

AN ORDINANCE **42 115**

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. 4947)

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

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

A 90.950 acre tract of land out of NCB 14697, located on the southeast side of Huebner Road, being 1848.7' southwest of the intersection of Huebner Road and Fredericksburg Road; having 806.81' on Huebner Road and a maximum depth of 2370, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "O-1"

A 5.100 acre tract of land out of NCB 14697, located on the southwest side of Fredericksburg Road, being 2525.23' southeast of the intersection of Huebner Road and Fredericksburg Road; having 556.53' on Fredericksburg Road and a maximum depth of 420', being further described by field notes filed in the Office of the City Clerk.

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

A 8.069 and 4.708 acre tracts of land out of NCB 14697, the 8.069 acre tract of land is located 402' southwest of Fredericksburg Road and 910' southeast of Huebner Road; having a maximum length of approximately 890' and a maximum depth of approximately 650'. The 4.708 acre tract of land is located on the southeast side of Huebner Road, being 2822.85' southwest of the intersection of Huebner Road and Fredericksburg Road; having a total frontage of 107.5' on Huebner Road and a maximum depth of 460', being further described by field notes filed in the Office of the City Clerk.

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

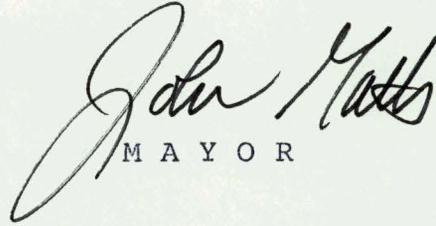
A 50.468 and 2.376 acre tract of land out of NCB 14697, the 50.468 acre tract of land is located between Huebner Road and Fredericksburg Road, being 190' southwest and 445' southeast of the cutback between Huebner Road and Fredericksburg Road; having 1658.70' on Huebner Road and 2080.23' on Fredericksburg Road; the 2.376 acre tract of land is located on the southeast side of Huebner Road being 2890.35' southwest of the intersection of Huebner Road and Fredericksburg Road; having 460' on Huebner Road and a depth of 225', 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 19th day of April 19 73.


MAYOR

ATTEST: 
CITY CLERK

APPROVED AS TO FORM: _____
CITY ATTORNEY

73-20

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	2
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	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
PUBLIC SAFETY-ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

ITEM NO. E.

MEETING OF THE CITY COUNCIL DATE: APR 19 1973

MOTION BY: Becker SECONDED BY: Mendoza

ORD. NO. 42 115 ZONING CASE 4947

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		<u>abs</u>	
LEO MENDOZA, JR. PLACE NO. 5		✓	
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		✓	

No change

73-20



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES FOR

PARCEL C R-3

Being 90.950 acres out of a 39.944 acre tract and 122.600 acre tract out of the M.T. Guerra O.S. 88, Abstract 260, CB 4443, Bexar County, Texas and being further described as follows:

Beginning: At a point, said point being the Southernmost corner of the 39.944 acre tract and said point being the Southernmost corner of the herein described tract;

Thence: N 49°31'10" W a distance of 292.80 feet to an angle point;

Thence: N 50°00'02" W a distance of 328.07 feet to an angle point;

Thence: N 47°20'32" W a distance of 482.36 feet to an angle point;

Thence: N 40°37'38" W a distance of 281.10 feet to an angle point;

Thence: N 30°37' 22" E a distance of 363.91 feet to an angle point;

Thence: N 57°37'22" E a distance of 455.46 feet to an angle point;

Thence: N 39°38'29" E a distance of 166.92 feet to an angle point;

Thence: N 48°20'01" W a distance of 458.84 feet to an angle point, said point being in the southeast R.O.W. line of Huebner Road and said point being the westernmost corner of the 122.600 acre tract;

Thence: N 42°19'03" E a distance of 209.21 feet to an angle point;

Thence: N 41°46'03" E a distance of 597.60 feet to an angle point;

Thence: S 47°40'45" E a distance of 542.46 feet to an angle point;

Thence: N 69°31'35" E a distance of 244.44 feet to an angle point;

Thence: S 89°54'58" E a distance of 341.00 feet to an angle point;

Thence: S 07°25'53" W a distance of 324.73 feet to an angle point;
Thence: S 02°38'33" E a distance of 325.35 feet to an angle point;
Thence: N 83°15'15" E a distance of 468.24 feet to an angle point;
Thence: N 53°07'48" E a distance of 200.00 feet to an angle point;
Thence: S 51°50'34" E a distance of 356.09 feet to an angle point;
Thence: S 81°34'23" E a distance of 58.12 feet to an angle point;
Thence: S 17°43'18" E a distance of 634.85 feet to an angle point;
Thence: S58° 24' 59" W a distance of 102.52 feet to an angle point;
Thence: S 57°46'59" W a distance of 296.69 feet to an angle point;
Thence: S 57°16'26" W a distance of 200.47 feet to an angle point;
Thence: S 55°04'46" W a distance of 137.59 feet to an angle point;
Thence: S 52°05'53" W a distance of 26.98 feet to an angle point;
Thence: S 54°47'55" W a distance of 274.14 feet to an angle point;
Thence: N 48°41'35" W a distance of 569.87 feet to an angle point;
Thence: S 41°48'36" N a distance of 740.69 feet to an angle point;
Thence: S 41°19'02" W a distance of 262.73 feet to the point of beginning and containing 90.950 acres, more or less.

February 22, 1973

EHD/dr

Pape - Dawson

CONSULTING ENGINEERS
8705 BROADWAY, SUITE 1
SAN ANTONIO, TEXAS 78217



TEXAS SOCIETY OF PROFESSIONAL ENGINEERS
AMERICAN SOCIETY OF CIVIL ENGINEERS

CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES FOR

PARCEL D 0-1

Being 5.10 acres out of a 122.600 acre tract out of the M.T. Guerra O.S. 88; Abstract 260, CB 4443 Bexar County, Texas and being further described as follows:

- Beginning: At a point, said point being in the West R.O.W. line of Fredericksburg Road and said point being the southeast corner of the herein described tract and said point being the easternmost corner of the 122.60 acre tract;
- Thence: S 80°51'56" W a distance of 246.22 feet to an angle point;
- Thence: S 60°50'58" W a distance of 38.75 feet to an angle point;
- Thence: S 58°33'31" W a distance of 109.89 feet to an angle point;
- Thence: S 58°24'59" W a distance of 12.64 feet to an angle point;
- Thence: N 17°43'18" W a distance of 634.85 feet to an angle point;
- Thence: S 81°34'32" E a distance of 214.82 feet to an angle point;
- Thence: N 67°47'09" E a distance of 208.27 feet to a point on a curve, said point being in the west R.O.W. line of Fredericksburg Road;
- Thence: In a southerly direction 556.53 feet along the arc of a curve to the right, said curve having a radius of 5820.68 feet and a central angle of 9°23'43" to the point of beginning and containing 5.10 acres, more or less.

February 22, 1973

EHD/dr

9°23'43"
- 3°56'15"



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES FOR

PARCEL B B-2

Being 4.708 acres out of a 39.944 acre tract being out of a 49.70 acre tract out of the M.T. Guerra O.S. 88, Abstract 260, CB 4443 Bexar County, Texas and being further described as follows:

Beginning: At a point, said point being in the east R.O.W. line of Huebner Road and said point being the Westernmost corner of the herein described tract and said point being the Westernmost corner of the 39.944 acre tract;

Thence: N 42°19'03" E a distance of 40.00 feet along the East R.O.W. line of Huebner Road to an angle point;

Thence: S 47°40'57" E a distance of 225.00 feet to an angle point;

Thence: N 42°19'03" E a distance of 460.00 feet to an angle point;

Thence: N 74°40'57" W a distance of 225.00 feet to an angle point;

Thence: N 42°19'03" R a distance of 67.50 feet to an angle point;

Thence: S 49°03'10" E a distance of 240.90 feet to an angle point;

Thence: N 42°06'26" E a distance of 164.64 feet to an angle point;

Thence: S 48°20'01" E a distance of 218.54 feet to an angle point;

Thence: S 39°38'29" W a distance of 166.92 feet to an angle point;

Thence: S 57°37'22" W a distance of 455.46 feet to an angle point;

Thence: S 30°37'22" W a distance of 363.91 feet to an angle point;

Thence: N 40°37'38" W a distance of 50.00 feet to an angle point;

Thence: N 17°24'39" W a distance of 429.00 feet to the point of beginning and containing 4.708 acres, more or less.

February 22, 1973

EHD/dr



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES

ROADS & STREETS

DRAINAGE

LAND PLANNING

SUBDIVISIONS

REPORTS

SURVEYING

FIELD NOTES FOR

PARCEL E B-2

Being 8.069 acres out of a 122.600 acre tract out of the M.T. Guerra O.S. 88, Abstract 260, CB 4443, Bexar County, Texas and being further described as follows:

Beginning: At a point, said point being the northernmost corner of the herein described tract and said point being S $41^{\circ}36'03''$ W a distance of 1593.70 feet; S $41^{\circ}46'03''$ W a distance of 65.00 feet; S $47^{\circ}40'45''$ E a distance of 542.46 feet; N $69^{\circ}31'35''$ E a distance of 244.44 feet; S $89^{\circ}54'48''$ E a distance of 341.00 feet from the northernmost corner of the 122.600 acre tract;

Thence: S $74^{\circ}26'01''$ E a distance of 435.99 feet to an angle point;

Thence: N $88^{\circ}55'52''$ E a distance of 268.05 feet to an angle point;

Thence: S $3^{\circ}00'46''$ W a distance of 190.26 feet to an angle point;

Thence: S $25^{\circ}12'04''$ W a distance of 187.88 feet to an angle point;

Thence: S $53^{\circ}07'48''$ W a distance of 200.00 feet to an angle point;

Thence: S $83^{\circ}15'15''$ W a distance of 468.24 feet to an angle point;

Thence: N $2^{\circ}38'33''$ W a distance of 325.35 feet to an angle point;

Thence: N $7^{\circ}25'53''$ E a distance of 324.73 feet to the point of beginning and containing 8.069 acres, more or less.

February 22, 1973

EHD/dr



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES FOR

PARCEL A B-3

Being 2.376 acres out of a 39.944 acre tract being out of a 49.70 acre tract out of the M.T. Guerra O.S. 88, Abstract 260, CB 4443 Bexar County, Texas and being further described as follows:

- Beginning:** At a point, said point being in the East R.O.W. line of Huebner Road and said point being the Westernmost point of the herein described tract and said point being N 42°19'03" E a distance of 40.00 feet from the Westernmost corner of the 39.944 acre tract;
- Thence:** N 42°19'03" E a distance of 460.00 feet along the southeast R.O.W. line of Huebner Road to an angle point;
- Thence:** S 47°40'57" E a distance of 225.00 feet to an angle point;
- Thence:** S 42°19'03" W a distance of 460.00 feet to an angle point;
- Thence:** N 47°40'57" W a distance of 225.00 feet to the point of beginning and containing 2.376 acres, more or less.

February 22, 1973

EHD/dr



CIVIL & STRUCTURAL ENGINEERING

824-9494

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

FIELD NOTES FOR

PARCEL F B-3

Being 50.468 acres out of a 122.600 acre tract out of the M.T. Guerra O.S. 88, Abstract 260, CB 4443, Bexar County, Texas, and being further described as follows:

- Beginning:** At a point, said point being in the Southeast R.O.W. line of Huebner Road and said point being the Northernmost corner of the herein described tract and said point being the Northernmost corner of the 122.600 acre tract;
- Thence:** S 26°05'45" E a distance of 408.30 feet to an angle point;
- Thence:** N 63°16'00" E a distance of 206.25 feet to an angle point, said point being in the West R.O.W. line of Fredericksburg Road;
- Thence:** S 24°23'57" E a distance of 1680.23 feet to the P.C. of a curve;
- Thence:** 400.00 feet along the arc of a curve to the right, said curve having a radius of 5820.68 feet and a central angle of 3°56'15";
- Thence:** S 67°47'09" W a distance of 208.27 feet to an angle point;
- Thence:** N 81°34'23" W a distance of 272.94 feet to an angle point;
- Thence:** N 51°50'34" W a distance of 356.09 feet to an angle point;
- Thence:** N 25°12'04" E a distance of 187.88 feet to an angle point;
- Thence:** N 03°00'46" E a distance of 190.26 feet to an angle point;
- Thence:** S 88°55'52" W a distance of 268.05 feet to an angle point;

- Thence:** N 74°26'01" W a distance of 435.99 feet to an angle point;
- Thence:** N 89°54'58" W a distance of 341.00 feet to an angle point;
- Thence:** S 69°31'55" W a distance of 244.44 feet to an angle point;
- Thence:** N 47°40'45" W a distance of 542.46 feet to an angle point, said point being the Southeast R.O.W. line of Huebner Road;
- Thence:** N 41°46'03" E a distance of 65.00 feet to an angle point;
- Thence:** N 41°36'03" E a distance of 1593.70 feet along the Southeast R.O.W. line of Huebner Road to the point of beginning and containing 50.468 acres, more or less.

February 22, 1973

EHD/dr

TO: City Clerk

Date April 2, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4947 NAME H.Kyle Seale

The rezoning and reclassification of:

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

A 90.950 acre tract of land out of NCB 14697, being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

Located on the southeast side of Huebner Road, being 1848.7' southwest of the intersection of Huebner Road and Fredericksburg Road; having 806.81' on Huebner Road and a maximum depth of 2370.

Temporary "R-1" to "O-1"

A 5.100 acre tract of land out of NCB 14697 being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the southwest side of Fredericksburg Road, being 2525.23' southeast of the intersection of Huebner Road and Fredericksburg Road; having 556.53' on Fredericksburg Road and a maximum depth of 420'

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

A 8.069 and 4.708 acre tracts of land out of NCB 14697, being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

The 8.069 acre tract of land is located 402' southwest of Fredericksburg Road and 910' southeast of Huebner Road; having a maximum length of approximately 890' and a maximum depth of approximately 650'. The 4.708 acre tract of land is located on the southeast side of Huebner Road, being 2822.85' southwest of the intersection of Huebner Road and Fredericksburg Road; having a total frontage of 107.5' on Huebner Road and a maximum depth of 460'

FROM:

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 April 2, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4947 NAME H. Kyle Seale

The rezoning and reclassification of:

(Continued)

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

A 50.468 and 2.376 acre tract of land out of NCB 14697 being further described by field notes filed in the office of the Building and Planning Administration Dept.

FOR INFORMATION ONLY

The 50.468 acre tract of land is located between Huebner Road and Fredericksburg Road, being 190' southwest and 445' southeast of the cutback between Huebner Road and Fredericksburg Road; having 1658.70' on Huebner Road and 2080.23' on Fredericksburg Road

The 2.376 acre tract of land is located on the southeast side of Huebner Road being 2890.35' southwest of the intersection of Huebner Road and Fredericksburg Road; having 5460' on Huebner Road and a depth of 225'

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

TO: "R-3" Multiple Family Residence District, "O-1" Office District and "B-2" and "B-3" Business Districts on

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: H. Kyle Seale

ZONING CASE 4947

DATE OF APPLICATION: February 15, 1973

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY:

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

A 90.950 acre tract of land out of NCB 14697, being further described by field notes filed in the office of the Department of Building and Planning Administration.

FOR INFORMATION ONLY

Located on the southeast side of Huebner Road, being 1848.7' southwest of the intersection of Huebner Road and Fredericksburg Road; having 806.81' on Huebner Road and a maximum depth of 2370'.

Temporary "R-1" to "O-1"

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FOR INFORMATION ONLY

The 8.069 acre tract of land is located 402' southwest of Fredericksburg Road and 910' southeast of Huebner Road; having a maximum length of approximately 890' and a maximum depth of approximately 650'. The 4.708 acre tract of land is located on the southeast side of Huebner Road, being 2822.85' southwest of the intersection of Huebner Road and Fredericksburg Road; having a total frontage of 107.5' on Huebner Road and a maximum depth of 460'.

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FOR INFORMATION ONLY

The 50.468 acre tract is located between Huebner and Fredericksburg Roads, being 190' southwest and 445' southeast of the cutback between Huebner and Fredericksburg Road; having 1658.70' on Huebner Road and 2080.23' on Fredericksburg Road. The 2.376 acre tract is located on the southeast side of Huebner Road, being 2890.35' southwest of the intersection of Huebner Road and Fredericksburg Road; having 460' on Huebner Road and a depth of 225'.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residence District to "R-3" Multiple Family Residence District, "O-1" Office District and "B-2" and "B-3" Business Districts.

ZONING COMMISSION PUBLIC HEARING ON MARCH 21, 1973:Information Presented by Applicant:

Mr. Kyle Seale, owner of subject property, gave a brief background of the area. He stated that subject property is in the newly annexed area. He has been working on this project for over a year. This piece of property is directly across from the 240 acres of the USAA property. He indicated that the Commission has granted "B-3" on the entire 240 acres. He has gone into a joint venture on this project, but they do not have a specific deal worked for the property. They have a client from Houston and one from Kansas City but stated that it is not a definite deal. He also presented a master plan for the proposed development of the property. Subject property is about 162 acres.

STAFF RECOMMENDATION:Discussion:

The staff has review the applicant's master plan of development and has no objections to the requested change. The subject property fronts onto two major thoroughfares and the applicant's proposal is to serve the property with an internal 60' R.O.W. street system. The proposed "B-3" areas located at the future collector street and arterial intersection will serve the high density residential proposed; therefore, the staff feels the classification is appropriate at this type intersection.

Recommendation:

Approval
Proper platting

Traffic and Transportation Department Recommendations:

Good internal street design is needed to provide proper access.

Results of Notices Received Before Hearing:

There were twenty-five notices mailed to the surrounding property owners, none returned in opposition and four 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:

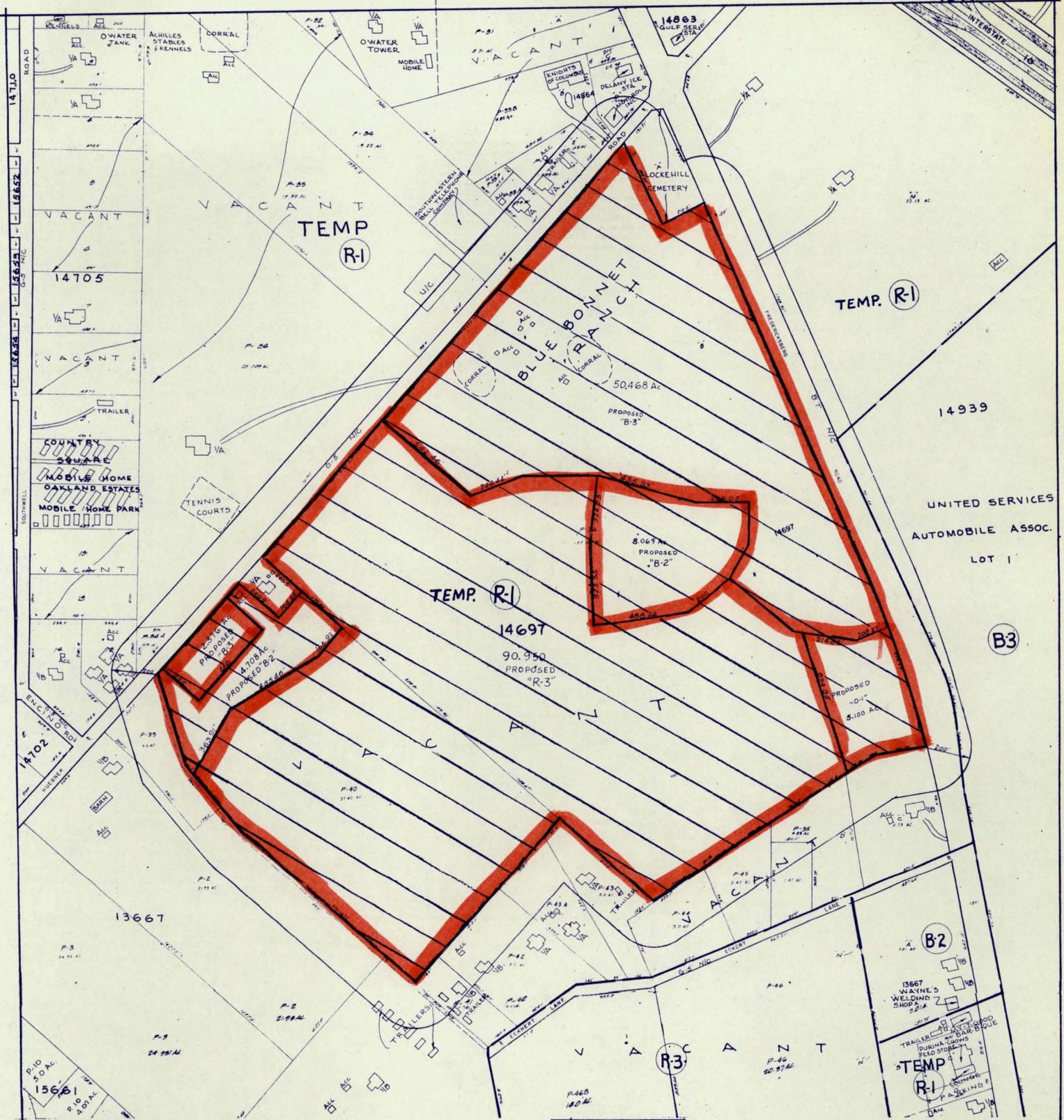
- (1) Property consists of approximately 162 acres of land at the south corner of Fredericksburg Road and Huebner Road.
- (2) Proponent has master planned the entire tract with a street layout and proposed uses which would seem to constitute good land use.
- (3) He has 60' streets running through subject tract from Fredericksburg Road to Huebner Road creating the appropriate "B-3" uses on Huebner Road at the intersection of the new streets which would be constructed.
- (4) Overall land use seems to be compatible with the development now going in the area.
- (5) Property is located directly across Fredericksburg Road from the USAA development now in progress.

Other Recommendations:

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

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



ZONING CASE 4947

REQUESTED ZONING CHANGE

FROM TEMP R-1 SINGLE FAMILY RES. DIST. TO B-2 / B-3 BUS. DIST. / B-3 MULTY FAMILY RES. DIST. / D-1 OFFICE DIST.

DATE APRIL, 1973

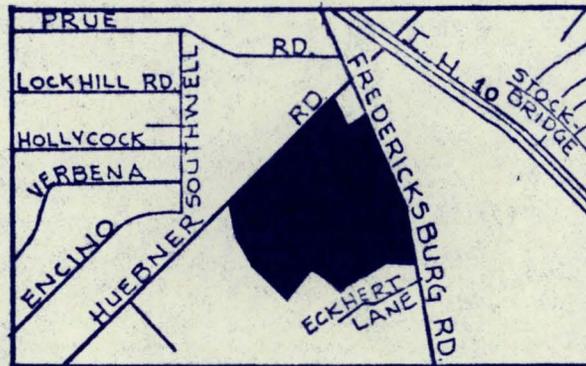
SCALE



DEPT. OF BLDG. & PLANNING ADMIN.
SAN ANTONIO, TEXAS



LOCATION MAP ON FOLLOWING PAGE



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~~ ^s 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 No. 42115 hereto attached has been published in
every issue of said newspaper on the following days, to-wit: _____

April 20

1973

AN ORDINANCE 42115

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. 4947

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

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A 90.950 acre tract of land out of NCB 14697, located on the southeast side of Huebner Road, being 1848.7' southwest of the intersection of Huebner Road and Fredericksburg Road; having 806.81' on Huebner Road and a maximum depth of 2370, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "O-1"

A 5.100 acre tract of land out of NCB 14697, located on the southwest side of Fredericksburg Road being 2525.23' southeast of the intersection of Huebner Road and Fredericksburg Road; having 556.53' on Fredericksburg Road and a maximum depth of 420', being further described by field notes filed in the Office of the City Clerk.

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

A 8.069 and 4.708 acre tracts of land out of NCB 14697; the 8.069 acre tract of land is located 402' southwest of Fredericksburg Road and 910' southeast of Huebner Road; having a maximum length of approximately 890' and a maximum depth of approximately 650'. The 4.708 acre tract of land is located on the southeast side of Huebner Road, being 2822.85' southwest of the intersection of Huebner Road and Fredericksburg Road; having a total frontage of 107.5' on Huebner Road and a maximum depth of 460', being further described by field notes filed in the Office of the City Clerk.

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

A 50.468 and 2.376 acre tract of land out of NCB 14697; the 50.468 acre tract of land is located between Huebner Road and Fredericksburg Road, being 190' southwest and 445' southeast of the cutback between Huebner Road and Fredericksburg Road; having 1658.70' on Huebner Road and 2080.23' on Fredericksburg Road; the 2.376 acre tract of land is located on the southeast side of Huebner Road being 2890.35' southwest of the intersection of Huebner Road and Fredericksburg Road; having 460' on Huebner Road and a depth of 225', being further described by field notes filed in the Office of 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 19th day of April, 1973.

JOHN GATTI
Mayor

ATTEST:

J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 20th day of April, 1973

Stella Orozco

Notary Public in and for Bexar County, Texas