

AN ORDINANCE 42025

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. 4908)

The rezoning and reclassification of property from "A" Single Family Residence District and "R-2" Two Family Residence District to "R-2" Two Family Residence District and "B-2" Business District, listed below as follows:

"A" to "R-2"
The south 100' of Lots 29 and 30,
Block 1, NCB 7185

"A" and "R-2" to "B-2"
The north 75' of Lot 30 and Lot 29 save and except the
south 100' of Block 1, NCB 7185
257 Sherwood Drive

Provided that proper replatting is accomplished, that a one foot non access easement be imposed along the south property line, that a 3' screen fence be erected along the south property line, and that a 6' solid screen fence be erected along the east property line.

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 29th day of March 1973.

John Mitts
M A Y O R

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

APPROVED AS TO FORM: *Howard L. Walker*
City Attorney

73-14

DISTRIBUTION

J.

ITEM NO. _____

MAR 29 1973

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Calderon SECONDED BY: Becker

ORD. NO. 42025 ZONING CASE 4908

RESOL. _____ PETITION _____

| | |
|---------------------------|---|
| AVIATION DIRECTOR | |
| CITY WATER BOARD | |
| COMMERCIAL RECORDER | 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 | |
| HOUSING & INSPECTIONS | 1 |
| INTERGOVERNMENTAL SERV. | |
| LAND DIVISION | |
| LEGAL | |
| BACK TAX ATTORNEY | |
| LIBRARY DIRECTOR | |
| MARKET & PARKING | |
| MODEL CITIES | |
| MUNICIPAL COURTS | |
| MUNICIPAL FACILITIES | |
| PARKS & RECREATION DIR. | |
| PERSONNEL DIRECTOR | |
| PLANNING DIRECTOR | 1 |
| POLICE CHIEF | |
| PRESS ROOM | |
| PUBLIC INFORMATION | |
| PUBLIC WORKS DIRECTOR | |
| ENGINEERING DIV. | |
| PUBLIC SAFETY-ASSOC. MGR. | |
| PURCHASING | |
| SPECIAL SERVICES | |
| TRAFFIC & TRANSPORTATION | |

| COUNCIL MEMBER | ROLL CALL | AYE | NAY |
|---|-----------|------------|-----|
| CAROL R. HABERMAN PLACE NO. 1 | | ✓ | |
| ED H. HILL PLACE NO. 2 | | ✓ | |
| CHARLES L. BECKER PLACE NO. 3 | | ✓ | |
| DR. ROBERT L.M. HILLIARD PLACE NO. 4 | | <i>abs</i> | |
| LEO MENDOZA, JR. PLACE NO. 5 | | ✓ | |
| MANUEL H. CALDERON PLACE NO. 6 | | ✓ | |
| PLEAS C. NAYLOR, JR. PLACE NO. 7 | | ✓ | |
| ALVIN G. PADILLA, JR. PLACE NO. 8 | | ✓ | |
| JOHN GATTI PLACE NO. 9 | | ✓ | |

check page **73-14**
 provided that proper replatting is accomplished, that a one foot non access easement be imposed along the south property line that a 3' ~~solid~~ screen fence be erected along the south property line, and that a 6' solid screen fence be erected along the east property line.

TO: City Clerk

Date March 7, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4908 NAME Kittrell Inc., Realtors

The rezoning and reclassification of:

"A" to "R-2"

The south 100' of Lots 29 and 30, Blk. 1, NCB 7185

"A" and "R-2" to "B-2"

The north 75' of Lot 30 and Lot 29
save and except the south 100' of
Blk. 1, NCB 7185
257 Sherwood Drive

FOR INFORMATION ONLY

Located between IH 10 Expressway
and Sherwood Drive, being 420' east
of Vance Jackson Road; having 102.2' on
IH 10 Expressway and 102.0' on Sherwood
Drive and a maximum distance of 295' between
IH 10 Expressway and Sherwood Drive.

The "R-2" being on the south 100'
of the subject property and the
"B-2" being on the remaining portion.

FROM: "A" Single Family Residence District and "R-2" Two Family Residence
District

TO: "R-2" Two Family Residence District and "B-2" Business District

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

HOUSING & INSPECTIONS

NAME OF APPLICANT: Kittrell Inc., Realtors

ZONING CASE 4908

DATE OF APPLICATION: January 22, 1973

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY:

"A" to "R-2"

The south 100' of Lots 29 and 30, Blk. 1, NCB 7185

"A" and "R-2" to "B-2"

The north 75' of Lot 30 and Lot 29
save and except the south 100'
Blk. 1, NCB 7185
257 Sherwood Drive

FOR INFORMATION ONLY

Located between IH 10 Expressway
and Sherwood Drive, being 420' east
of Vance Jackson Road; having 102.2' on
IH 10 Expressway and 102.0' on Sherwood
Drive and a maximum distance of 295' between
IH 10 Expressway and Sherwood Drive.

The "R-2" being on the south 100'
of the subject property and the
"B-2" being on the remaining portion.

ZONING CHANGE REQUESTED:

From "A" Single Family Residence District and "R-2" Two Family
Residence District to "R-2" Two Family Residence District and
"B-2" Business District

ZONING COMMISSION PUBLIC HEARING ON FEBRUARY 14, 1973:

Information presented by Applicant:

Mr. Leo Perron, 1177 NE Loop 410, stated to the Commission that they
are proposing a motel. He stated that the existing structures on the
three lots to the west will be removed. He discussed the proposed
plans giving in detail where the restaurant and the motel would be
situated. He further stated that they are proposing parking on the
south part of the subject property.

STAFF RECOMMENDATIONS:

Discussion:

Preliminary plans of proposed development on subject property and
property to the west indicate a parking area on the south portion of
the property in question. Non-commercial parking is permitted in the
"R-2" classification with Board of Adjustment approval. Rather than
extending "B-2" uses into this residence section, it appears that a
parking area with landscaping and access through the present "B-2"
area would allow an appropriate transition between existing residential
and business uses.

Recommendation:

Approval of "R-2" on the south 125' and "B-2" on the remaining portion.

Traffic and Transportation Department Recommendations:

Access to IH 35 Frontage Road is the jurisdiction of the Texas Highway Department

Results of Notices Received Before Hearing:

There were thirteen notices mailed to the surrounding property owners, five returned in opposition and five returned in favor.

COMMISSION ACTION:

By a vote of seven in favor and two being absent, the Commission recommended approval of this request.

Reasons for Action:

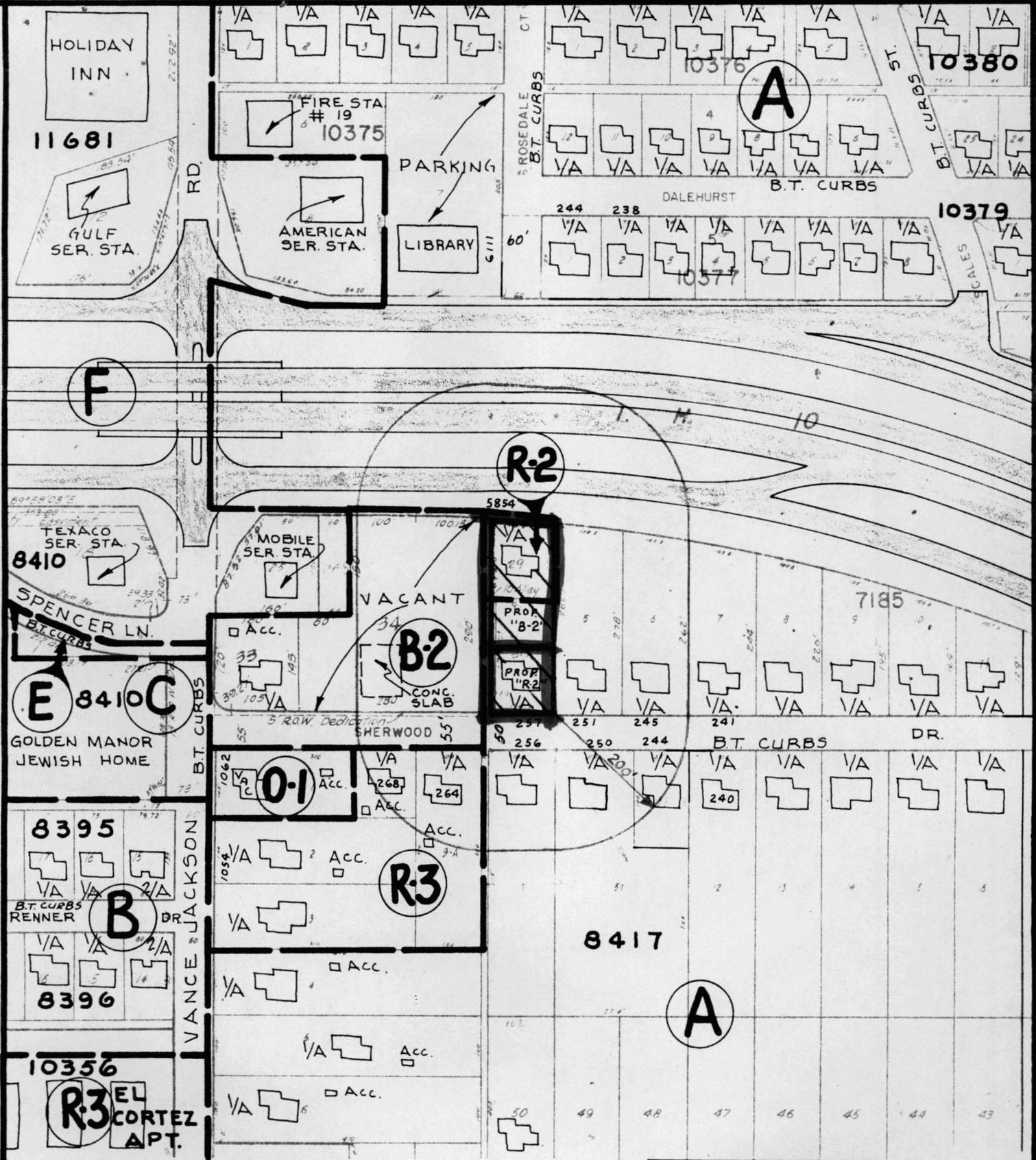
- (1) Property is located with frontage on IH 10 to the west of Vance Jackson Road.
- (2) Applicant proposes to use this property in conjunction with the property to the west for the development of a motel.
- (3) Proponent has shown development plans that would provide non-commercial parking on the southern part of the property which could be permitted in "R-2" with the proper Board of Adjustment approval
- (4) This would provide a buffer against the single family residence to the south and east of subject property.

Other Recommendations:

It is further recommended that property be replatted, that applicant work with Traffic Department, that a non-access easement and 3' screening be imposed along the south property line and that a 6' solid screen fence be erected on the east property line.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



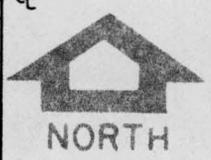
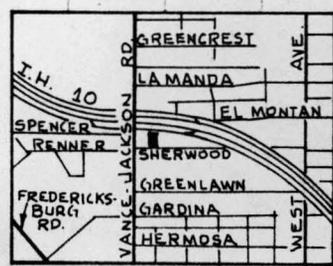
ZONING CASE 4908

REQUESTED ZONING CHANGE

FROM "A" SINGLE FAMILY RES. DIST. TO "R-2" TWO FAMILY RES. DIST. TO "B-2" BUS. & "R-2" TWO FAM. DIST.

DATE MARCH, 1973

SCALE 0 100' 200' 300' 400'



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 she 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 Ordinance 42025 Case No. 4908 hereto attached has been published in

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

March 30, 1973

AN ORDINANCE 42025

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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 29th day of March 1973.

JOHN GATTI
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 30th day of March, 1973

Stella Orozco

Notary Public in and for Bexar County, Texas