

AN ORDINANCE **60181**

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 HEREAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85006)

The rezoning and reclassification of property from Temporary "R-1" ERZD One-Family Residence Edwards Recharge Zone District to "B-3" ERZD Business Edwards Recharge Zone District, listed below as follows:

A 76.189 acre tract of land out of CB 4938, being further described by field notes filed in the Office of the City Clerk.  
In the 18500 block of U.S. Highway 281 North

Provided that driveways are provided and submitted for approval by the State Department of Highways and Public Transportation.

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 IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 31st DAY OF January 1985.

ATTEST Norma  
CITY CLERK

Henry Cisneros  
MAYOR

APPROVED AS TO FORM: [Signature]  
CITY ATTORNEY

85-09

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBERING	1
CITY WATER BOARD	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PUBLIC UTILITIES	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING DIVISION-CENTRAL MAPPING	
WASTEWATER ENGINEERING	
REAL ESTATE DIVISION	
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	1

ITEM NO. 41  
DATE: JAN 31 1965

MEETING OF THE CITY COUNCIL  
MOTION BY: Hasslocher SECONDED BY: Jarrington

ORD. NO. 60181 ZONING CASE #285006

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

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1			X
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		<del>absent</del>	
BERNARDO EURESTE PLACE 5		<del>absent</del>	
BOB THOMPSON PLACE 6		<del>absent</del>	
JOE ALDERETE, JR. PLACE 7		<del>absent</del>	
G.E. "ED" HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

Provided that driveways are provided and submitted for approval by the State Dept. of Highways & Public Transportation.

**85-09**

FIELD NOTES

L.W. STEUBING - 76.189 ACRES

BEXAR COUNTY, TEXAS

Field notes of a 76.189 acre tract of land situated in Bexar County, Texas comprising 23.309 acres out of the A. Houston Survey No. 94, Abstract 356, County Block 4938, 45.200 acres out of the Seinegas Irrigation and Agriculture Company Survey No. 17, Abstract 726, County Block 4948 and 7.680 acres out of the S. Jett Survey No. 92½, Abstract 855, County Block 4949 and being out of that 3,873.63 acre tract described in deed from William Classen to Helen Classen Steubing and husband, Richard A. Steubing dated September 16, 1935 and recorded in Volume 1499, Page 265 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set at fence corner in the west line of U.S. Highway 281 (North) for the southeast corner of this tract, being the northeast corner of a 289.277 acre tract, said point being N 14° 11' 50" E. 212.69 feet along the west line of U.S. Highway 281 from an iron pin found at the northeast corner of a 7.518 acre tract described in deed from Helen Classen Steubing, et al to J.C. Lambert, Jr. dated May 12, 1961 and recorded in Volume 4609, Page 78 of the Deed Records of Bexar County, Texas, said point of Beginning also being 2341.3 feet along the west line of U.S. Highway 281 from a cut off line at Loop 1604.

Thence N 78° 56' 49" W. 3482.57 feet along the north line of said 289.277 acre tract to an iron pin found for the southwest corner of this tract, being an angle point in the north line of said 289.277 acre tract.

Thence N 01° 39' 19" W. 661.16 feet along the west line of this tract to an iron pin found in the south line of a 100 foot wide Private Road, for the northwest corner of this tract.

Thence along the south line of said Private Road, as follows:

N 81° 47' 36" E. 636.35 feet to an iron pin found at an angle point.  
 N 73° 37' 13" E. 255.73 feet to an iron pin found at an angle point.  
 N 79° 09' 01" E. 57.02 feet to an iron pin found at an angle point.  
 S 83° 31' 00" E. 55.20 feet to an iron pin found at an angle point.  
 S 71° 50' 00" E. 148.90 feet to an iron pin found at an angle point.  
 S 61° 49' 08" E. 181.36 feet to an iron pin found at an angle point.  
 S 66° 50' 48" E. 98.74 feet to an iron pin found at an angle point.  
 S 68° 45' 35" E. 95.13 feet to an iron pin found at an angle point.  
 S 63° 27' 06" E. 57.98 feet to an iron pin found at an angle point.  
 S 58° 19' 50" E. 74.86 feet to an iron pin found at an angle point.  
 S 61° 48' 32" E. 106.75 feet to an iron pin found at an angle point.  
 S 75° 12' 08" E. 87.28 feet to an iron pin found at an angle point.  
 S 88° 00' 19" E. 109.54 feet to an iron pin found at an angle point.  
 N 81° 52' 48" E. 147.21 feet to an iron pin found at an angle point.  
 N 72° 26' 26" E. 146.88 feet to an iron pin found at an angle point.  
 N 81° 45' 02" E. 93.21 feet to an iron pin found at an angle point.  
 S 89° 35' 22" E. 140.70 feet to an iron pin found at an angle point.  
 N 89° 09' 26" E. 205.20 feet to an iron pin found at an angle point.  
 S 82° 12' 57" E. 144.94 feet to an iron pin found at an angle point.  
 N 86° 41' 20" E. 142.92 feet to an iron pin found at an angle point.  
 N 84° 37' 19" E. 67.44 feet to an iron pin found at an angle point.  
 S 86° 43' 08" E. 53.41 feet to an iron pin found at an angle point.  
 S 71° 08' 48" E. 33.01 feet to an iron pin found at an angle point.

76.189 Acres continued.

S 54° 15' 08" E. 49.51 feet to an iron pin found at an angle point.  
S 44° 04' 51" E. 63.29 feet to an iron pin found at an angle point.  
S 53° 36' 20" E. 218.69 feet to an iron pin found at an angle point.  
S 65° 27' 41" E. 145.06 feet to an iron pin found at an angle point.  
S 70° 42' 24" E. 235.24 feet to an iron pin found at the intersection  
of the south line of said 100 foot wide Private Road with the west line of  
U.S. Highway 281 for the northeast corner of this tract.

Thence along the west line of U.S. Highway 281, as follows:

S 14° 11' 50" W. 116.22 feet to an iron pin found at an angle point.  
S 08° 29' 10" W. 100.50 feet to an iron pin found at an angle point.  
S 14° 11' 50" W. 677.10 feet to the place of Beginning and containing  
76.189 acres of land according to a survey made on the ground.

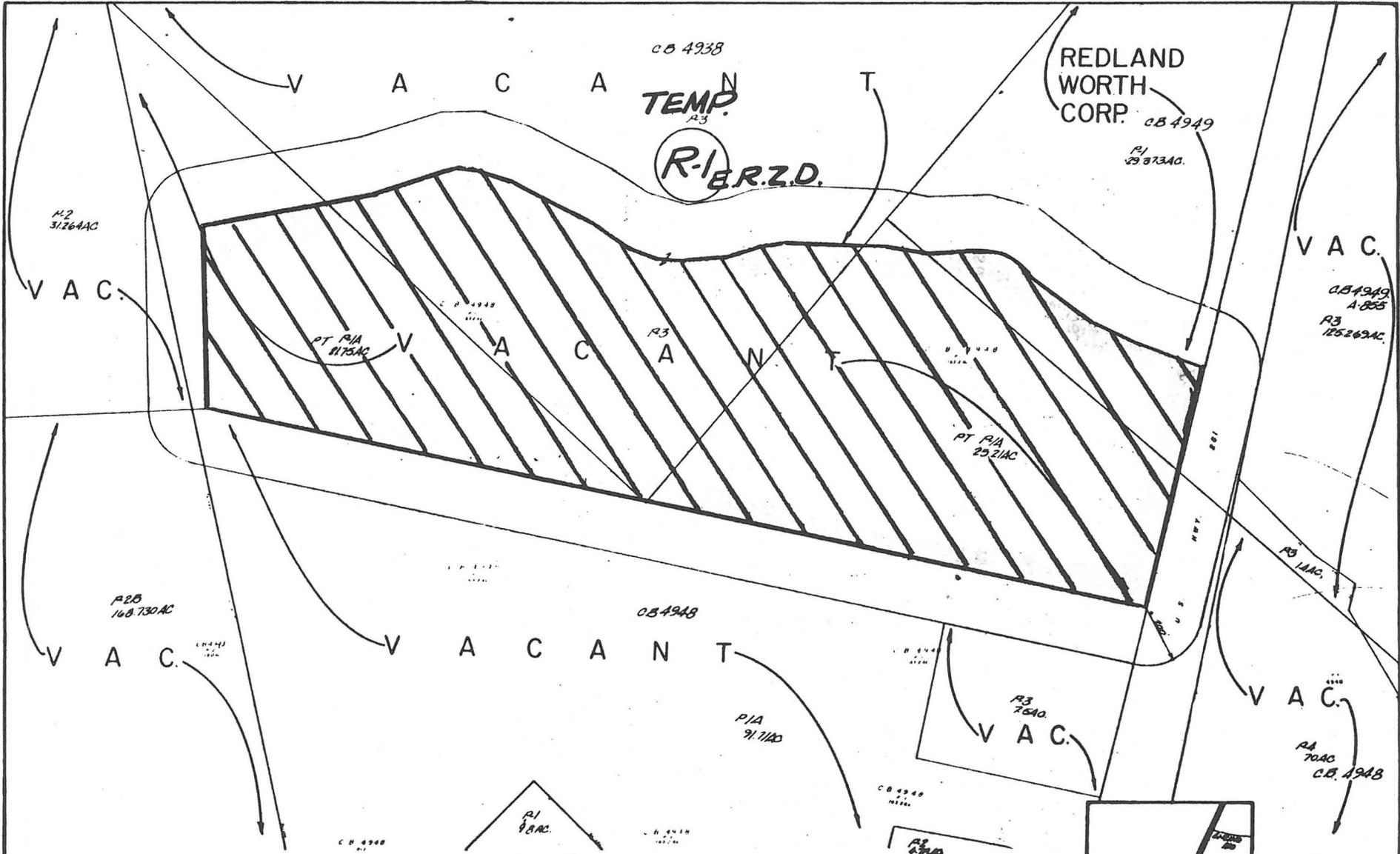
Surveyed For: L.W. Steubing

Job No. 29-83

Surveyed May 17 and 19, 1983



HENRY A. KUEHLEM  
REGISTERED PUBLIC SURVEYOR NO. 4020



**ZONING CASE Z85006**  
 CITY COUNCIL DISTRICT 10  
 CENSUS TRACT 1918  
 GRID 16-64  
 REQUESTED ZONING CHANGE  
 FROM TEMP R1 SINGLE FAM. RESID. TO B-3 BUS. DIST. ERZ.D.  
 DATE JAN. 31, 1985 DIST. ERZ.D.  
 SCALE

DEPARTMENT OF PLANNING  
 SAN ANTONIO, TEXAS

TO: CITY CLERKS  
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 10CASE: Z85006NAME: 281-76 Joint Venture

The rezoning and reclassification of:

A 76.189 acre tract of land out of CB 4938, being further described by field notes filed in the Office of the Planning Department. In the 18500 Blk of US 281 North Hwy.

FOR INFORMATION ONLY

Subject property is located on the westside of US 281 North Hwy, being 1450' north of the intersection of FM 1604 Rd and US 281 North Hwy, having 450' on US 281 North Hwy and a depth of 1740'

FROM: Temporary "R-1" ERZD One Family Residence Edward Recharge Zone District

TO: "E-3" ERZD Business Edward Recharge Zone District

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

Department of Planning and Zoning

APPLICANT: 281-76 Joint Venture

ZONING CASE Z85006

STATUS OF APPLICANT: Owner

APPEAL CASE

YES       
NO   xx  

OWNER OF PROPERTY: Mark Herzberg

OWNER CONCURS WITH THIS REZONING REQUEST:

YES   xx  

DATE OF APPLICATION: November 19, 1984

LOCATION OF PROPERTY

A 76.189 acre tract of land out of CB 4938, being further described by field notes filed in the Office of the Planning Department.  
In the 18500 Blk of US 281 North Hwy.

FOR INFORMATION ONLY

Subject property is located on the westside of US 281 North Hwy, being 1450' north of the intersection of FM 1604 Road and US 281 North Hwy, having 450' on US 281 North Hwy and a depth of 1740'

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" ERZD One Family Residence Edward Recharge Zone District to "B-3" ERZD Business Edward Recharge Zone District

ZONING COMMISSION PUBLIC HEARING HELD ON January 8, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Randy Dym, stated that they are requesting the change of zoning for "B-3" development. He further stated that the subject property is part of a development adjacent to the subject property. The property was annexed into the City of San Antonio and they are working with the City Water Board to get service connections to the property.

IN OPPOSITION

There was no opposition.

STAFF RECOMMENDATION

DISCUSSION

At the present time, the subject property is located outside the city limits of San Antonio, and is proposed to be annexed into the city on December 31, 1984. Considering the zoning node in the area, staff would have no objections to the granting of this request.

RECOMMENDATION

Approval is recommended by staff.

TRAFFIC ENGINEERING RECOMMENDATION

Driveways to be submitted for approval to the Texas State Department of Highway and Public Transportation.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were four notices mailed out to the surrounding property owners, none returned in opposition and none returned in favor, one returned in favor from the Aquifer Protection Office.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Meza and seconded by Mr. Small, to recommend approval of the requested petition from Temporary "R-1"ERZD One Family Residence District to "B-3" ERZD Business District for the following votes:

Meza, Small, Adams, Washington, McNeel, Oviedo, Alvarado voting in the affirmative; None voting against; Polunsky, Davies - Abstaining; Rodriguez, Kachtik being absent.  
THE MOTION CARRIED.

REASONS FOR ACTION

- 1) Subject property is located on a 76.189 acre tract of CB 4938, in the 18500 Blk of US 281 North Hwy.
- 2) There were four notices mailed out, none returned in opposition and none returned in favor, one from the Aquifer Protection Officer returned in favor.
- 3) Staff has recommended approval. It is this Commissioner's opinion, that the requested zoning would not be detrimental to the area.

OTHER RECOMMENDATIONS

It is further stipulated that driveways be provided and submitted to the Texas State Department of Highway and Public Transportation.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at council hearing

CITY OF SAN ANTONIO  
ENVIRONMENTAL PROTECTION OFFICE

POLLUTION ABATEMENT  
PLAN

- 1.) The names, address and telephone numbers of the applicant and any agents, such as consulting engineers, authorized to act for the applicant in the process of obtaining approval of a water pollution abatement plan.
- 2.) Maps, including:
  - A.) General location map - U.S. Geological Survey 7½ minute quadrangle map;
  - B.) layout of the development and finished contours;
  - C.) A drainage Plan;
  - D.) location of all well sinkholes or other significant recharge areas located within the development.
- 3.) Technical Report addressing:
  - A.) Nature of Development, size, projected population, volume and characteristics of wastewater expected to be produced, and character of stormwater runoff;
  - B.) Description of measures to be taken to prevent pollution of stormwater runoff;
  - C.) Description of measures to be taken to prevent pollutants from entering significant recharge areas;
  - D.) Disposal of Wastewater from the development
- 4.) Area Geology Assessment:
  - A.) developments consisting of more than 100 family units,
  - B.) nonresidential developments more than five acres in size
  - C.) developments identified by the Environmental Protection Office as possessing geological surface features vulnerable to possible contamination by surface runoff.  
This report shall include:
    - 1.) description of surface geological units present in the development;
    - 2.) location and extent of any significant recharge area in the development;
    - 3.) identify the location and extent of significant recharge areas within the 100-year floodplain of the drainageways that carry stormwater runoff from the development across the recharge zone for a distance of one mile downstream from the development;
    - D.) Proposed methods for plugging onsite wells;

# CITY OF SAN ANTONIO

## Interdepartment Correspondence Sheet

TO: Andrew Guerrero, Planner II

FROM: Environmental Protection Officer

COPIES TO: File

SUBJECT: PROPOSED ANNEXATION, MEMO OF OCTOBER 29, 1984

Date November 9, 1984

In response to your memo of October 29, 1984, this is to confirm that the eighty-five (85) acres adjacent to highway 281 proposed for annexation is on the Edwards Recharge Zone and as such is subject to the State's "Board Order" for Bexar County.

This office recommends annexation so that The City of San Antonio will have control over the zoning, subdivision and platting processes.

At the time of zoning it should be noted that on site inspection of the proposed annexation by staff showed that two branches of Mud Creek traverse the property. They converge approximately 1,200 feet downstream of the property. Mud Creek is a sensitive recharge area. On the property itself, a large sinkhole in the water course of the Northerly and Easterly branch was noted.

The Environmental Protection Office requests the Zoning Commission and The City Council to stipulate that the requirements outlined in the enclosed pollution abatement plan and any other requirements imposed by The Texas of Water Resources to abate surface runoff be included on the plat in the form of notation and/or drainage plans at the time of platting.

It is further requested that such requirements be made part of the deed records. The applicant should work with this office and The Drainage Division of Public Works during platting and development.

From an environmental standpoint, the Eastern half of this proposed annexation is suitable for business development only if stringent requirements to protect ground-water are met.

APPROVED BY:

  
FRANK R. KIOLBASSA, P.E.  
Director of Public Works

  
DANIEL V. CARDENAS  
Environmental Protection Officer

DVC:BST:avp