

AN ORDINANCE **47597**

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. 6729)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District and "R-6" Townhouse District to "P-1" (R-1) Planned Unit Development Single Family Residential District, listed below as follows:

Lots 1 through 106; Lots 119 through 130; and
Lots 143 through 247, NCB 16043
In the 11300 Block of Vance Jackson Road

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 Building and Zoning Administration 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 20th day of January, 1977.

Henry G. Cisneros
M A Y O R
PRO TEM

ATTEST: *Kormal J. Rodriguez*
Asst. City Clerk

APPROVED AS TO FORM: *James W. Keenan*
City Attorney

DISTRIBUTION

AVIATION	
BUILDING & ZONING	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT	
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
BACK TAX ATTORNEY	
TRIAL SECTION	
LIBRARY DIRECTOR	
MANPOWER PROGRAM	
MARKET & PARKING	
MONITORING & EVALUATION	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
PLANNING DEPARTMENT	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PURCHASING	
RIGHT OF WAY & LAND ACQUISITION	
TRAFFIC & TRANSPORTATION	
EQUAL EMPLOYMENT OPPORTUNITY	

ITEM NO. 9
 MEETING OF THE CITY COUNCIL DATE: JAN 20 1977
 MOTION BY: Hartman SECONDED BY: Pyndus
 ORD. NO. 47597 ZONING CASE 6729
 RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
PHIL PYNDUS PLACE 1		✓	
ROBERT P. "BOB" BILLA PLACE 2		✓	
HENRY G. CISNEROS PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLEN HARTMAN PLACE 5		✓	
AL RHODE PLACE 6		✓	
RICHARD TENIENTE PLACE 7		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)		absent	

No change

Approved

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6729 NAME Mr. Jack Devore

The rezoning and reclassification of:

Lots 1 thru 106; Lots 119 thru 130; and
Lots 143 thru 247, NCB 16043
In the 11300 Block of Vance Jackson Road

FOR INFORMATION ONLY

Subject property is located on the north-
east side of Vance Jackson Road, being
approximately 2,591' northeast of the
intersection of Wurzbach Road and Vance
Jackson Road, having 600' on Vance Jackson
Road and a maximum depth of 2,116.39'.

FROM: Temporary "R-1" Single Family Residential District and "R-6" Townhouse
District..

TO: "P-1 (R-1)" Planned Unit Development Single Family Residential District.

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

APPLICANT: Mr. Jack Devore

ZONING CASE 6729
Appeal Case
Yes
No XXX

DATE OF APPLICATION: November 20, 1976

LOCATION OF PROPERTY

Lots 1 thru 106; Lots 119 thru 130; and Lots 143 thru 247, NCB 16043
In the 11300 Block of Vance Jackson Road.

FOR INFORMATION ONLY

Subject property is located on the northeast side of Vance Jackson Road, being approximately 2,591' northeast of the intersection of Wurzbach Road and Vance Jackson Road, having 600' on Vance Jackson Road and a maximum depth of 2,116.39'.

ZONING CHANGE REQUESTED

From Temporary "R-1" Single Family Residential District and "R-6" Townhouse district to "P-1(R-1)" Planned Unit Development Single Family Residential District.

ZONING COMMISSION PUBLIC HEARING ON DECEMBER 14, 1976

Information Presented by Applicant

Mr. Jack Devore, stated the Mission Trace Planned Unit Development was originally approved by the City Council as a special P.U.D. prior to the enactment of a P.U.D. Ordinance. He stated at the time, only a 500' wide strip along the northeast side of Vance Jackson Road was located inside the city limits, which was zoned "R-6" Townhouse District. Mr. Devore further stated the annexation of 1972 took in the balance of Mission Trace which was automatically zoned Temporary "R-1" Single Family Residential District. In conclusion, the applicant stated he would like the requested change in zoning to conform to the present usage of the planned unit development.

IN FAVOR

Mrs. Virginia Doane, Vice-President of the Mission Trace Homeowners Association, stated on December 9, 1976, the Mission Trace Homeowners Association Board of Directors voted unanimously to adopt a resolution which stated that the above-mentioned Association would like to go on record as being officially in favor of the proposed change in zoning from Temporary "R-1" Single Family Residential District and "R-6" Townhouse District to "P-1(R-1)" Planned Unit Development Single Family Residential District on the properties described in Zoning Case 6729.

IN OPPOSITION

Mr. Jerry R. Holleman, stated he is the owner of Lot 39, NCB 16043, which is bought and paid for. He stated he is opposed to the request change in zoning because the applicant has included his property in the petition for rezoning without consulting him; he would like to know if this is legal. Mr. Holleman further stated he would like for the Commission to obtain a legal opinion from the City Attorney Regarding this matter before any recommendation is made to the City Council.

REBUTTAL

Mr. Devore stated the opposition expressed by Mr. Holleman has nothing to do with the zoning case that the Commission is considering today; he thinks the case speaks for itself.

STAFF RECOMMENDATIONS

Discussion

This request is made in order to conform with the present development which was started prior to annexation and enactment of the P.U.D. Ordinance. This portion of Vance Jackson Road, in the past, has developed into density residential uses. The staff has no objections to the change in zoning.

Recommendation

Approval

Traffic and Transportation Department Recommendations

A report from the Traffic Department states that Vance Jackson Road is a secondary arterial on the Major Thoroughfare Plan as an 86' right-of-way facility. Additional right-of-way may be needed.

Results of Notices Received Before Hearing

There were 159 notices mailed to the surrounding property owners; two notices were returned in opposition, and twenty-one notices were returned in favor. Three were returned "Unclaimed".

COMMISSION ACTION

By a vote of eight in favor and one being absent, the Commission recommended approval of "P-1(R-1)" Planned Unit Development Single Family Residential District.

Reasons for Action

1. The subject property is located in the 11300 Block of Vance Jackson Road, legally known as Lots 1 thru 106; Lots 119 thru 130; and Lots 143 thru 247, NCB 16043.
2. The requested change in zoning meets the requirements of the P.U.D. Ordinance, and it is noted, that the purpose of this request is to conform with the present Mission Trace development.

3. It is noted that a member of the Mission Trace Homeowners Association was present at this meeting, and stated the Association was in full support of this request.
4. There were 159 notices mailed out; two notices were returned in opposition, and twenty-one notices were returned in favor.
5. The staff has recommended approval of the requested change in zoning.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing.)

P-3 VACANT
14699

P-1
R-3

P-4

R-3

TEMP
R-1

14735

TR 12

TR 13

TR 14

TR 15

TR 26

TR 27

TR 28

TR 29

MISSION TRACE

TOWN HOMES

VACANT

R6

ROUND TREE APTS

TR 13A

TR 16

TR 17

TR 18

TR 19

TR 20

TR 14B

TR 16A

TR 17A

TR 18A

TR 19A

TR 20A

TR 14A

TR 16B

TR 17B

TR 18B

TR 19B

TR 20B

VANCE-JACKSON

11503

SHENANDOAH ELEM. SCHOOL

WOODSTONE TOWNHOMES

R6

BIG MEADOWS

VAC

R-3

14698

TEMP VACANT

14031

CLIFTON

FORGE

R-1

ZONING CASE 6729

REQUESTED ZONING CHANGE
TEMP R-1 SINGLE FAMILY RES. R-1 (R-1) PLANNED UNIT DEVELOPMENT
FROM DIST. R-6 TOWNHOUSE DIST. TO SINGLE FAMILY RES. DIST.

DATE JAN. 20, 1977

SCALE 0 100 200 300 400

DEPT. OF BUILDING & ZONING
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 Irene Palencia, who being by me duly sworn, says on oath that she is Irene Palencia 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 #47597 hereto attached has been published in every issue of said newspaper on the following days, to-wit: January 25, 1977.

AN ORDINANCE 47597

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PASSED AND APPROVED this 20th day of January, 1977.

HENRY CISNEPOS
Mayor Pro-tem

Sworn to and subscribed by

ATTEST:

G.V. JACKSON, JR.
City Clerk

with Day of January, 1977.

Notary Public in and for Bexar County,
Texas