

AN ORDINANCE 53783

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. 8436)

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

Lot 14, and the west 59.10'
of Lot 15, Block 6, NCB 10938
In the 800 Block of Hot
Wells Blvd.

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 May, 1981.

Henry Cisneros
M A Y O R

ATTEST: *[Signature]*
C i t y C l e r k

APPROVED AS TO FORM: *[Signature]*
C i t y A t t o r n e y

81-26

8

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS (I-Hse. Num.)	2
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANT SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL DIRECTOR	
PLANNING (I-200 Admin)	2
POLICE CHIEF	
PUBLIC UTILITIES SUPERVISOR	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
WASTEWATER ENGINEERING	
RIGHT-OF-WAY & LAND ACQUISITION	
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	

ITEM NO. 8

MEETING OF THE CITY COUNCIL DATE: MAY 21 1981

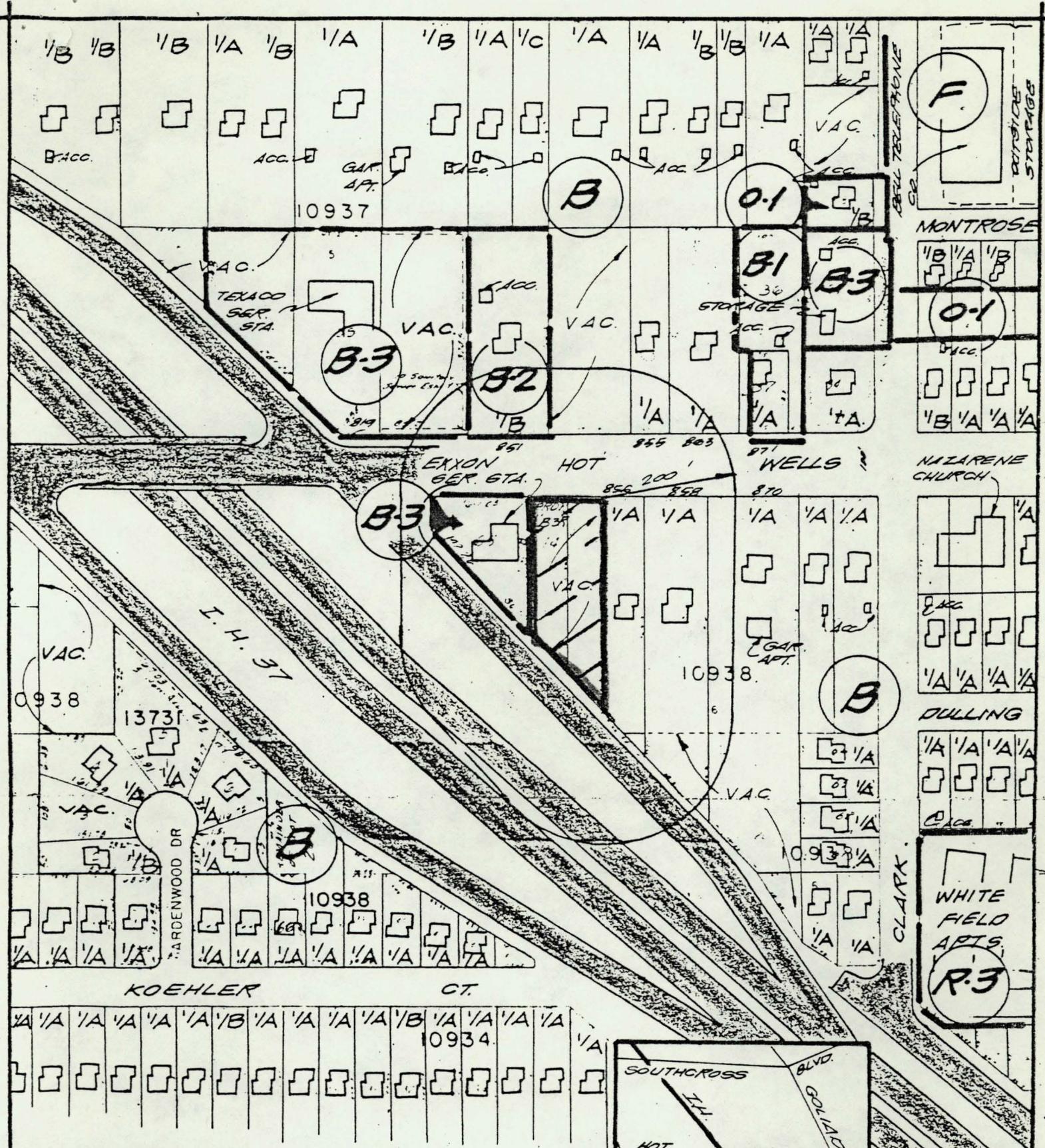
MOTION BY: Dutmer SECONDED BY: Webb

ORD. NO. 53783 ZONING CASE #8436

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
MARIA A. BERRIOZABAL PLACE 1			<i>absent</i>
JOE WEBB PLACE 2		<input checked="" type="checkbox"/>	
HELEN DUTMER PLACE 3		<input checked="" type="checkbox"/>	
FRANK D. WING PLACE 4		<input checked="" type="checkbox"/>	
BERNARDO EURESTE PLACE 5		<input checked="" type="checkbox"/>	
BOB THOMPSON PLACE 6		<input checked="" type="checkbox"/>	
JOE ALDERETE, JR. PLACE 7		<input checked="" type="checkbox"/>	
GENE CANAVAN PLACE 8		<input checked="" type="checkbox"/>	
VAN ARCHER PLACE 9		<input checked="" type="checkbox"/>	
JAMES C. HASSLOCHER PLACE 10			<i>absent</i>
HENRY G. CISNEROS PLACE 11 (MAYOR)		<input checked="" type="checkbox"/>	

81-26



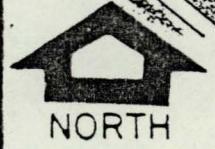
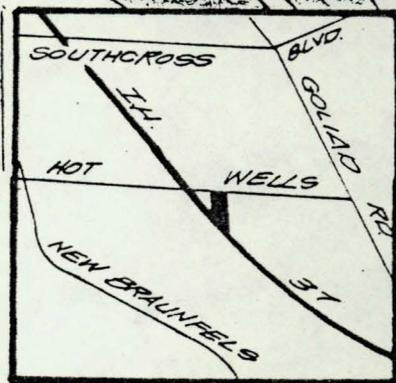
ZONING CASE 8436

CITY COUNCIL DIST NO. 3

REQUESTED ZONING CHANGE

FROM "B" TWO FAM. RES. DISTRICT TO "B-3R" RESTRICTIVE. BU6. DIST.

DATE: MAY 21, 1981



DEPT OF PLANNING

TO: CITY CLERKS

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 8436 NAME Mr. Rudolph Cermin, Jr.

The rezoning and reclassification of :

LOCATIONLot 14, and the west 59.10' of Lot 15, Block 6, NCB 10938
In the 800 Block of Hot Wells Blvd.FOR INFORMATION ONLY

Subject property is located on the south side of Hot Wells Blvd., being 160.25' east of the intersection of Hot Wells Blvd., and I. H. 37 Expressway, having 118.19' on Hot Wells Blvd., and a maximum depth of 340'.

FROM: "B" Two Family Residential District

TO: "B-3R" Restrictive Business District

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

APPLICANT: Rudolph Cermin, Jr.

ZONING CASE NO. 8436
APPEAL CASE

STATUS OF APPLICANT: Owner

YES XX
NO _____

OWNER CONCUR WITH THIS REZONING REQUEST:

YES XX
NO _____

DATE OF APPLICATION:

LOCATION OF PROPERTY:

Lot 14, and the west 59.10' of Lot 15, Block 6, NCB 10938
In the 800 Block of Hot Wells Blvd.

FOR INFORMATION ONLY

Subject property is located on the south side of Hot Wells Blvd., being 160.25' east of the intersection of Hot Wells Blvd., and I.H. 37 Expressway, having 118.19' on Hot Wells Blvd., and a maximum depth of 340'

REQUESTED CHANGE IN ZONING

From "B" Two Family Residential District to "B-3" Business District

ZONING COMMISSION PUBLIC HEARING HELD ON April 23, 1981

Information Presented by Applicant

Mr. Rudolph Cermin, Jr., 534 Ada Avenue, stated that there are several businesses surrounding the subject property. He indicated that this change in zoning would enhance the area. He operate a business that will be respectable to the neighborhood. He further stated that he proposed to open a hardware/plumbing supply store and shop. He amended his request from "B-3" to "B-3R".

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Subject property is in close proximity to the major intersection of I.H. 37 Expressway and Hot Wells Blvd. In staff's opinion, a "B-2" zoning would be more appropriate at this location, to establish a transitional pattern away from this major intersection and discourage the strip development of Hot Wells Blvd.

Staff Recommendation

Denial of "B-3" and approval of "B-2"
Proper platting into one (1) lot
6' solid screen fence to be erected and maintained on the east property line.

TRAFFIC ENGINEERING RECOMMENDATION

The subject property is served by Hot Wells Blvd., a designated secondary arterial type "B" and abutts the I.H. 37 Expressway exit ramp, with no access allowed. Proper access and off-street parking, must be provided.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirteen notices mailed out to the surrounding property owners, none were returned in oppositions, five returned in favor.

COMMISSION ACTION

A motion was made by Mr. Rodriguez, seconded by Mr. Lopez, to recommend denial of the amended petition and in lieu thereof recommend approval of "B-2" on the east one half and "B-3R" on the west one half of the subject property by the following vote:

Rodriguez, Lopez, Kachtik, Davies, Washington, Adams voting in the Affirmative, with Oviedo being absent this vote, and with Williams being absent. MOTION CARRIED.

REASON FOR ACTION

1. Subject property has been in transition into light commercial.
2. There are "B-3" zonings immediately adjacent to the subject property.
3. It is the opinion of this Commissioner that this change in zoning would not be detrimental to the area.

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 Irene Palencia, who being by me duly sworn, says on oath that she is Office Supervisor 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 #53783 hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 27, 19 81.

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PASSED AND APPROVED this 21st day of May, 1981.

/s/Henry Cisneros
Mayor

Sworn to and subscribed before me this 27 Day of May, 19 81.

ATTEST:
/s/Richard C. Porter
Asst. City Clerk

Stella A. Orozco
Notary Public in and for Bexar County,
Texas