

43916

AN ORDINANCE

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. 5564)

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

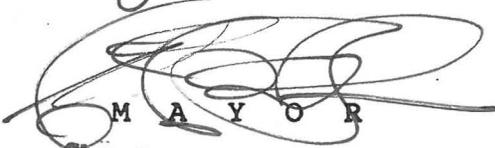
Lot 2, NCB 16325  
8600 Block of Sir Winston Drive

Provided that proper replatting 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 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 13<sup>th</sup> day of June 1974.

  
M A Y O R  
Charles L. Becker

ATTEST:   
C I T Y C L E R K

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

DISTRIBUTION

|                               |
|-------------------------------|
| AVIATION DIRECTOR             |
| BUILDING & PLANNING ADMIN.    |
| CITY WATER BOARD              |
| COMMERCIAL RECORDER           |
| COMMUNITY DEVELOPMENT OFFICER |
| COMMUNITY ANALYSIS DIVISION   |
| COMPREHENSIVE PLANNING        |
| CONVENTION BUREAU             |
| CONVENTION CENTER             |
| FINANCE DIRECTOR              |
| ASSESSOR                      |
| BUDGET                        |
| CONTROLLER                    |
| TREASURY DIVISION             |
| FINANCE-MODEL CITIES          |
| FINANCE-GRANT SECTION         |
| INTERNAL AUDIT                |
| MANAGEMENT ANALYSIS           |
| PROPERTY RECORDS              |
| FIRE CHIEF                    |
| HEALTH DIRECTOR               |
| HEMISFAIR PLAZA               |
| LAND DIVISION                 |
| LEGAL                         |
| BACK TAX ATTORNEY             |
| LIBRARY DIRECTOR              |
| MARKET & PARKING              |
| MODEL CITIES                  |
| MUNICIPAL COURTS              |
| PARKS & RECREATION DEPT.      |
| PERSONNEL DIRECTOR            |
| POLICE CHIEF                  |
| PRESS ROOM                    |
| PUBLIC INFORMATION            |
| PUBLIC WORKS DIRECTOR         |
| ENGINEERING DIV.              |
| ENGINEERING - SEWERS          |
| PUBLIC SAFETY - ASSOC. MGR.   |
| PURCHASING                    |
| SPECIAL SERVICES              |
| TRAFFIC & TRANSPORTATION      |
| ASSOC. MGR. C. GUERRA         |

ITEM NO. C.

JUN 13 1974

MEETING OF THE CITY COUNCIL DATE: \_\_\_\_\_

MOTION BY: San M SECONDED BY: Mendoza

ORD. NO. 43916 ZONING CASE 5564

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

| COUNCIL MEMBER                       | ROLL CALL | AYE                                 | NAY |
|--------------------------------------|-----------|-------------------------------------|-----|
| LILA COCKRELL<br>PLACE NO. 1         |           | <input checked="" type="checkbox"/> |     |
| DR. JOSE SAN MARTIN<br>PLACE NO. 2   |           | <input checked="" type="checkbox"/> |     |
| CHARLES L. BECKER<br>PLACE NO. 3     |           | <input checked="" type="checkbox"/> |     |
| REV. CLAUDE BLACK<br>PLACE NO. 4     |           | <input checked="" type="checkbox"/> |     |
| GLENN LACY<br>PLACE NO. 5            |           | <input checked="" type="checkbox"/> |     |
| CLIFFORD MORTON<br>PLACE NO. 6       |           | <input checked="" type="checkbox"/> |     |
| ALFRED BECKMANN<br>PLACE NO. 7       |           | <input checked="" type="checkbox"/> |     |
| ALVIN G. PADILLA, JR.<br>PLACE NO. 8 |           | <input checked="" type="checkbox"/> |     |
| LEO MENDOZA, JR.<br>PLACE NO. 9      |           | <input checked="" type="checkbox"/> |     |

*provided that proper regulations  
is accomplished.*

74-26

DATE May 23, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5564 NAME Mr. Harry B. Jewett

The rezoning and reclassification of:

Lot 2, NCB 16325  
8600 Block of Sir Winston Drive

FOR INFORMATION ONLY

Located on the southwest side of Sir Winston Drive; being 588.31' northeast of the intersection of Blanco Road and Sir Winston Drive; having 622.44' on Sir Winston Drive and a maximum depth of approximately 860'.

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

TO: "B-2" Business District

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

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Mr. Harry B. Jewett, III

ZONING CASE 5564

DATE OF APPLICATION: March 4, 1974

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY

Lot 2, NCB 16325  
8600 Block of Sir Winston Drive

FOR INFORMATION ONLY

Located on the southwest side of Sir Winston Drive; being 588.31' northeast of the intersection of Blanco Road and Sir Winston Drive; having 622.44' on Sir Winston Drive and a maximum depth of approximately 860'.

ZONING CHANGE REQUESTED

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

ZONING COMMISSION PUBLIC HEARING ON MAY 8, 1974

Information Presented by Applicant

Mr. Harry B. Jewett, stated to the Commission that they are proposing to have a shopping center that would contain a number of mixed uses all of which would be permitted in the "B-2" classification. They are projecting 48,000 square feet of floor area in the two buildings.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question abutts "B-2" Business District on two sides and the Commission recently recommended approval of "R-3" Multiple Family District on that land lying to the north. The granting of this request would follow the pattern of development which has been established for this area.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that Sir Winston Drive is to be a local commercial street. Development will require proper access and off-street parking.

Results of Notices Received Before Hearing

There were four notices mailed to the surrounding property owners; none were returned in favor and none were returned in opposition.

COMMISSION ACTION

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

Reasons for Action

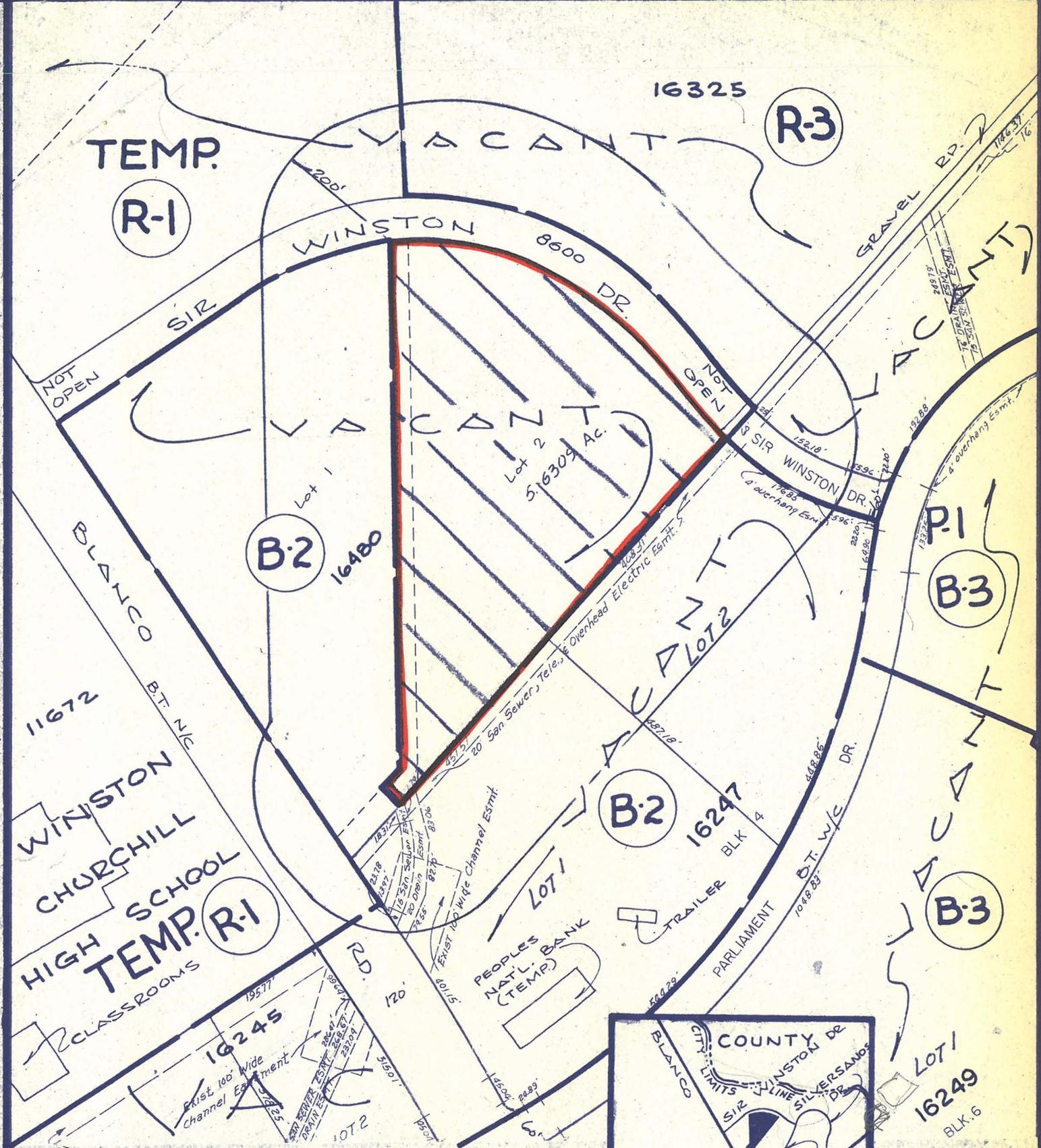
- (1) Property is located on 8600 Block of Sir Winston Drive, Census Tract #1914.
- (2) The property is surrounded by business uses, "B-2", "B-3" and "R-3".
- (3) It would be compatible with the area.
- (4) And even though it does not front onto a major street, the tract off of Blanco will be sufficient to support this type of zoning in this area.

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.

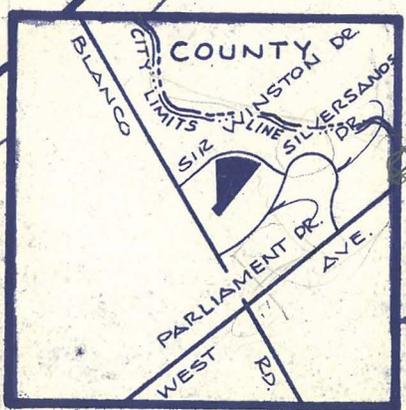
RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



**ZONING CASE 5564**  
 REQUESTED ZONING CHANGE  
 FROM TEMP. "R-1" SINGLE FAMILY RES. DIST. TO "B-2" BUS. DIST.

DATE JUNE, 1974  
 SCALE 0 100' 200' 300' 400'



DEPT. OF BUILDING & PLANNING ADMINISTRATION  
 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 \_\_\_\_\_  
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 # 43916 hereto attached has been published in  
every issue of said newspaper on the following days, to-wit: June 14  
\_\_\_\_\_, 1974

AN ORDINANCE 43916

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 re-zoning of the hereinafter designated property, to-wit:

CASE NO. 5564

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

Lot 2, NCB 16325  
8600 Block of Sir Winston Drive

Provided that proper replatting 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 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 6th day of June, 1974.  
CHARLES L. BECKER  
Mayor

ATTEST:  
J. H. INSELMANN  
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 14th Day of June, 1974.

Stella Orzco  
Notary Public in and for Bexar County Texas