

AN ORDINANCE **47692**

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. 6748)

The rezoning and reclassification of property from "O-1" Office District to "B-1" Business District, listed below as follows:

Lot 88, NCB 11888  
7915 Broadway

Provided that proper replatting is accomplished, if necessary.

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 17<sup>th</sup> day of February, 1977.

*Lila Cockrell*  
M A Y O R

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

77-10

APPROVED AS TO FORM: *James M. Jackson*  
C i t y A t t o r n e y

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	

*Cisneros paid*

ITEM NO. 9  
 MEETING OF THE CITY COUNCIL DATE: FEB 17 1977  
 MOTION BY: Sen SECONDED BY: Billa  
 ORD. NO. 47692 ZONING CASE 6748  
 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 ROHDE PLACE 6		✓	
RICHARD TENIENTE PLACE 7		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)			

*absent*

*replat. if necessary*

77-10

DATE January 17, 1977

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6748 NAME Mr. Terrell T. Copeland

The rezoning and reclassification of:

Lot 88, NCB 11888  
7915 Broadway

FOR INFORMATION ONLY

Subject property is located on the west side of Broadway, being 159.2' north of the intersection of Terra Alta and Broadway, having 75' on Broadway and a depth of 177.40'.

FROM: "O-1" Office District.

TO: "B-1" 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: Mr. Terrell T. Copeland

ZONING CASE 6748

DATE OF APPLICATION: December 13, 1976

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY

Lot 88, NCB 11888  
7915 Broadway

FOR INFORMATION ONLY

Subject property is located on the west side of Broadway, being 159.2' north of the intersection of Terra Alta and Broadway, having 75' on Broadway and a depth of 177.40'.

ZONING CHANGE REQUESTED

From "O-1" Office District to "B-1" Business District.

ZONING COMMISSION PUBLIC HEARING ON JANUARY 11, 1977

Information Presented by Applicant

Mr. Terrell T. Copeland, stated he would like the requested change in zoning to operate a beauty salon on the property in question. He stated he proposed to start operating the beauty salon with only three (3) operators. Mr. Copeland also stated the subject property adjoins an existing "O-1" use, which is a real estate office, and he does not think the proposed use would generate as much traffic.

IN OPPOSITION

Mr. A.E. Harris, representing Mr. Vernon L. Helmke, General Partner of 7911 Broadway LTD, stated his client is opposed to the requested change in zoning because the land available on the subject site is inadequate for parking for a retail business and will cause parking problems for his lot which is next door. Mr. Harris also stated his client felt this change in zoning would not be in the best interest of the neighborhood or the subject property.

REBUTTAL

Mr. Copeland stated the subject property is sufficient in size to accommodate the required off-street parking, therefore, he would like for the Commission to grant the requested change in zoning.

STAFF RECOMMENDATIONS

Discussion

In the past, this portion of Broadway, with the exception of the intersection of Broadway and Sunset, has been zoned and developed for either apartments or offices. In the staff's opinion, the business zoning should be concentrated at the intersection of Sunset Road and Broadway to discourage the strip business development of this major arterial.

Recommendation

Denial

Traffic and Transportation Department Recommendations

A report from the Traffic Department states that Broadway is a secondary arterial on the Major Thoroughfare Plan. Right-of-way has already been provided from the subject property for the required 60' right-of-way. Adequate off-street parking and proper access must be provided.

Results of Notices Received Before Hearing

There were seventeen notices mailed to the surrounding property owners; one notice was returned in opposition, and one notice was returned in favor.

COMMISSION ACTION

By a vote of six in favor, one being absent this vote, and two being absent, the Commission recommended approval of "B-1" Business District.

Reasons for Action

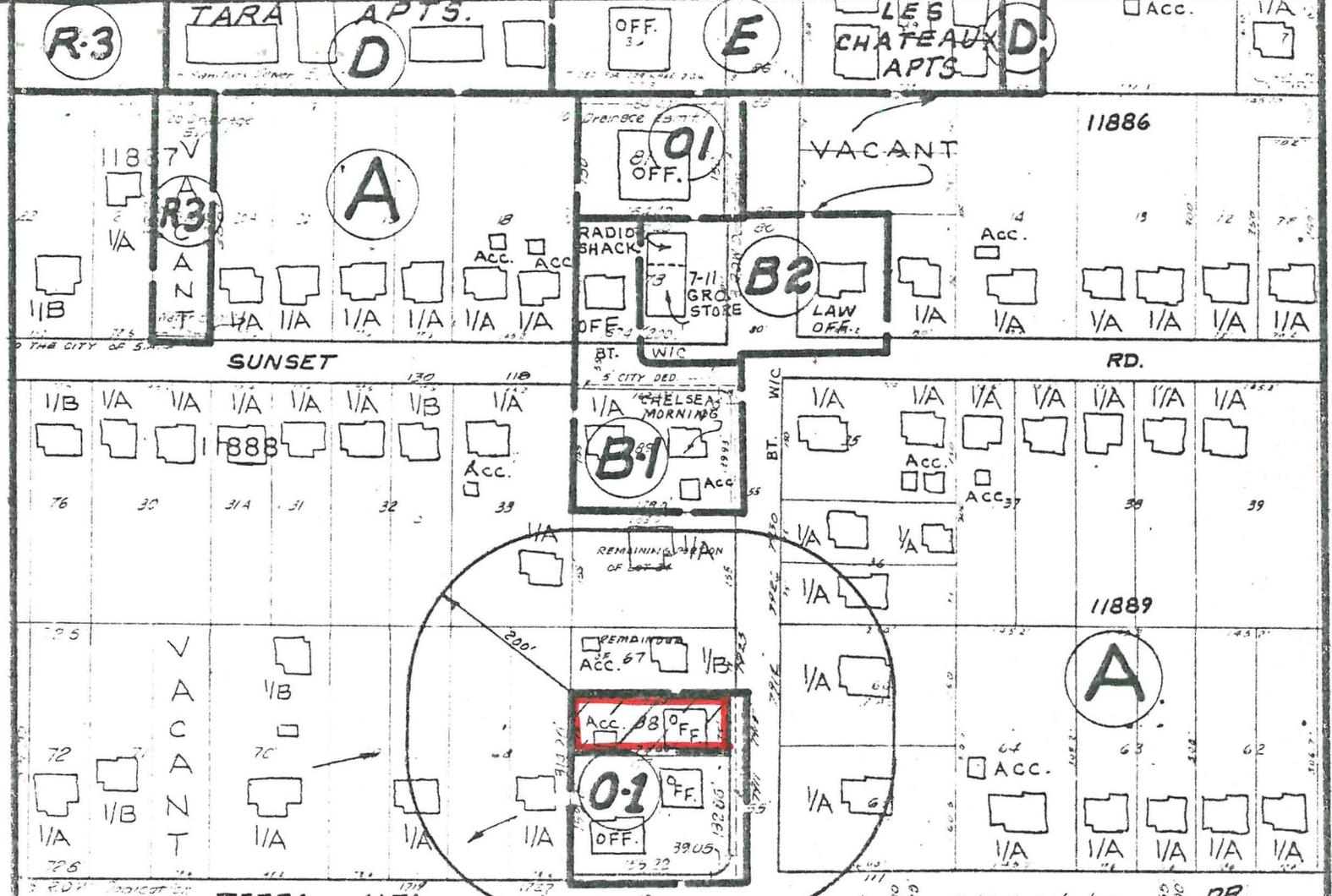
1. The subject property is located at 7915 Broadway, legally known as lot 88, NCB 11888.
2. It is noted that the subject property is adjacent to an "O-1" Office use, and is also located on a major thoroughfare which handles a great deal of traffic.
3. The property in question is situated in an area which has been in a period of transition for a number of years, therefore, it is felt that the granting of this request would be in keeping with the pattern of development and uses in this area.
4. There were seventeen notices mailed out; one notice was returned in opposition, and one notice was returned in favor.
5. There was one person present in opposition to this request at the public hearing.

Other Recommendations

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

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing.)

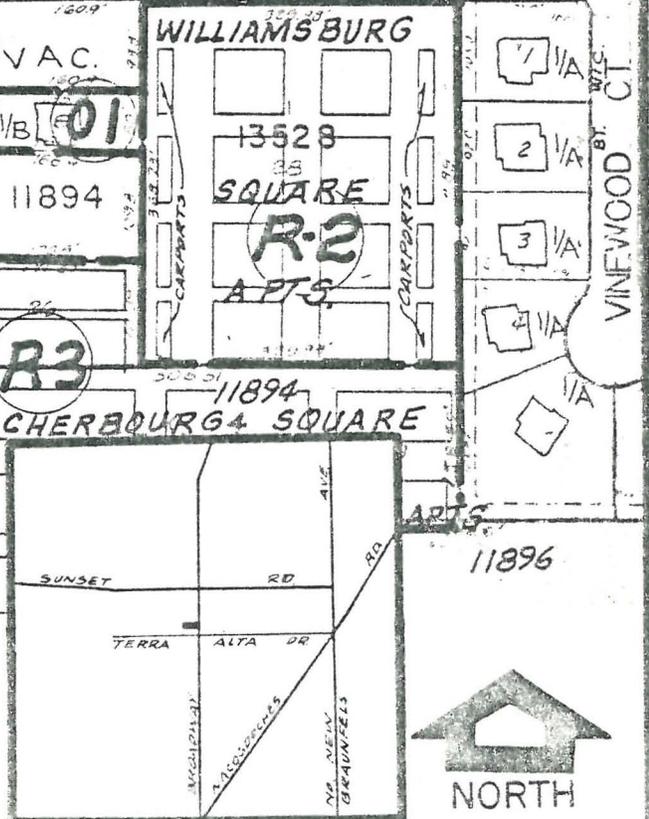


# ZONING CASE 6748

REQUESTED ZONING CHANGE  
 FROM "O-1" OFFICE DIST. TO "B-1" BUS. DIST.

DATE FEB. 17, 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 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 #47692 hereto attached has been published in every issue of said newspaper on the following days, to-wit: February 22, 1977.

#### AN ORDINANCE 47692

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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

our Court Clerk, against the defendants Juan M. Tello and William H. Haight and the unknown persons, including adverse claimants, owning or having an interest in or lien upon the hereinafore described property. Said sale will be made subject to the right of redemption as provided by law and I will make to the purchaser or purchasers of said property a good and valid deed thereto, subject to the right of redemption. Given under my hand February 1977. W. B. BILL HAUCK Sheriff of Bexar County, Texas

Irene Palencia

Sworn to and subscribed before me this 22nd Day of February, 1977.

Betty Lou Galan

Notary Public in and for Bexar County,  
Texas