

AN ORDINANCE **37023**

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. 3437)

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

Lot 10 & the south 60.80' of the west 150' of Lot 11, NCB 13718

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 7th day of November 1968.

Mr. McClester
M A Y O R

ATTEST: *J. H. Luchman*
C i t y C l e r k

APPROVED AS TO FORM: *Howard C. Walker*
C i t y A t t o r n e y

TO: CITY CLERK

DATE: October 14, 1968

REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE 3437

NAME Morris D. Jaffe

The rezoning and reclassification of:

Lot 10 & the south 60.80' of the
west 150' of Lot 11, NCB 13718

FOR INFORMATION ONLY:

Located on the east side of Blanco Road,
217.37' north of Thames Drive; having 210.80'
on Blanco Road & a depth of 150'.

FROM: "B-2" Business District

TO: "B-3" Business District

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

Department of Planning

Zoning Case #3437

Appeal Case

Yes _____

Applicant: Morris D. Jaffe

No XXX

Date of Application: August 12, 1968

Location of Property:

Lot 10 & the south 60.80' of the west 150' of Lot 11, NCB 13718

FOR INFORMATION ONLY:

Located on the east side of Blanco Road, 217.37' north of Thames Drive; having 210.80' on Blanco Road & a depth of 150'.

Zoning Change Requested:

From "B-2" Business District to "B-3" Business District

ZONING COMMISSION PUBLIC HEARING ON SEPTEMBER 4, 1968:

Information Presented by Applicant:

Mr. Frank E. Bradley, attorney representing the applicant, stated that his client is requesting a change to "B-3" Business District for the purpose of leasing the property to a major oil company for a service station site. The building is to be constructed with the same type of architecture as found in Central Park Mall. Mr. Jaffe is presently negotiating for the location of a twin theater on the adjacent "B-2" Business property to the east of subject property. The "R-2" property further east is to be used for parking facilities. When questioned, he stated they are trying to purchase the property to the south zoned "D" Apartment, but he does not own it at the present time.

Staff Observations:

If the zoning of the lot to the south and the lot to the east will not be changed, the Planning Department recommends approval of this application.

If "B-3" Business zoning on this property will be the basis for a change in zoning on the lot to the south and the lot to the east, then the Planning Department recommends denial of this application.

RESULTS OF NOTICES RECEIVED BEFORE HEARING:

Seven notices were mailed to the surrounding property owners. None were returned in opposition to the request; four were returned in favor; and none were returned "unclaimed."

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

(1) The property to the north is presently zoned and improved as a shopping center. Subject property is owned by the same person that owns the shopping center, and the building to be constructed on subject property will be constructed with the same type of architecture found in the shopping center; (2) The property to the east is presently zoned for business purposes and this would represent an appropriate use for subject property. The applicant also owns the property to the east, presently zoned "B-2" Business District, and he states there are no plans at this time to rezone the property to any other classification than "B-2" Business District.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)

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 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 hereto attached has been published in

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

November 8, 1968

AN ORDINANCE

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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 7th day of November, 1968.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN,
City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 8th day of November, 1968

Stella Crozes

Notary Public in and for Bexar County, Texas

Affidavit of Publisher

THE STATE OF TEXAS

CITY OF SAN ANTONIO

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

Mr. Charles D. [Name]

and proved to me that he was

Commercial [Name]

and that the contents of the foregoing are true and correct and

that the same have been prepared in accordance with the provisions of the following ordinance:

November 8, 1968

AFFIDAVIT OF PUBLISHER
Proving Publication of

AN ORDINANCE

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CODE THAT CONSTITUTES THE
COMPREHENSIVE ZONING ORDINANCE
OF THE CITY OF SAN ANTONIO BY
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7th day of November, 1968.

Notary Public for the State of Texas

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