of an overall master plan to be developed in the next ten or twelve years. Mr. Bender further stated that this area is going to explode in terms of its commercial potential. He stated that everything that can be done has been done with respect to coordinating with school, traffic and single family development in the area.

STAFF RECOMMENDATIONS:Discussion:

Properties in question are located at the intersection of two major arterials and the proposed development provides for transition between the proposed "B-3" zoning and future residential to the north. Applicant's proposal is to construct a collector loop street through both properties between Blanco Road and West Avenue to serve the business and residential areas within the development

Recommendation:

Approval  
Proper platting

Traffic and Transportation Department Recommendations:

Collector street system is needed to provide proper access.

Results of Notices Received Before Hearing:

There were ninety-three notices mailed to the surrounding property owners, fifteen notices returned in opposition and eleven 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:

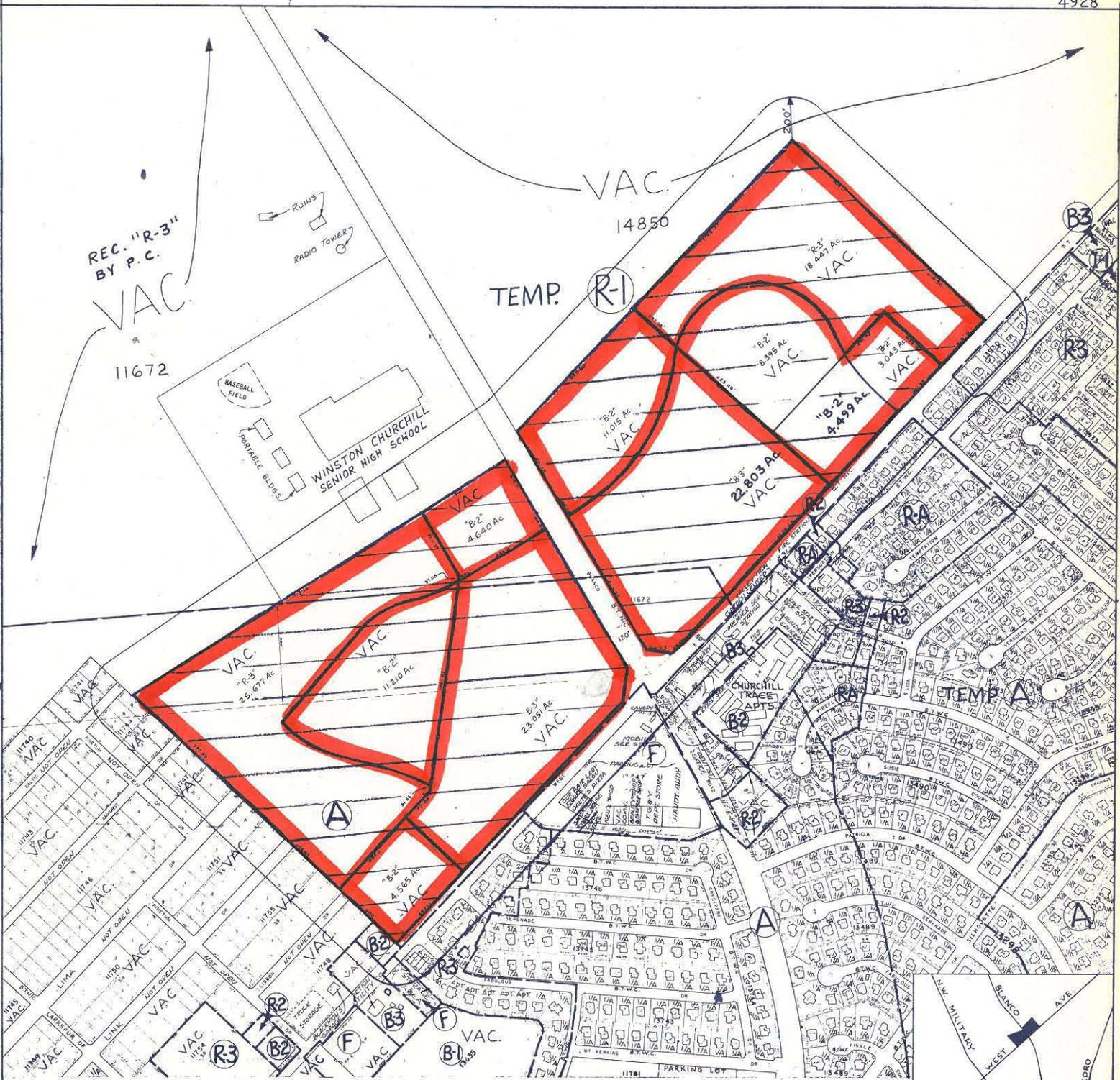
- (1) Property is located on the east and west sides of Blanco Road to the north of West Avenue.
- (2) Property in question would form, under the centers concept, the logical position of major commercial activity which has been set out in the master planning.
- (3) The plans of the area called for multi-family buffering around the commercial against possible single family or other residential areas adjacent to this property.
- (4) While there was considerable opposition, it appears that this would be good land planning.
- (5) The school which is adjacent, north of this property, has indicated through the applicants that they have received satisfactory assurance as to the safety of the students.

Other Recommendations:

It is further recommended that the property be replatted and that applicant work with the Traffic Department.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



REC. "R-3"  
BY P.C.  
VAC  
11672

VAC.  
14850

TEMP. (R-1)

WINSTON CHURCHILL  
SENIOR HIGH SCHOOL

CHURCHILL TRACE  
APTS

**ZONING CASE 4928**  
 REQUESTED ZONING CHANGE  
 FROM "A" SINGLE FAM. & TEMP. "R-1" RES. DIST. TO "B-2" "B-3" BUS.  
 DATE APRIL, 1973 & "R-3" MULT. FAM. RES. DIST.  
 SCALE   
 DEPT. OF BLDG. & PLANNING ADMIN.  
 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 she 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 Ordinance 42060 Case No. 4928 hereto attached has been published in

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

April 6, 1973

## AN ORDINANCE 42060

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 re-zoning of the hereinafter designated property, to-wit:

### CASE NO. 4928

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

#### "A" and Temp. "R-1" to "R-3"

A 25.677 acre tract of land out of NCB 11672 and a 18.447 acre tract of land out of NCB 14850. The 25.677 acre tract of land is located 500' southwest of Blanco Road and 400' northwest of West Avenue having 1715.66' in length and 1395.32' in width. The 18.447 acre tract of land is located on the northwest side of West Avenue, and 925.88' northeast of Blanco Road; having 310' on West Avenue and a maximum depth of 1323.61', being further described by field notes filed in the Office of the City Clerk.

#### "A" and Temp. "R-1" to "B-2"

A 4.565, 11.210 and 4.640 acre tract of land out of NCB 11672; a 11.015 acre and a 15.937 acre tract of land out of NCB 14850. The 4.565 acre tract of land is located on the northwest side of West Avenue, being 1190.19' southwest of the cutback between Blanco Road and West Avenue; having 497.21' on West Avenue and a depth of 400'. The 11.210 acre tract of land is located 420' northwest of West Avenue and 514.93' southwest of Blanco Road; having a maximum of 1009.93' in length and

480.81' in width. The 4.640 acre tract of land is located on the southwest side of Blanco Road, being 795.34' northwest of the cutback between Blanco Road and West Avenue; having 415.05' on Blanco Road and a maximum depth of 514.93'. The 11.015 acre tract of land is located on the northeast side of Blanco Road, being 765.55' northwest of the cutback between Blanco Road and West Avenue; having 501.19' on Blanco Road and a maximum depth of 925.88'. The 15.937 acre tract of land is located on the northwest side of West Avenue 1211.95' northeast of the cutback located between West Avenue and Blanco Road; having 814.02' on West Avenue and a maximum depth of 1080', being further described by field notes filed in the Office of the City Clerk.

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

A 23.051 acre tract of land out of NCB 11672 and a 22.803 acre tract of land out of NCB 14850. The 23.051 acre tract of land is located west of the intersection of Blanco Road and West Avenue; having 795.34' on Blanco Road, 1190.19' on West Avenue and 133.33' on the cutback between Blanco Road and West Avenue. The 22.803 acre tract of land is located northeast of the intersection of Blanco Road and West Avenue; having 765.55' on Blanco Road, 1211.95' on West Avenue and 126.63' on the cutback between Blanco Road and West Avenue, being further described by field notes filed in the Office of the City Clerk.

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 5th day of April, 1973.

JOHN GATTI  
Mayor

ATTEST:

J. H. INSELMANN  
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 6th day of April, 1973

Ernest C. Carrola

Notary Public in and for Bexar County, Texas

Ernest C. Carrola