

AN ORDINANCE 42924

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. 5234)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-2" Business District, "R-6" Townhouse District, "O-1" Office District and "R-3" Multiple Family Residential District, listed below as follows:

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

A 8.9 acre irregular tract out of P-76, NCB 15688, located northeast of Feathercrest, between Scarsdale Drive and Uhr Lane having 550' on Uhr Lane, 250' on Scarsdale Drive, 750' on Feathercrest and 71.02' on the cutback, being further described by field notes filed in the Office of the City Clerk.

Temporary "R-1" to "R-6"

A 2.1 acre tract out of P-76, NCB 15688, located on the nothwest side of Uhr Lane, being 550' northeast of the cutback at the intersection of Uhr Lane and Feathercrest Drive; having 120' on Uhr Lane with a maximum depth of 670' being further described by field notes filed in the Office of the City Clerk.

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

A 6.7 acre irregular tract of land out of P-76B, P-76I and a portion of P-76, NCB 15837, located northwest of the intersection of Scarsdale Drive and Feathercrest Drive; having 950' on Scarsdale Drive and 1,050' on Feathercrest Drive, being further described by field notes filed in the Office of the City Clerk.

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

A 7.581 acre irregular tract out of P-76, NCB 15688 and a 7.5 acre irregular tract out of P-76, NCB 15837. The 7.2 acre tract being located approximately 630' northeast of the intersection of Scarsdale Drive and Feathercrest Drive, and approximately 670' northwest of Uhr Lane; having a width of 410' and a length of 1,010'. The 7.9 acre tract being northwest 1050' of the intersection of Scarsdale Drive and Feathercrest Drive; having 200' on Feathercrest Drive with a maximum depth of 1338.43'; also having a total frontage of 1,228.53' on Scarsdale Drive, being further described by field notes filed in the Office of the City Clerk.

4200 Block of Feathercrest

Provided that proper replatting is accomplished and that a 6' solid screen fence be erected along the north line of the "R-6" zone.

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 18<sup>th</sup> day of October 1973.

*Allen B. Lacy*  
M A Y O R

PRO TEM

ATTEST: *J. H. ...*  
C I T Y C L E R K

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

73-54

DISTRIBUTION

ITEM NO. 2.

OCT 18 1973

AVIATION DIRECTOR
BUILDING & PLANNING ADMIN.
CITY WATER BOARD
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT OFFICER
COMMUNITY ANALYSIS DIVISION
COMPREHENSIVE PLANNING
CONVENTION BUREAU
CONVENTION CENTER
FINANCE DIRECTOR
ASSESSOR
BUDGET
CONTROLLER
TREASURY DIVISION
FINANCE-MODEL CITIES
FINANCE-GRANT SECTION
INTERNAL AUDIT
MANAGEMENT ANALYSIS
PROPERTY RECORDS
FIRE CHIEF
HEALTH DIRECTOR
HEMISFAIR PLAZA
LAND DIVISION
LEGAL
BACK TAX ATTORNEY
LIBRARY DIRECTOR
MARKET & PARKING
MODEL CITIES
MUNICIPAL COURTS
PARKS & RECREATION DEPT.
PERSONNEL DIRECTOR
POLICE CHIEF
PRESS ROOM
PUBLIC INFORMATION
PUBLIC WORKS DIRECTOR
ENGINEERING DIV.
ENGINEERING - SEWERS
PUBLIC SAFETY - ASSOC. MGR.
PURCHASING
SPECIAL SERVICES
TRAFFIC & TRANSPORTATION
ASSOC. MGR. C. GUERRA

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

MOTION BY: Padilla SECONDED BY: Mendoza

ORD. NO. 42924 ZONING CASE 5234

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		abs	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		abs	
CLIFFORD MORTON PLACE NO. 6		abs	
ALFRED BECKMANN PLACE NO. 7		abs	
ALVIN G. PADILLA, JR. PLACE NO. 8		✓	
LEO MENDOZA, JR. PLACE NO. 9		✓	

*provided that proper replatting is accomplished and that a 6' solid screen fence be erected between the proposed "R-6" and the proposed single family development along the north line of the "R-6" zone.*

73-54

0-1

FIELD NOTES FOR

A 6.7-ACRE (MORE OR LESS) TRACT OF LAND OUT OF A 131.599-ACRE TRACT OF LAND CONVEYED BY M. A. BUEHRING AND WIFE VERSIE BUEHRING TO LLOYD A. DENTON, GEORGE A. MUSSELMAN AND EDWARD H. STARR, JR., BY DEED DATED THE 15TH DAY OF JUNE 1966, OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, COUNTY BLOCK 5014, AND RECORDED IN VOLUME 5583, PAGE 467, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 6.7-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At the point of intersection of the northeast ROW line of Feathercrest Drive with the northwest ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151, in the Deed and Plat Records of Bexar County, Texas;

THENCE: N 48° 49' 51" W 925.11 feet along the northeast ROW line of Feathercrest Drive to a point for the most westerly corner of the herein described 6.7-acre tract;

THENCE: N 46° 24' 00" E 280.00 feet to an angle point;

THENCE: S 89° 50' 27" E 231.57 feet to a point on the west ROW line of Scarsdale Drive;

THENCE: Southeasterly along said curved ROW line of Scarsdale Drive having a radius of 260.49 feet, a central angle of 39° 29' 31", a tangent length of 93.50 feet, an arc length of 179.55 feet and a chord which bears S 19° 35' 13" E 176.02 feet to the PT;

THENCE: In a southeasterly direction the following bearings and distances along the southwest ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151:

S 39° 19' 58" E 404.65 feet to the PC of a curve to the right;

Southeasterly along said curve to the right having a radius of 288.33 feet, a central angle of 29° 24' 28", a tangent length of 75.66 feet, and an arc length of 147.99 feet to the PCC of a curve to the right;

FIELD NOTES FOR A 6.7-ACRE (MORE OR LESS) TRACT, Page 2

Southwesterly along said curve to the right, having a radius of 200.00 feet, a central angle of  $40^{\circ} 20' 10''$ , a tangent length of 73.46 feet and an arc length of 140.80 feet to the PT;

S  $30^{\circ} 24' 40''$  W 37.92 feet to the PC of a curve to the right;

Southwesterly along said curve to the right having a radius of 40.00 feet, a central angle of  $100^{\circ} 45' 29''$ , a tangent length of 48.32 feet, and an arc length of 70.34 feet to the PT;

S  $41^{\circ} 10' 09''$  W 15.00 feet to the POINT OF BEGINNING, containing 6.7 acres of land, more or less.

C-2294  
28 Aug. 1973  
PD/ms

PHONE 824-4555

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 8.9-ACRE (MORE OR LESS) TRACT OF LAND OUT OF A 131.599-ACRE TRACT OF LAND CONVEYED BY M. A. BUEHRING AND WIFE VERSIE BUEHRING TO LLOYD A. DENTON, GEORGE A. MUSSELMAN AND EDWARD H. STARR, JR., BY DEED DATED THE 15TH DAY OF JUNE 1966, OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, COUNTY BLOCK 5014, AND RECORDED IN VOLUME 5583, PAGE 467, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 8.9-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At the point of intersection of the northeast ROW line of Feathercrest Drive with the southeast ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151, in the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 41° 10' 09" E 15.00 feet along the southeast ROW line of Scarsdale Drive to a point on a curve;
- THENCE: Northwesterly along said curve with the southeast ROW line of Scarsdale Drive having a radius of 25.00 feet, a central angle of 79° 14' 31", a tangent length of 20.70 feet, an arc length of 34.58 feet and a chord which bears N 09° 12' 36" W 31.89 feet to the PT;
- THENCE: N 30° 24' 40" E 23.75 feet along the southeast ROW line of Scarsdale Drive to the PC of a curve to the left;
- THENCE: Northeasterly along said curve to the left with the southeast ROW line of Scarsdale Drive having a radius of 348.33 feet, a central angle of 35° 14' 35", a tangent length of 110.64 feet and an arc length of 214.26 feet to the PCC of a curve to the right;
- THENCE: Northeasterly along said curve to the right having a radius of 6.00 feet, a central angle of 84° 10' 07", a tangent length of 5.42 feet and an arc length of 8.81 feet to the PT;
- THENCE: N 79° 20' 12" E 211.65 feet to the PC of a curve to the right;
- THENCE: Northeasterly along said curve to the right having a radius of 370.00 feet, a central angle of 17° 13' 22", a tangent length of 56.03 feet and an arc length of 111.22 feet to a point;

FIELD NOTES FOR AN 8.9-ACRE (MORE OR LESS) TRACT, Page 2

- THENCE: N 06° 33' 34" E 30.00 feet to a point on a curve;
- THENCE: Southeasterly along said curve to the right having a radius of 400.00 feet, a central angle of 34° 36' 35", a tangent length of 124.62 feet, an arc length of 241.62 feet and a chord which bears S 66° 08' 08" E 237.96 feet to the PT;
- THENCE: S 48° 49' 51" E 347.01 feet to a point on the northwest ROW line of Uhr Lane being the most easterly corner of the herein described tract;
- THENCE: S 41° 14' 21" W 540.00 feet along the northwest ROW line of Uhr Lane to a point for the most easterly extremity of a 70.75-foot cutoff at the north corner of the intersection of Feathercrest Drive with Uhr Lane;
- THENCE: S 86° 12' 15" W 70.75 feet to a point for the most westerly extremity of said cutoff being on the northeast ROW line of Feathercrest Drive;
- THENCE: N 48° 49' 51" W 588.19 feet along the northeast ROW line of Feathercrest Drive to the POINT OF BEGINNING, containing 8.9 acres of land, more or less.

C-2294  
28 Aug. 1973  
PD/ms

PHONE 824-4555

2-6

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

## FIELD NOTES FOR

A 2.1-ACRE TRACT OF LAND OUT OF A 131.599-ACRE TRACT OF LAND CONVEYED BY M. A. BUEHRING AND WIFE VERSIE BUEHRING TO LLOYD A. DENTON, GEORGE A. MUSSELMAN, AND EDWARD H. STARR, JR., BY DEED DATED THE 15TH DAY OF JUNE 1966, OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, COUNTY BLOCK 5014, AND RECORDED IN VOLUME 5583, PAGE 467, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.1-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the northwest ROW line of Uhr Lane being N 41° 14' 21" E 540.00 feet from the most easterly extremity of a 70.75-foot cutoff to the west at the north corner of the intersection of Feathercrest Drive with Uhr Lane;
- THENCE: N 48° 49' 51" W 347.01 feet to the PC of a curve to the left;
- THENCE: Northwesterly along said curve to the left having a radius of 400.00 feet, a central angle of 34° 36' 35", a tangent length of 124.62 feet, an arc length of 241.62 feet and a chord which bears N 66° 08' 08" W to a point;
- THENCE: N 06° 33' 34" E 30.00 feet to a point on a curve;
- THENCE: Northwesterly along said curve having a radius of 6.00 feet, a central angle of 89° 46' 50", a tangent length of 5.98 feet, an arc length of 9.40 feet and a chord which bears N 38° 33' 01" W 8.47 feet to the PCC of a curve to the right;
- THENCE: Northeasterly along said curve to the right having a radius of 370.00 feet, a central angle of 15° 43' 33", a tangent length of 51.10 feet and an arc length of 101.55 feet to a point on a curve;
- THENCE: With a curve to the left forming a future cul-de-sac, having a radius of 60.00 feet, a central angle of 56° 12' 12", a tangent length of 32.04 feet, an arc length of 58.86 feet and a chord which bears N 57° 54' 44" E 56.53 feet to a point;
- THENCE: S 60° 11' 22" E 204.24 feet to an angle point;
- THENCE: S 48° 49' 51" E 429.13 feet to a point on the northwest ROW line of Uhr Lane;
- THENCE: S 41° 14' 21" W 140.00 feet along the northwest ROW line of Uhr Lane to the POINT OF BEGINNING, containing 2.1 acres of land, more or less.

C-2294  
 28 Aug. 1973  
 PD/ms

R-3

FIELD NOTES FOR

A 7.5-ACRE (MORE OR LESS) TRACT OF LAND OUT OF A 131.599-ACRE TRACT CONVEYED BY M. A. BUEHRING AND WIFE VERSIE BUEHRING TO LLOYD A. DENTON, GEORGE A. MUSSELMAN AND EDWARD H. STARR, JR., BY DEED DATED THE 15TH DAY OF JUNE 1966, OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, COUNTY BLOCK 5014, AND RECORDED IN VOLUME 5583, PAGE 467, OF THE DEED RECORDS OF BEXAR COUNTY TEXAS, SAID 7.5-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point on the northeast ROW line of Feathercrest Drive being N 48° 49' 51" W 925.11 feet from the point of intersection of the northeast ROW line of Feathercrest Drive with the northwest ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151, in the Deed and Plat Records of Bexar County, Texas;

THENCE: N 48° 49' 51" W 200.84 feet along the northeast ROW line of Feathercrest Drive to a point for the most westerly corner of the aforementioned 131.599-acre tract;

THENCE: N 46° 24' 00" E 1338.43 feet with the property line of the aforementioned 131.599-acre tract to a re-entrant corner;

THENCE: N 41° 10' 09" E 5.00 feet to a point on the southwest ROW line of Scarsdale Drive;

THENCE: In a southeasterly direction the following bearings and distances along the southwest ROW line of Scarsdale Drive as platted in the recorded plat of Northern Hills, Unit 1, Volume 6500, Page 151;

S 48° 49' 51" E 0.40 feet to the PC of a curve to the right;

Southeasterly along said curve to the right having a radius of 220.00 feet, a central angle of 95° 13' 51", a tangent length of 241.06 feet, an arc length of 365.66 feet and a chord which bears S 01° 12' 56" E 325.00 feet to the PT;

S 46° 24' 00" W 35.22 feet to the PC of a curve to the left;

FIELD NOTES FOR A 7.5-ACRE TRACT, Page 2

Southwesterly along said curve to the left having a radius of 1260.00 feet, a central angle of  $10^{\circ} 27' 12''$ , a tangent length of 115.26 feet, an arc length of 229.88 feet and a chord which bears  $S 41^{\circ} 10' 24'' W$  229.56 feet to the PRC of a curve to the right;

Southwesterly along said curve to the right, having a radius of 1140.00 feet, a central angle of  $10^{\circ} 27' 12''$ , a tangent length of 104.28 feet, an arc length of 207.99 feet and a chord which bears  $S 41^{\circ} 10' 24'' W$  207.70 feet to the PRC of a curve to the left;

Southwesterly along said curve to the left having a radius of 260.49 feet, a central angle of  $46^{\circ} 14' 27''$ , a tangent length of 111.22 feet, an arc length of 210.23 feet and a chord which bears  $S 23^{\circ} 16' 46'' W$  204.57 feet to a point;

THENCE: N  $89^{\circ} 50' 27'' W$  231.57 feet to an angle point;

THENCE: S  $46^{\circ} 24' 00'' W$  280.00 feet to the POINT OF BEGINNING, containing 7.5 acres of land, more or less.

C-2294  
28 August 1973  
PD/ms

PHONE 824-4555

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

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FIELD NOTES FOR

A 7.581 ACRE TRACT OF LAND ADJACENT TO AND SOUTHEAST OF A 65.063 ACRE TRACT BEING THE FIRST NINE HOLES OF THE NORTHERN HILLS GOLF COURSE, SAID 7.581 ACRE TRACT BEING OUT OF A 131.599 ACRE TRACT OF LAND OUT OF THE HENRY G. KOCH TRACT OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, COUNTY BLOCK 5014, AS RECORDED IN VOLUME 5885, PAGE 167, IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 7.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a point being the following two (2) courses from the westernmost corner of the aforementioned 131.599 acre tract of land, said corner also being on the northeast ROW line of Feathercrest Drive:

S 48° 49' 51" E 826.37 feet along the northeast ROW line of Feathercrest Drive to a point;

N 41° 10' 09" E 620.00 feet to a point on the property line of the aforementioned 65.063 acre tract being the First Nine Holes of the Northern Hills Golf Course, and recorded in Volume 6200, Pages 392 thru 408;

THENCE: In a northeasterly direction along the property line of the aforementioned 65.063 acre tract the following courses:

N 51° 14' 39" E 445.10 feet to the PC of a curve to the left;

Northeasterly along said curve to the left having a radius of 1200.00 feet, a central angle of 04° 09' 30", a tangent length of 43.56 feet, an arc length of 87.09 feet and a chord which bears N 49° 09' 54" E 87.07 feet to the PT;

N 47° 05' 09" E 210.21 feet to the PC of a curve to the right;

Northeasterly along said curve to the right having a radius of 1200.00 feet, a central angle of 10° 48' 59", a tangent length of 113.61 feet, an arc length of 226.54 feet and a chord which bears N 52° 29' 39" E 226.20 feet to a point for the most northerly corner of the herein described 7.581 acre tract;

THENCE: S 48° 49' 51" E 231.76 feet to an angle point;

THENCE: S 64° 51' 15" E 60.00 feet to a point on a curve;

FIELD NOTES FOR A 7.581 ACRE TRACT, Page 2

- THENCE: Southwesterly along said curve having a radius of 370.00 feet, a central angle of  $21^{\circ} 46' 23''$ , a tangent length of 71.16 feet, an arc length of 140.60 feet and a chord which bears  $S 14^{\circ} 15' 33'' W$  139.76 feet to the PCC of a curve to the left;
- THENCE: Southeasterly along said curve to the left having a radius of 15.00 feet, a central angle of  $84^{\circ} 48' 01''$ , a tangent length of 13.70 feet, an arc length of 22.20 feet and a chord which bears  $S 39^{\circ} 01' 39'' E$  20.23 feet to a point;
- THENCE:  $S 08^{\circ} 34' 21'' W$  50.00 feet to a point on a curve;
- THENCE: Southwesterly along said curve having a radius of 370.00 feet, a central angle of  $63^{\circ} 43' 40''$ , a tangent length of 229.98 feet, an arc length of 411.54 feet, and a chord which bears  $S 66^{\circ} 42' 31'' W$  390.65 feet to the PT;
- THENCE:  $S 34^{\circ} 50' 41'' W$  337.70 feet to a point on a curve;
- THENCE: Southwesterly along said curve to the left having a radius of 60.00 feet, a central angle of  $172^{\circ} 59' 48''$ , an arc length of 181.16 feet and a chord which bears  $S 52^{\circ} 39' 09'' W$  119.78 feet to a point;
- THENCE:  $N 48^{\circ} 49' 51'' W$  386.42 feet to the POINT OF BEGINNING, containing 7.581 acres of land, more or less.

C-2017  
26 April 1973  
PD/ms

DATE September 28, 1973

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5234

NAME Northern Hills Enterprises, Inc.

The rezoning and reclassification of:

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

A 8.9 acre irregular tract out of P-76, NCB 15688, being further described by field notes filed in the office of the Building and Planning Administration Department.

4200 BJK Feathercrest

FOR INFORMATION ONLY

Located northeast of Feathercrest, between Scarsdale Drive and Uhr Lane having 550' on Uhr Lane, 250' on Scarsdale Drive, 750' on Feathercrest and 71.02' on the cutback.

Temporary "R-1" to "R-6"

A 2.1 acre tract out of P-76, NCB 15688, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the northwest side of Uhr Lane, being 550' northeast of the cutback at the intersection of Uhr Lane and Feathercrest Drive; having 120' on Uhr Lane with a maximum depth of 670' being further described by field notes filed in the office of the Building and Planning Administration Department.

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

A 6.7 acre irregular tract of land out of P-76B, P-76I and a portion of P-76, NCB 15837, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located northwest of the intersection of Scarsdale Drive and Feathercrest Drive; having 950' on Scarsdale Drive and 1,050' on Feathercrest Drive.

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

A 7.581 acre irregular tract out of P-76, NCB 15688 and a 7.5 acre irregular tract out of P-76, NCB 15837, being further described by field notes filed in the office of the Building and Planning Administration Department

FOR INFORMATION ONLY

The 7.2 acre tract being located approximately 630' northeast of the inter-

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

TO: "B-2" Business District, "R-6" Townhouse District, "O-1" Office District and "R-3" Multiple Family Residential District

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

BUILDING AND PLANNING ADMINISTRATION

CITY CLERK  
Case #5234

-2-

September 28, 1973

section of Scarsdale Drive and Feathercrest Drive, and approximately 670' northwest of Uhr Lane; having a width of 410 and a length of 1,010'.

The 7.9 acre tract being northwest 1050' of the intersection of Scarsdale Drive and Feathercrest Drive; having 200' on Feathercrest Drive with a maximum depth of 1338.43'; also having a total frontage of 1,228.53' on Scarsdale Drive.

APPLICANT: Northern Hills Enterprises, Inc.

ZONING CASE 5234

DATE OF APPLICATION: August 24, 1973

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY:

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

A 8.9 acre irregular tract out of P-76, NCB 15688, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located northeast of Feathercrest between Scarsdale Drive and Uhr Lane having 550' on Uhr Lane, 250' on Scarsdale Drive, 750' on Feathercrest and 71.02' on the cutback.

Temporary "R-1" to "R-6"

A 2.1 acre tract out of P-76, NCB 15688, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located on the northwest side of Uhr Lane, being 550' northeast of the cutback at the intersection of Uhr Lane and Feathercrest Drive; having 120' on Uhr Lane with a maximum depth of 670' being further described by field notes filed in the office of the Building and Planning Administration Department.

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

A 6.7 acre irregular tract of land out of P-76B, P-76I, and a portion of P-76, NCB 15837, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Located northwest of the intersection of Scarsdale Drive and Feathercrest Drive; having 950' on Scarsdale Drive and 1,050 on Feathercrest Drive.

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

A 7.581 acre irregular tract out of P-76, NCB 15688 and a 7.5 acre irregular tract out of P-76, NCB 15837, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

The 7.2 acre tract being located approximately 630' northeast of the intersection of Scarsdale Drive and Feathercrest Drive, and approximately 670' northwest of Uhr Lane; having a width of 410' and a length of 1,010'.

The 7.9 acre tract being northwest 1050' of the intersection of Scarsdale Drive and Feathercrest Drive; having 200' on Feathercrest Drive with a maximum depth of 1338.43' also having a total frontage of 1,228.53' on Scarsdale Drive.

ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "B-2" Business District, "R-6" Townhouse District, "O-1" Office District and "R-3" Multiple Family Residential District.

ZONING COMMISSION PUBLIC HEARING ON SEPTEMBER 12, 1973:

Information Presented by Applicant

Mr. Allen Ghormley, representing the applicants, stated to the Commission they wish to obtain permanent zoning on the subject properties which now have various nonconforming uses. The proposed development will be in conjunction with the master plan of the area.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

The properties under consideration are a portion of a non-conforming master plan of development which the Commission recently approved. The applicant is requesting a zoning change to conform with his non-conforming master plan. The "B-2" request fronts onto a major arterial between two collector streets and the "R-3", "R-6" and "O-1" request provides a transition pattern away from the business zoning. In the staff's opinion the requested change is considered appropriate.

Recommendations

Approval  
Proper platting

Traffic and Transportation Department Recommendations

A report from the Traffic Department states that with proper development of the access and off-street parking, the proposed zonings should cause no major traffic problems.

Results of Notices Received Before Hearing:

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

COMMISSION ACTION

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

Reasons for Action

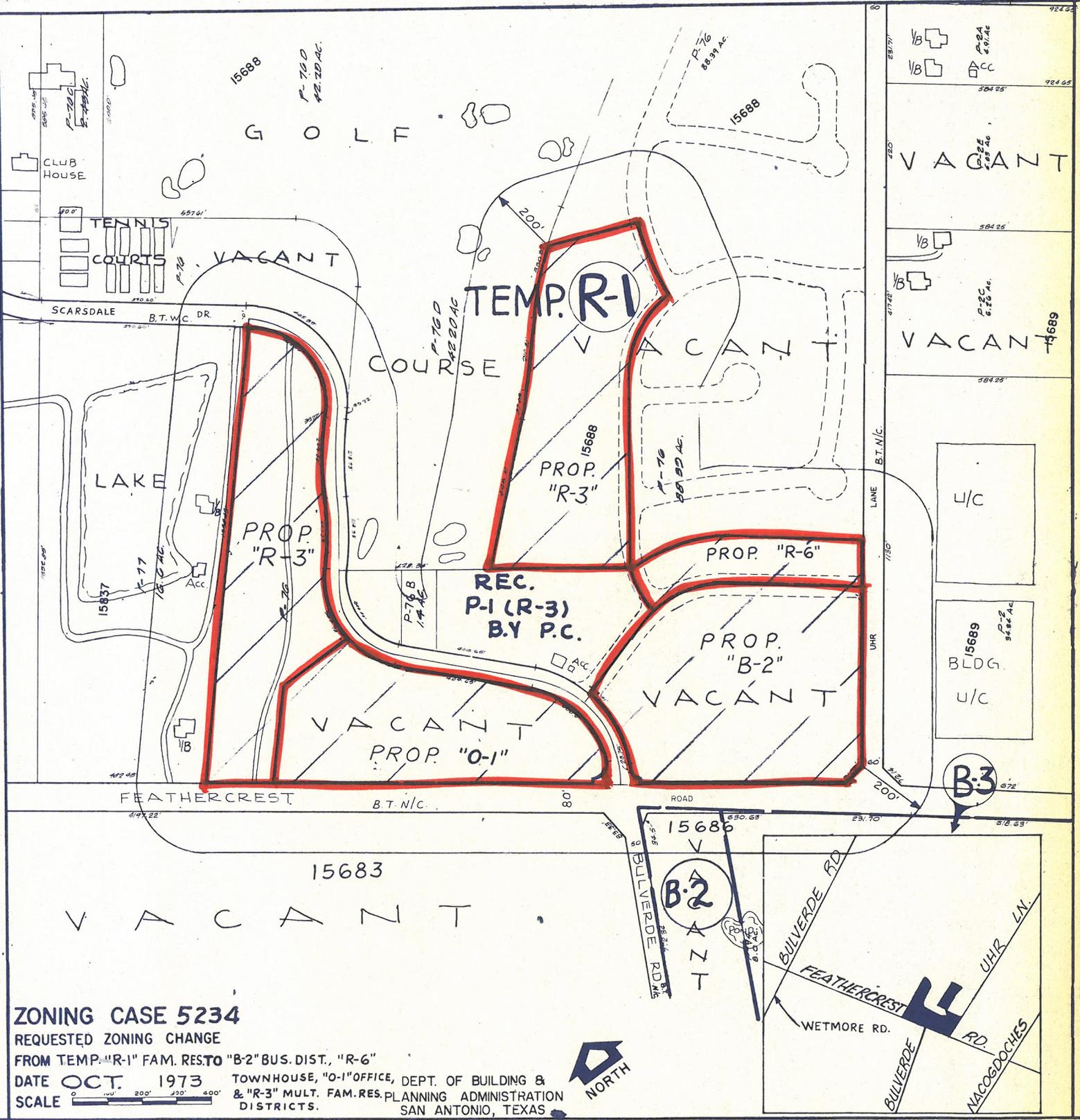
- (1) Property is located on Feathercrest and Uhr Lane, in the Northern Hills Subdivision.
- (2) It is felt that the new zonings will not affect the character of the neighborhood.
- (3) There was no opposition to the requested changes.
- (4) Properties to be rezoned are part of a nonconforming master plan.

Other Recommendations

It is further recommended that the property be replatted, that applicant work with the Traffic Department and that a 6' solid screen fence be erected between the recommended "R-6" and the proposed single family development.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



ZONING CASE 5234

REQUESTED ZONING CHANGE

FROM TEMP. "R-1" FAM. RES. TO "B-2" BUS. DIST., "R-6"

DATE OCT. 1973

SCALE 0 200 400

TOWNHOUSE, "O-1" OFFICE, DEPT. OF BUILDING & PLANNING ADMINISTRATION SAN ANTONIO, TEXAS



# Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR  
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

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

says on oath that he is ~~one of the publishers~~ Business Manager 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 42924 Case No. 5234 hereto attached has been published in

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

October 22, 19 73

**AN ORDINANCE 42924**

**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. 5234**

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-2" Business District, "R-6" Townhouse District, "O-1" Office District and "R-3" Multiple Family Residential District, listed below as follows:

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

A 8.9 acre irregular tract out of P-76, NCB 15688, located northeast of Feathercrest, between Scarsdale Drive and Uhr Lane having 550' on Uhr Lane, 250' on Scarsdale Drive, 750' on Feathercrest and 71.02' on the cutback, being further described by field notes filed in the Office of the City Clerk.

**Temporary "R-1" to "R-6"**

A 2.1 acre tract out of P-76, NCB 15688, located on the northwest side of Uhr Lane, being 550' northeast of the cutback at the intersection of Uhr Lane and Feathercrest Drive; having 120' on Uhr Lane with a maximum depth of 670', being further described by field notes filed in the Office of the City Clerk.

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

A 6.7 acre irregular tract of land out of P-76B, P-76I and a portion of P-76, NCB 15837, located northwest of the intersection of Scarsdale Drive and Feathercrest Drive; having 950' on Scarsdale Drive and 1,050' on Feathercrest Drive, being further described by field notes filed in the Office of the City Clerk.

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

A 7.581 acre irregular tract out of P-76, NCB 15688 and a 7.5 acre irregular tract out of P-76, NCB 15837. The 7.2 acre tract being located approximately 630' northeast of the intersection of Scarsdale Drive and Feathercrest Drive, and approximately 670' northwest of Uhr Lane; having a width of 410' and a length of 1,010'. The 7.9 acre tract being northwest 1050' of the intersection of Scarsdale Drive and Feathercrest Drive; having 200' on Feathercrest Drive with a maximum depth of 1338.43'; also having a total frontage of 1,228.53' on Scarsdale Drive; being further described by field notes filed in the Office of the City Clerk.

4200 Block Feathercrest

Provided that proper replatting is accomplished and that a 6' solid screen fence be erected along the north line of the "R-6" zone.

**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 18th day of October, 1973.

GLENN B. LACY  
Mayor Pro-Tem

**ATTEST:**  
J. H. INSELMANN  
City Clerk

Donald J. Smasal Donald F. Smasal

Sworn to and subscribed before me this 22nd day of October, 19 73

Stella Orozco

Notary Public in and for Bexar County, Texas