

AN ORDINANCE **44965**

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. 5934)

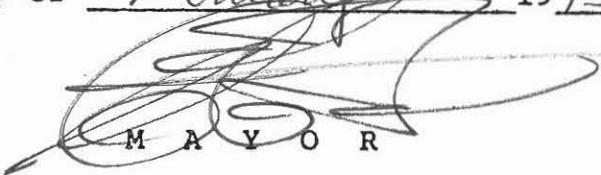
The rezoning and reclassification of property from "R-3" Multiple Family Residential District to "B-2" Business District, listed below as follows:

A 0.972 acre tract of land out of Lot 2, Block 1, NCB 15650, located on the southeast side of Wurzbach Road being 125' northeast of the cutback between Wurzbach Road and Evers Road, having 264.49' on Wurzbach Road and a depth of 160', being further described by field notes filed in the Office of the City Clerk.
6400 Block of Wurzbach Road

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 27th day of February 1975.


M A Y O R

Charles L. Becker

ATTEST: 
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

DISTRIBUTION

ITEM NO. C

DATE: FEB 27 1975

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	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	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

MEETING OF THE CITY COUNCIL

DATE: FEB 27 1975

MOTION BY: D'Con SECONDED BY: Sam

ORD. NO. 44965 ZONING CASE 5934

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE 1		✓	
DR. JOSE SAN MARTIN PLACE 2		✓	
CHARLES L. BECKER PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLENN LACY PLACE 5		✓	
CLIFFORD MORTON PLACE 6			<u>absent</u>
W.J. "BIL" O'CONNELL PLACE 7		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
RICHARD TENIENTE PLACE 9			<u>absent</u>

no change

75-12

5934

FIELD NOTES FOR

A 0.972-ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 1, NCB 15650, RANNOR SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 7000, PAGE 78, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: At a point on the east ROW line of Wurzbach Road, said point being N 41° 12' 30" E 175.00 feet from the intersection of the north ROW line of Evers Road with the east ROW line of Wurzbach Road;
- THENCE: N 41° 12' 30" E 264.49 feet along the east ROW line of Wurzbach Road to a point;
- THENCE: S 48° 47' 30" E 160.00 feet to a point;
- THENCE: S 41° 12' 30" W 264.51 feet to a point;
- THENCE: N 48° 47' 00" W 160.00 feet to the POINT OF BEGINNING of this 0.972-acre tract of land.

NOTE: These field notes are based on an actual survey on the ground and office calculations prepared by R. Marvin Shipman & Co.

C-2511
November 14, 1974
RL/ms

DATE February 6, 1975

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5934 NAME Mr. Tom Martin

The rezoning and reclassification of:

A 0.972 acre tract of land out of Lot 2,
Block 1, NCB 15650, being further described
by field notes filed in the office of the
Building and Planning Administration Department.
6400 Block of Wurzbach Road

FOR INFORMATION ONLY

Located on the southeast side of Wurzbach Road
being 125' northeast of the cutback between
Wurzbach Road and Evers Road, having 264.49'
on Wurzbach Road and a depth of 160'.

FROM: "R-3" Multiple Family Residential District

TO: "B-2" Business 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

APPLICANT: Mr. Tom Martin

ZONING CASE 5934

DATE OF APPLICATION: October 28, 1974

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY

A 0.972 acre tract of land out of Lot 2, Block 1, NCB 15650, being further described by field notes filed in the office of the Building and Planning Administration Department.
6400 Block of Wurzbach Road

FOR INFORMATION ONLY

Located on the southeast side of Wurzbach Road being 125' north-east of the cutback between Wurzbach Road and Evers Road, having 264.49' on Wurzbach Road and a depth of 160'.

ZONING CHANGE REQUESTED

From "R-3" Multiple Family Residential District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON JANUARY 22, 1975

Information Presented by Applicant

Mr. Tom Martin stated he would like this change of zoning because he feels it would be the highest and best use for the property in light of potential development and existing surrounding uses.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question is located in close proximity to a major intersection with existing "B-3" uses and zoning established at this intersection. There is multi-family development to the north-west and northeast. The "B-2" classification provides a transition to which the staff has no objections.

Recommendation

Approval :

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated Wurzbach Road is a major thoroughfare with long range plans for a four lane divided section.

Results of Notices Received Before Hearing

There were twelve notices mailed to the surrounding property owners; none were returned in opposition, and one notice was returned in favor.

COMMISSION ACTION

By a vote of seven in favor and one being absent, the Commission recommended approval of "B-2" Business District.

Reasons for Action

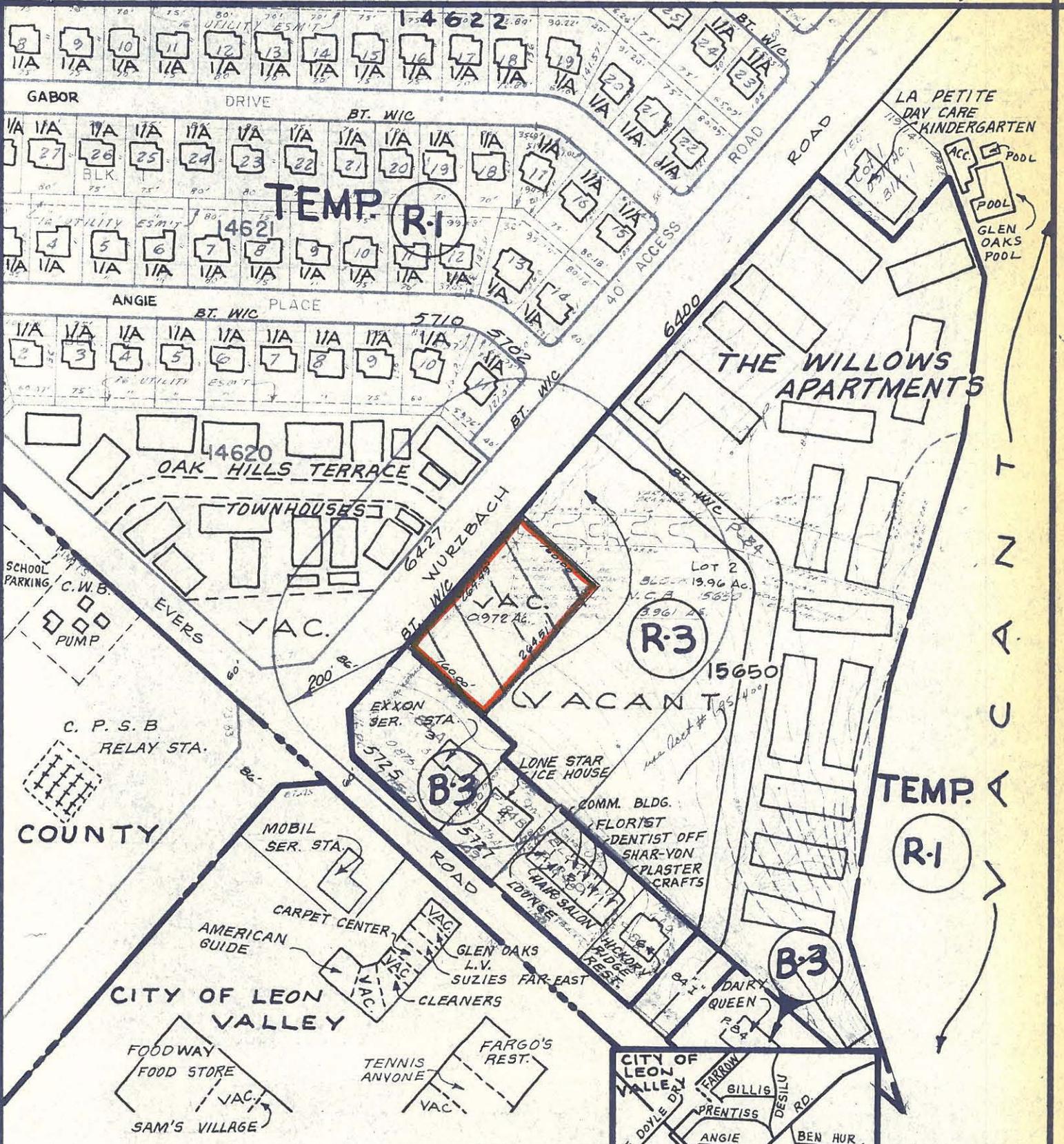
- (1) Subject property is located on Wurzbach Road, northeast of the cutback between Wurzbach Road and Evers Road.
- (2) Subject property is in an area that is developing "B-3" and "B-2" uses and is adjacent to "B-3" and "R-3" zoning.
- (3) This development as "B-2" business district would not affect the character of the area.
- (4) Subject property fits into the center's concept of zoning, and it will provide flexibility for the development of the property which should provide the necessary emphasis for its good development.

Other Recommendations

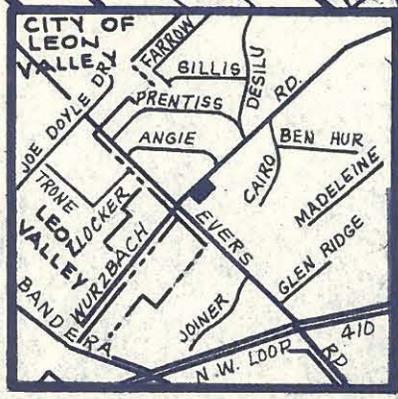
It is further recommended that the applicant work with the Traffic Department for proper egress and ingress.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



ZONING CASE 5934
 REQUESTED ZONING CHANGE
 FROM "R-3" MULT. FAMILY RES. DIST. TO "B-2" BUS. DIST.
 DATE FEBRUARY 27, 1975
 SCALE 0 100' 200' 300' 400'



Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____
Stella Orozco, Office Manager, who being by me duly sworn,
says on oath that she is ~~one of the publishers~~ ^{Office 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 #44965 hereto attached has been published in
every issue of said newspaper on the following days, to-wit: March 3,
_____, 19 75

AN ORDINANCE 44965
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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
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PASSED AND APPROVED this 27th day of February, 1975.
CHARLES L. BECKER
Mayor
ATTEST:
J. H. INSELMANN
City Clerk

Stella Orozco

Sworn to and subscribed before me this 3rd Day of March, 19 75

Donald J. Amasal

Notary Public in and for Bexar County, Texas