

AN ORDINANCE 40012

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. 4238)

The rezoning and reclassification of property from "C" Apartment District to "B-2" Business District, listed below as follows:

The northwest 35' of Lot 14, Blk. 4, NCB 3839, being that portion not presently zoned "J" Commercial. 107 Dullye Street

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 21st day of October 19 71.

*John M. [Signature]*  
MAYOR

ATTEST: *J.H. [Signature]*  
CITY CLERK

APPROVED AS TO FORM: *Howard L. Walker*  
City Attorney

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
BUDGET			
CITY MANAGER			
CITY WATER BOARD			
COMMERCIAL RECORDER		1	
CONVENTION BUREAU			
CONVENTION CENTER			
FINANCE DIRECTOR			
ASSESSOR & COLL.		1	
CONTROLLER			
CORPORATION COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INS. DIR.		1	
HUMAN RESOURCES			
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND DIVISION			
LIBRARY DIRECTOR			
MODEL CITIES			
MUNICIPAL FACILITIES			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR		1	
PLANNING DIRECTOR			
POLICE CHIEF			
PRESS ROOM			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
TRAFFIC & TRANS. DIR.			

REMARKS:

ITEM NO. L.

OCT 21 1971

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

MOTION BY: Hill SECONDED BY: Becker

ORD. NO. 40012 ZONING CASE 4238

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		✓	
LEO MENDOZA, JR. PLACE NO. 5		✓	
GILBERT GARZA PLACE NO. 6		✓	
PLEAS C. NAYLOR, JR. PLACE NO. 7		✓	
FELIX B. TREVINO PLACE NO. 8 MAYOR PRO-TEM		<u>absent</u>	
JOHN GATTI PLACE NO. 9 MAYOR		✓	

BRIEFED BY: \_\_\_\_\_

ADDITIONAL INFORMATION:

71-47

TO: CITY CLERK

DATE: September 27, 1971

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4238

NAME Arne Klendshoj

The rezoning and reclassification of:

The northwest 35' of Lot 14, Blk. 4, NCB 3839, being that portion not presently zoned "J" Commercial.  
107 Dullye St.

FOR INFORMATION ONLY

Located on the southwest side of Dullye St. 135' northwest of Nogalitos St.; having 35' on Dullye St. and a depth of 82.7'.

FROM: "C" Apartment 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.

Department of Planning

ZONING CASE 4238

Appeal Case

APPLICANT: Arne Klendshoj

Yes

No XXX

DATE OF APPLICATION: April 2, 1971

LOCATION OF PROPERTY:

The northwest 35' of Lot 14, Blk. 4, NCB 3839, being that portion not presently zoned "J" Commercial.

FOR INFORMATION ONLY

Located on the southwest side of Dullye St. 135' northwest of Nogalitos St.; having 35' on Dullye St. and a depth of 82.7'.

ZONING CHANGE REQUESTED:

From "C" Apartment District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON MAY 5, 1971:

Information Presented by Applicant:

Mr. Arne Klendshoj, is requesting a change in zoning to construct a storage facility for trucks that he uses in conjunction with this catering business. Mr. Klendshoj stated that several of his trucks have been stolen and he wants to keep them inside to prevent this from happening again.

Staff Recommendations:

DISCUSSION:

The requested zoning change does have some merit if this property is to be used in conjunction with the restaurant and catering service. Due to the size of the lot, this property could not be properly developed on its own.

RECOMMENDATION:

Proper platting along with the property to the southeast.

Traffic and Transportation Department Recommendations:

If the property is used in conjunction with the existing business no problems should arise from access or parking.

Results of Notices Received Before Hearing:

Sixteen notices were mailed and five were returned in favor. None were returned in opposition.

COMMISSION ACTION:

By a vote of eight in favor and one not present, the Commission recommended approval of the request.

Reasons for Action:

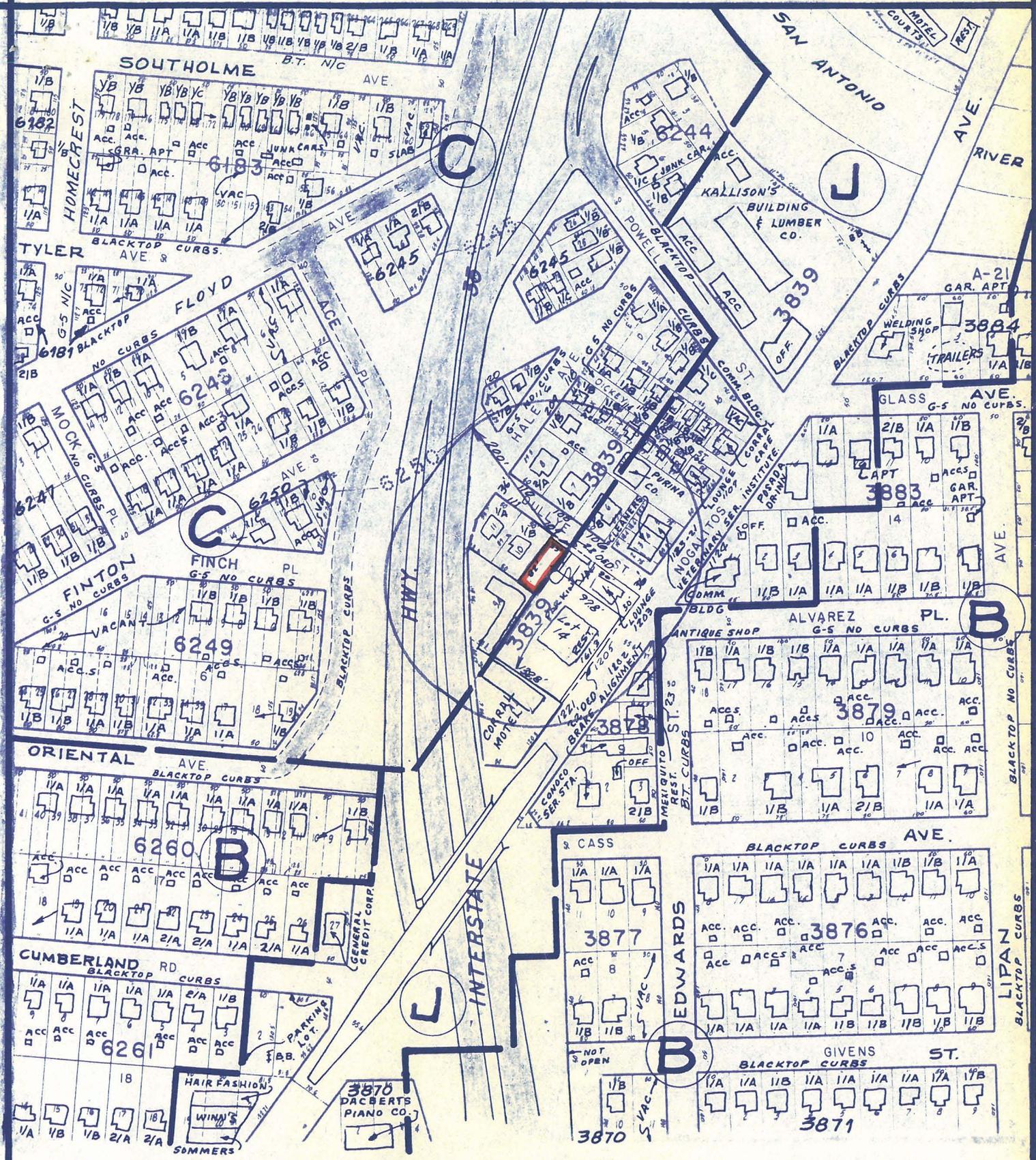
(1) Subject property is located on Dullie Street and 135' northwest of Nogalitos Street. (2) This property is in an area of transition and there are other business uses in that area.

Other Recommendations:

That the proponent have the property replatted and work with the Traffic Department.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing).



# ZONING CASE 4238

REQUESTED ZONING CHANGE  
 FROM "C" APT. DIST. TO "B-2" BUS. DIST.

DATE Oct. 1971

SCALE 1" = 200'

CITY PLANNING DEPT.



NORTH

# 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 An Ordinance 40012 (Case No. 4238) hereto attached has been published in

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

October 22, 19 71

- AN ORDINANCE 40012

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PASSED AND APPROVED this 21st day of October, 1971.

JOHN GATTI  
Mayor

ATTEST:  
J. H. INSELMANN  
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 22nd day of October, 19 71

Ernest C. Carrola

Notary Public in and for Bexar County, Texas

Ernest C. Carrola