

AN ORDINANCE 63579

AMENDING CHAPTER 35 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 35-35 OF CHAPTER 35 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. 286241)

The rezoning and reclassification of property from Temporary "R-1" ERZD One Family Residence ERZD to "R-3" ERZD Multiple Family Residence District ERZD , "B-2" ERZD Business District ERZD and "B-3" ERZD Business District ERZD, listed below as follows:

Temporary "R-1" ERZD to "R-3" ERZD
A 90.584 acre tract out of CB 4900

Temporary "R-1" ERZD to "B-2" ERZD
A 27.764 acre tract out of CB 4900

Temporary "R-1" ERZD to "B-3" ERZD
A 18.010 acre tract out of CB 4900

Provided that driveways and off-street parking are submitted to the Traffic Section for approval.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 4th DAY OF September 1986.

ATTEST: Norma J. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	
BUILDING INSPECTIONS-HOUSE NUMBER	1
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE DEPARTMENT	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LIBRARY	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL	
PLANNING	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
WASTEWATER MANAGEMENT	
ZONING ADMINISTRATION	1
SPECIAL PROJECTS - CITY MANAGER	

ITEM NO. 30.

MEETING OF THE CITY COUNCIL DATE: SEP 4 1986

MOTION BY: Henderson SECONDED BY: Harrington

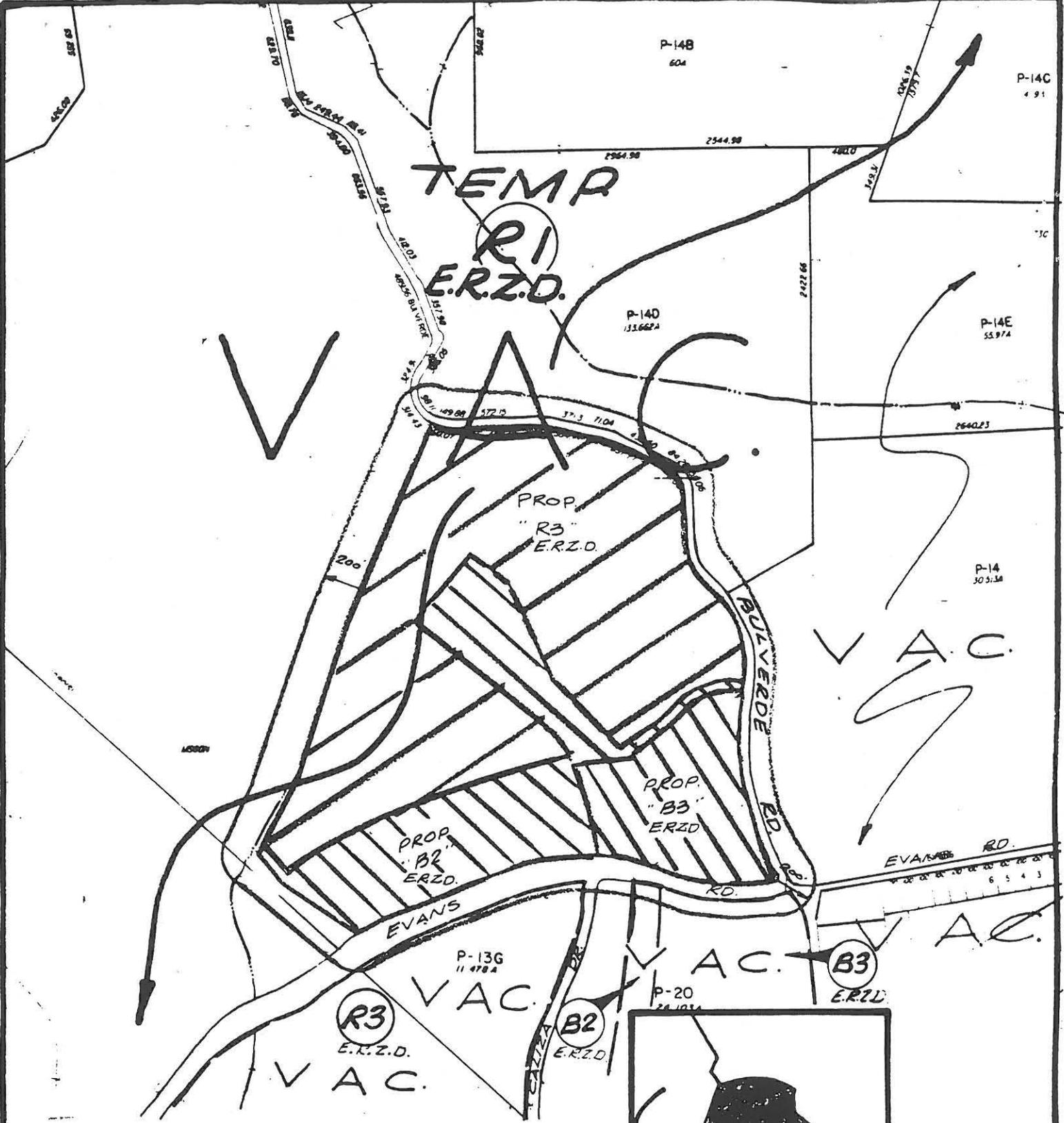
ORD. NO. 63579 ZONING CASE 286241

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1			X
JOE WEBB PLACE 2		absent	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5	ABSENT		
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

provided that driveway & off-street parking are submitted to the Traffic Section for approval.

86-43



ZONING CASE **Z86241**

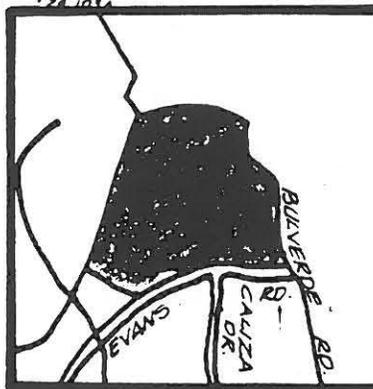
CITY COUNCIL DISTRICT NO: 10 CENSUS TRACT 1219

REQUESTED ZONING CHANGE GRID 17-66

FROM TEMP "R1" ER.Z.D. ONE FAM. RES. DIST. TO "B2" ER.Z.D. BUS. DIST.
"B3" ER.Z.D. BUS. DIST.
"R3" ER.Z.D. MULT. FAM. RES. DIST.

DATE SEPT. 4, 1986

SCALE 0 100 400 600 800



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

Zoning Case No.: Z86241

Date: August 5, 1986

Council District: 10

Appeal: No

Applicant: G.S.D., Ltd.,

Owner: G.S.D. Ltd.

Zoning Request: Temporary "R-1" ERZD One Family Residence ERZD to "R-3" ERZD Multiple Family Residence District ERZD, "B-2" ERZD Business District ERZD and "B-3" ERZD Business District ERZD

Property Location:

Temp. "R-1" ERZD to "R-3" ERZD
A 90.584 acre tract out of CB 4900

Temp. "R-1" ERZD to "B-2" ERZD
A 27.764 acre tract out of CB 4900

Temp. "R-1" ERZD to "B-3" ERZD
A 18.010 acre tract out of CB 4900

Property is located at the northwest corner of Evans Rd., and Bulverde Rd., and north of Evans and Caliza Road.

Zoning Commission Recommendation:

Approval

Zoning Case No.: Z86241

Date: August 5, 1986

Council District: 10

Appeal: No

Applicant: G.S.D., Ltd.,

Owner: G.S.D. Ltd.

Zoning Request: Temporary "R-1" ERZD One Family Residence ERZD to "R-3" ERZD Multiple Family Residence District ERZD, "B-2" ERZD Business District ERZD and "B-3" ERZD Business District ERZD

Property Location:

Temp. "R-1" ERZD to "R-3" ERZD
A 90.584 acre tract out of CB 4900

Temp. "R-1" ERZD to "B-2" ERZD
A 27.764 acre tract out of CB 4900

Temp. "R-1" ERZD to "B-3" ERZD
A 18.010 acre tract out of CB 4900

Property is located at the northwest corner of Evans Rd., and Bulverde Rd., and north of Evans and Caliza Road.

Zoning Commission Recommendation:

Approval.

<u>Vote</u>	
FOR	<u>6</u>
AGAINST	<u>0</u>
ABSTAIN	<u>2</u>
ABSENT	<u>3</u>

Staff Recommendation:

Approval as requested.

Driveways and off-street parking to be submitted to Traffic Engineering for approval.

Applicant Proposal:

Highest and best use.

Discussion:

This property was annexed on December 30, 1986. Property to the north, east and west is zoned Temporary "R-1". To the south property was recently rezoned "B-2" and "B-3".

Applicant: G.S.D. Ltd.

Mr. Bobby Smith, stated that they are requesting the change of zoning for the highest and best use of the subject property.

There was no opposition present.

There were six notices mailed out to the surrounding property owners, none returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded by Mr. Meza, to recommend approval of the requested petition from Temporary "R-1" ERZD One Family Residence ERZD to "R-3" ERZD Multiple Family Residence District ERZD, "B-2" ERZD Business District ERZD and "B-3" ERZD Business District ERZD for the following reasons:

1. Subject property is located on the northwest corner of Evans Road and Bulverde Road and north of Evans and Caliza Road.
2. There were six notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended approval. The applicant stated that the Encino Park Homeowners Association is in concurrence with the proposed zoning change.

It is further stipulated that driveways and off-street parking be submitted to the Traffic Section for approval.

AYES: Polunsky, Meza, Small, McNeel, Oviedo, Adams

NAYS: None

ABSTAIN: Davies, Cockrell

ABSENT: Washington, Smith, Villarreal

THE MOTION CARRIED.

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Andrew Guerrero, Planner III
FROM: Frederick J. Meyers, Environmental Protection Officer II
COPIES TO: Texas Water Commission, File
SUBJECT: Zoning Case Z86241

Date July 29, 1986

This is to confirm that the site being considered for rezoning, in the above referenced case, lies on the Edwards Recharge Zone and as such is subject to the State's "Edwards Rules."

A Water Pollution Abatement Plan for Encino Park, which includes subject property, has been prepared and submitted to this office and to the Texas Water Commission.

Field studies have revealed runoff from the steep drainage gradients will flow into East Elm Creek. In the southern portion of the property several local areas are characterized as lessor avenues for recharge to occur.

Staff recommends approval of the proposed general zoning changes.

Future detailed development plans shall address water pollution abatement for surface water runoff.

Frederick J. Meyers
Frederick J. Meyers
Environmental Protection Officer II
Public Works Department

FJM/pc

for
APPROVED: *Frank R. Kiolbassa*
Frank R. Kiolbassa, P.E.
DIRECTOR OF PUBLIC WORKS

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF HEXAR

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 #63579 hereto attached has been published in every issue of said newspaper on the following days, to-wit: Sept. 8, 1986.

AN ORDINANCE 63579

AMENDING CHAPTER 35 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 35-35 of Chapter 35 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. Z86241)

The rezoning and reclassification of property from "R-1" ERZD One Family Residence ERZD to "R-3" ERZD Multiple Family Residence District ERZD, "B-2" ERZD Business District ERZD and "B-3" ERZD Business District ERZD, listed below as follows:

Temporary "R-1" ERZD to "R-3" ERZD.

A 90.584 acre tract out of CB 4900.

Temporary "R-1" ERZD to "B-2" ERZD.

A 27.764 acre tract out of CB 4900.

Temporary "R-1" ERZD to "B-3" ERZD.

A 18.010 acre tract out of CB 4900.

Provided that driveways and off-street parking are submitted to the Traffic Section for approval.

SECTION 2. That all other provisions of said Chapter 35 as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-24.

SECTION 3. That the Director of Planning shall change in his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this 4th day of September 1986.

/s/ HENRY G. CISNEROS
MAYOR

ATTEST:
/s/ Norma S. Rodriguez,
City Clerk

Sworn to and subscribed


8th Day of Sept. 1986.

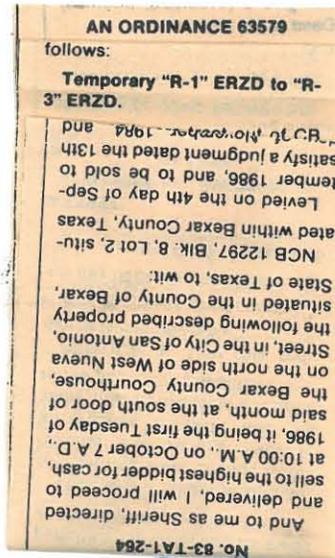

Lic in and for Hexar County.

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 #63579 hereto attached has been published in every issue of said newspaper on the following days, to-wit: Sept. 8, 1986.



Irene Palencia

Sworn to and subscribed before me this 8th Day of Sept., 1986.

Stell A. Probst

Notary Public in and for Bexar County,
Texas