

AN ORDINANCE **45034**

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. 5958)

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

Lots 15, 37, the north 472.55' of Lot 29 and Lot 38 save and except the south 211.21' of the west 32.53', Block 3, NCB 11714

500 Block of N. W. Loop 410 Expressway

Provided that proper platting is accomplished.

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 13<sup>th</sup> day of March 19 75.

*Claude Black*  
acting M A Y O R

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

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

**75-14**

DISTRIBUTION

ITEM NO. C.

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: MAR 13 1975

MOTION BY: O'Connell SECONDED BY: Nielsen

ORD. NO. 45034 ZONING CASE 5958

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

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

*planning*

75-14

DATE February 24, 1975

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5958 NAME Greater San Antonio Realty Corp.

The rezoning and reclassification of:

Lots 15, 37, the north 472.55' of Lot 29  
and Lot 38 save and except the south 211.211'  
of the west 32.53', Block 3, NCB 11714  
500 Block of N. W. Loop 410 Expressway

FOR INFORMATION ONLY

Located on the northwest side of San Pedro  
Avenue between Lockhill Selma Road and N. W.  
Loop 410, having 730' on San Pedro Avenue  
610' on N. W. Loop 410 and 1280' on Lockhill  
Selma Road and a distance of 680.44' between  
Lockhill Selma Road and N. W. Loop 410 Express-  
way.

FROM: "A" Single Family Residential District, "F" Local Retail District  
and "R-3" Multiple Family Residential  
TO: "B-3" 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: Greater San Antonio Realty Corp.

ZONING CASE 5958

DATE OF APPLICATION: December 20, 1974

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY

Lots 15, 37, the north 472.55' of Lot 29, and Lot 38 save and except the south 211.21' on the west 32.53', Block 3, NCB 11714 500 Block of N. W. Loop 410 Expressway

FOR INFORMATION ONLY

Located on the northwest side of San Pedro Avenue between Lockhill Selma Road and N. W. Loop 410, having 730' on San Pedro Avenue 610' on N. W. Loop 410 and 1280' on Lockhill Selma Road and a distance of 680.44' between Lockhill Selma Road and N. W. Loop 410 Expressway.

ZONING CHANGE REQUESTED

From "A" Single Family Residential District, "F" Local Retail District and "R-3" Multiple Family Residential District to "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON FEBRUARY 19, 1975

Information Presented by Applicant

Mr. Steven L. Torrance, representing the applicant, stated his client would like this change of zoning in order to construct a multi-use business and commercial complex.

IN FAVOR

Mr. Malcom Chesney explained to the Commission the plans on the proposed business and commercial complex.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question is located in an area of other intensive business uses and zoning classifications, which renders this request appropriate.

Recommendation

Approval

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated intensive commercial development in this area can only lead to major traffic congestion at the intersection of Lockhill Selma and San Pedro. Location of

access will be critical. Widening of Lockhill Selma to provide turn lanes for access points will require additional right-of-way. The size of the development may require Environmental Protection Agency review as an indirect source.

Results of Notices Received Before Hearing

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

COMMISSION ACTION

By a vote of eight in favor, the Commission recommended approval of "B-3" Business District.

Reasons for Action

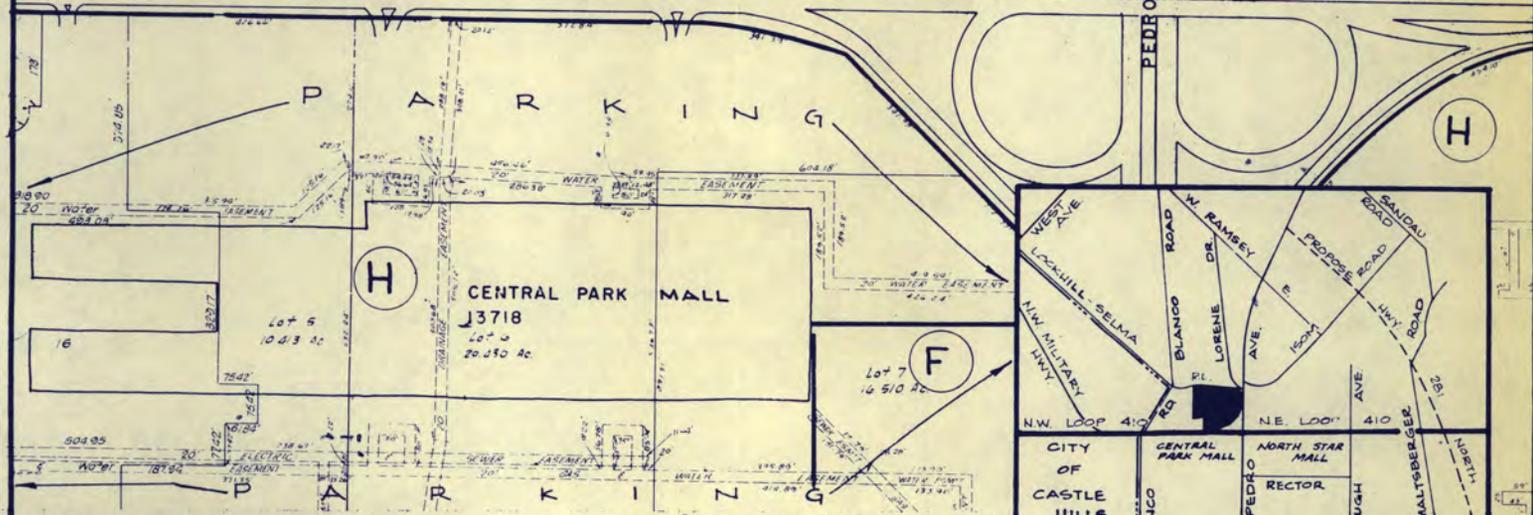
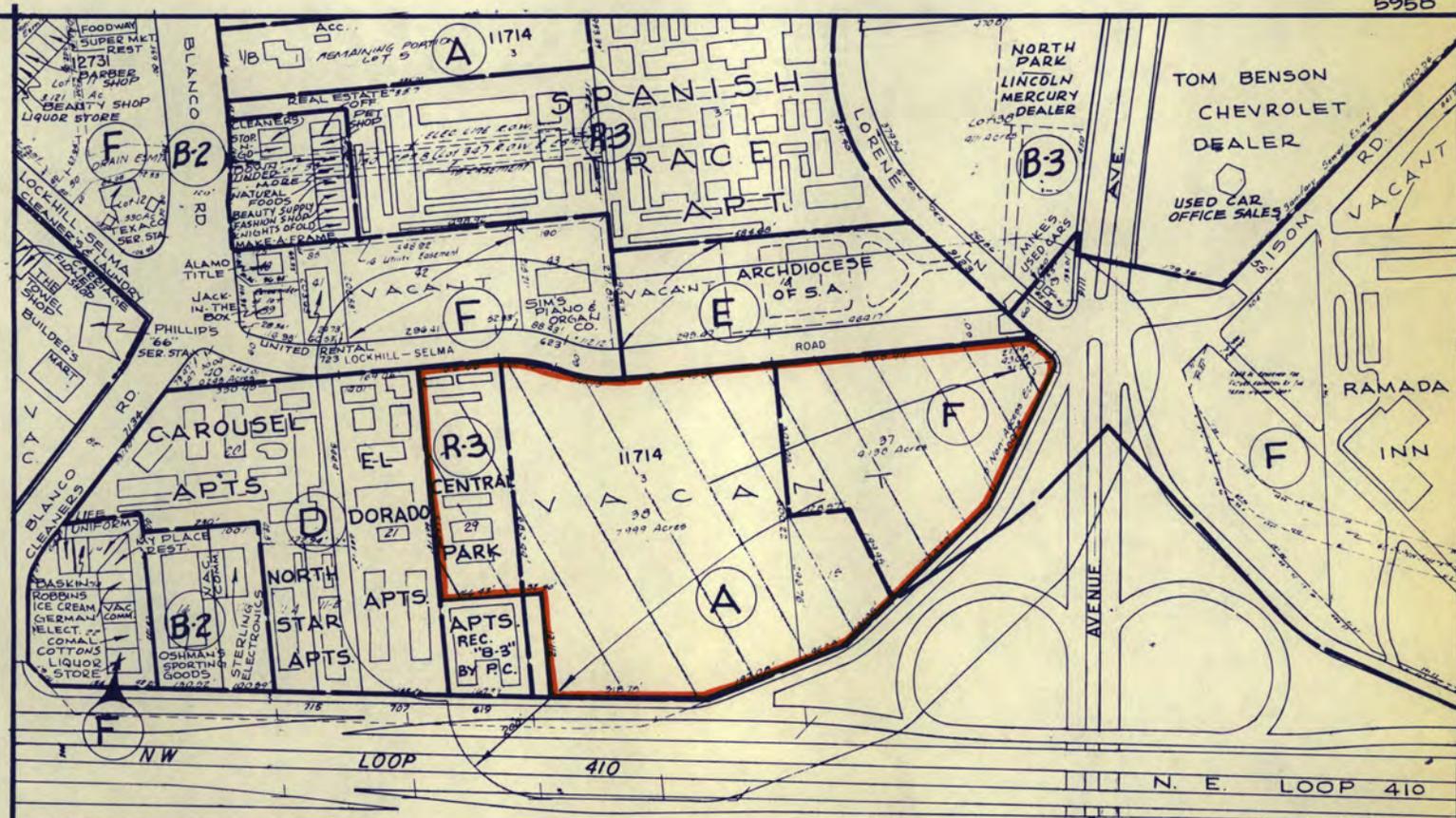
- (1) Property, which is a part of a larger development for a shopping area at the intersections of San Pedro Avenue and Loop 410, at its northwestern intersection, is in an area which would be appropriate for this kind of zoning under the center's concept.
- (2) Subject property is opposite Central Park Mall and is being developed in a similar mode.
- (3) It appears that the intensive business uses are appropriate at this intersection.
- (4) This rezoning will not change the character of the area but will provide for ordering development of this corner.
- (5) Staff has recommended approval of this request.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, and that the property be properly platted.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



### ZONING CASE 5958

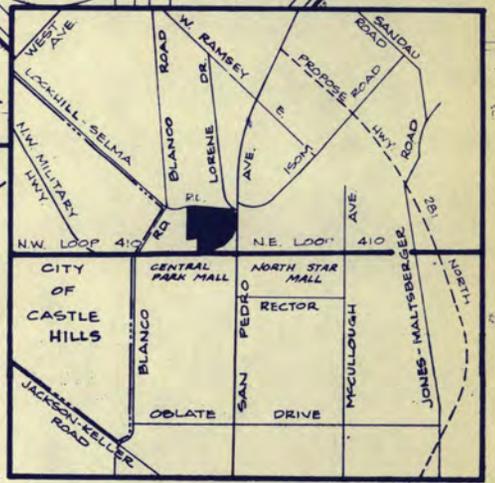
REQUESTED ZONING CHANGE  
 FROM "A" SINGLE FAMILY RES. DIST. & "F" LOCAL RETAIL DIST. &  
 "R-3" MULT. FAMILY RES. DIST. TO "B-3" BUS. DIST.

DATE MARCH 13, 1975  
 SCALE 0 100' 200' 300' 400'



NORTH

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 \_\_\_\_\_  
Stella Orozco, Office Manager, who being by me duly sworn,  
says on oath that she is ~~one of the publishers~~ <sup>Office Manager</sup> 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 #45034 hereto attached has been published in  
every issue of said newspaper on the following days, to-wit: March 17,  
\_\_\_\_\_, 1975

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PASSED AND APPROVED this 13th day of March, 1975.

CLAUDE BLACK  
Acting Mayor

ATTEST:  
J. H. INSELMANN  
City Clerk

Stella Orozco

Sworn to and subscribed before me this 17th Day of March, 1975.

Ernest L. Harrod

Notary Public in and for Bexar County, Texas