

AN ORDINANCE

49144

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. 7193)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "B-2" Business District, listed below as follows:

A 0.301 acre tract of land out of NCB 15275, being further described by field notes filed in the Office of the City Clerk

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 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 16th day of March, 19 78.

Phil Lyndus
M A Y O R

ATTEST:

G. V. Jackson Jr.
C i t y C l e r k

PRO TEM

78-13

APPROVED AS TO FORM:

James H. M...
C i t y A t t o r n e y

13

DISTRIBUTION

AVIATION
BUDGET & RESEARCH
BUILDING & ZONING
CITY WATER BOARD
CITIZEN ACTION & PUBLIC INFORMATION
COMMERCIAL RECORDER
CONVENTION BUREAU
CONVENTION CENTER
ECONOMIC & EMPLOYMENT DEVELOPMENT
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
CONTROLLER
TREASURY DIVISION
FINANCE-GRANT SECTION
INTERNAL AUDIT
PROPERTY RECORDS
FIRE CHIEF
HEALTH DIRECTOR
HEMISFAIR PLAZA
HUMAN RESOURCES
LEGAL - CITY ATTORNEY
LIBRARY DIRECTOR
MARKET SQUARE
MUNICIPAL COURTS
PARKS & RECREATION DEPT.
PERSONNEL DIRECTOR
PLANNING
POLICE CHIEF
PRESS ROOM
PUBLIC WORKS DIRECTOR
ENGINEERING DIVISION
ENGINEERING - SEWERS
RIGHT OF WAY & LAND ACQUISITION
PURCHASING
TRAFFIC & TRANSPORTATION

ITEM NO. 13

MEETING OF THE CITY COUNCIL

DATE: MAR 16 1978

MOTION BY: Steen

SECONDED BY: Hartman

ORD. NO. 49144

ZONING CASE 7193

RESOL. _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
RUDY C. ORTIZ PLACE 6		absent	
JOE ALDERETE, JR. PLACE 7		✓	
PHIL PYNDUS PLACE 8		✓	
GLEN HARTMAN PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		absent	

Premises that paper plotting is accomplished.

78-13

OF: A tract of land out of the E. J. Cook property described in deed recorded in Volume 1853, page 311, Deed Records of Bexar County; being out of the Francisco F. Morales Survey No. 7, Abstract No. 480, Bexar County, Texas; and being more particularly described as follows:

BEGINNING at a point in the southwesterly line of Five Palms Drive (formerly Holm Road); said point being N. 9° E. a distance of 23.56 feet along the west line of Five Palms Drive and thence N. 25°23'58" W. a distance of 106.56 feet along the southwesterly line of Five Palms Drive, from the intersection of the west line of Five Palms Drive with the south line of the Francisco F. Morales Survey No. 7;

THENCE S. 89°53'00" W. a distance of 68.53 feet to a point;

THENCE N. 80°46'20" W. a distance of 110 feet to a point;

THENCE N. 9°13'40" E. a distance of 60 feet to a point;

THENCE N. 86°54' E. a distance of 30 feet to an iron pin;

THENCE N. 84°27' E. a distance of 90.63 feet to an iron pin in the southwesterly line of Five Palms Drive;

THENCE S. 25°23'58" E. along the southwesterly line of Five Palms Drive a distance of 130 feet to the place of beginning. Containing 0.301 acres of land.

STATE OF TEXAS)
COUNTY OF BEXAR)

I hereby certify that this plat was prepared from an actual survey made on the ground and under my supervision; that there are no easements visible nor encroachments on said property; and that the buildings and improvements on said property are shown as measured on the ground.

Property surveyed and staked and improvements surveyed June 16, 1961.



W. F. Castella
W. F. Castella
Registered Professional Engineer

DESIGN Edel	W. F. CASTELLA & ASSOCIATES CONSULTING ENGINEERS 1039 W. HILDEBRAND	6-16-61 DATE
DRAWN JOHN L.		8542 JOB NO.
		9055

DATE February 16, 1978

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE #7193

NAME Ray Ellison Industries

The rezoning and reclassification of:

A 0.301 acre tract of land out of NCB 15275, being further described by field notes filed in the office of the Building and Zoning Department.

FOR INFORMATION ONLY

Subject property is located on the southwest side of Five Palms Drive, being 286.56' northwest of the intersection of Five Palms Drive and Lelani Place; having 130' on Five Palms Drive and a maximum depth of 150'.

FROM: Temporary "R-1" Single Family Residential District

TO: "B-2" Business District

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

DEPARTMENT OF BUILDING AND ZONING

APPLICANT: Ray Ellison Industries

ZONING CASE 7193

DATE OF APPLICATION: January 10, 1978

APPEAL CASE

YES _____

NO XXX

LOCATION OF PROPERTY:

A 0.301 acre tract of land out of NCB 15275, being further described by field notes filed in the office of the Building and Zoning Department.

FOR INFORMATION ONLY

Subject property is located on the southwest side of Five Palms Drive, being 286.56' northwest of the intersection of Five Palms Drive and Lelani Place; having 130' on Five Palms Drive and a maximum depth of 150'.

ZONING CHANGE REQUESTED

From Temporary "R-1" Single Family Residential District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON January 31, 1978

Information Presented by Applicant

Mr. Herbert Quiroga, stated this is an existing convenience store, which was built in the early 60's. This property was annexed into the City of San Antonio in 1972. They are simply trying to obtain proper zoning for this particular use. In this particular case, there are plans to add gasoline pumps in conjunction with the convenience store.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Five Palms Drive is a major collector street between Military Drive and Pearsall Road. The subject property abuts "B-2" Business District on the north and is located south of "B-3" uses and zoning. Considering the abutting zoning and business uses to the north, the staff recommends approval of this request.

Recommendations

APPROVAL.

Proper Platting.

Traffic and Transportation Department Recommendations

The subject property has access onto Five Palms Drive. Five Palms Drive serves as a collector street feeding into S.W. Military Drive. Additional right-of-way is needed from the subject property.

Results of Notices Received Before Hearing

There were nineteen notices mailed to the surrounding property owners; none were returned in opposition, and one notice was returned in favor.

COMMISSION ACTION

By a vote of eight in favor, and three being absent, the Commission recommended approval of "B-2" Business District.

Reasons for Action

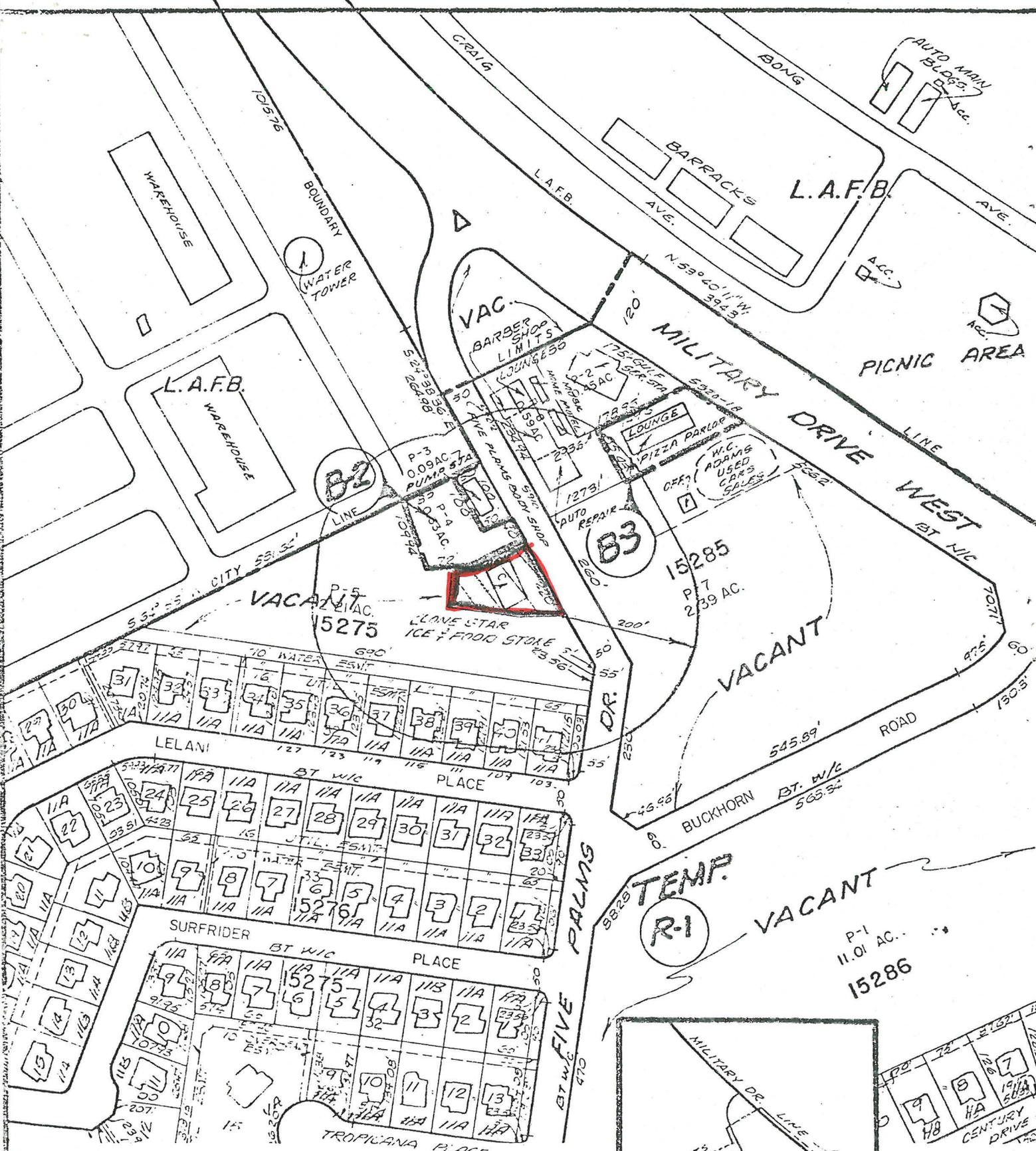
1. Subject property abuts "B-2" zoning to the northwest.
2. There is "B-3" zoning to the east.
3. Subject property is in the midst of other business zonings and non-conforming uses.
4. The staff has recommended approval of this request.
5. There were nineteen notices mailed out; none were returned in opposition, and one was returned in favor.

Other Recommendations

It is further recommended that proper platting be accomplished and that the applicant work with the Traffic Department for proper ingress and egress.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing.)



ZONING CASE 7175

CITY COUNCIL DIST NO. 6

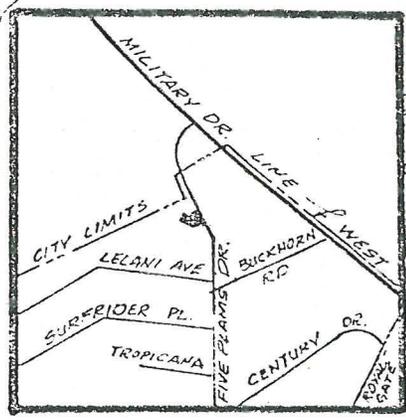
REQUESTED ZONING CHANGE
 FROM TEMP. "R-1" SINGLE
 FAMILY RES. DIST. TO "B-2" BUS. DIST.
 DATE MARCH 16, 1978

SCALE 1" = 100' 200' 300' 400'

TEMP. R-1

VACANT

P-1 11.01 AC. 15286



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 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 #49144 hereto attached has been published in every issue of said newspaper on the following days, to-wit: March 20, 1978

AN ORDINANCE 49144

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PASSED AND APPROVED this 16th day of March, 1978.

LILA COCKRELL
Mayor

ATTEST:
G. V. JACKSON, JR.
City Clerk

Sworn to and subscribed to by me this 20th Day of March, 1978.

Irene Palencia
Jan Marie Ali
Notary Public in and for Bexar County,
Texas