

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

(CASE NO. 2359)

The rezoning and reclassification of property listed below as follows:

Lot 4, NCB 13716 and the south 100' of the west 100' of Lot 10, NCB 13717 from "A" Residence District to "E" Office District; and Lot 10, NCB 13717, save and except the south 100' of the west 100' thereof, from "A" Residence District to "F" Local Retail District.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 15th day of April, A. D., 1965.

W. McClinton
MAYOR

ATTEST: James Kenny
City Clerk

TO: CITY CLERK

DATE: March 29, 1965

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2359

NAME Burt L. Joiner

The rezoning and reclassification of :

"A" to "E"

Lot 4, NCB 13716

FOR INFORMATION ONLY:

Located northwest of the intersection of Rittiman Road and Melton Drive; having 132.57' on Rittiman and 407.02' on Melton.

The south 100' of the west 100' of Lot 10, NCB 13717

FOR INFORMATION ONLY:

Located northeast of the intersection of Rittiman Road and Melton Drive; having 100' on Rittiman Road and 100' on Melton.

"A" to "F"

Lot 10, NCB 13717, save and except the south 100' of the west 100' thereof.

FOR INFORMATION ONLY:

Located northwest of the intersection of Rittiman Road and Fairdale Drive; having 417.35' on Rittiman Road and 419.91' on Fairdale.

FROM: "A" Residence District

TO: "E" Office District and "F" Local Retail District.

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

Department of Planning.

Applicant: Burt L. Joiner

Date of Application: January 11, 1965

Location of Property:

"A" to "E"
Lot 4, NCB 13716

FOR INFORMATION ONLY:

Located northwest of the intersection of Rittiman Road and Melton Drive, having 132.57° on Rittiman and 407.02° on Melton.

The south 100° of the west 100° of Lot 10, NCB 13717

FOR INFORMATION ONLY:

Located northeast of the intersection of Rittiman Road and Melton Drive; having 100° on Rittiman Road and 100° on Melton.

"A" to "F"
Lot 10, NCB 13717, save and except the south 100° of the west 100° thereof.

FOR INFORMATION ONLY:

Located northwest of the intersection of Rittiman Road and Fairdale Drive; having 417.35° on Rittiman Road and 419.91° on Fairdale.

Zoning Change Requested:

From "A" Residence District to "E" Office District and "F" Local Retail District

ZONING COMMISSION PUBLIC HEARING ON JANUARY 27, 1965:

Information Presented by Applicant:

Mr. Burt Joiner, applicant and owner, stated that he proposes a shopping center for which he has a lease committed on Lot 10 and an office proposed on Lot 4. He is screening the lots that have frontage on Myrna and has secured the leases and he is ready to start planning. He owns the entire subdivision, but he has sold lots on the north side of Myrna and he will sell the other lots. He has an approved F.H.A. Loan and they are requiring him to put up a 6' screen fence between the retail property and the residential property. They will complete construction in 18 months or two years. In answer to the Commission's question as to whether he had seen the sketch proposed by the Department of Planning, Mr. Joiner stated that he had, but he prefers the way he has proposed it because he already has several proposed uses. He is prepared to make the necessary dedications. He stated that he would rather have a non-access easement along Melton Road rather than a buffer zone. It would not be feasible to have an apartment on the property west of Melton because of the shape of the lot. It is very long and narrow.

Staff Observations:

An attached sketch shows the recommendations of the Planning Department.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

A report from the Traffic Department stated that their department does not have any objections to the type of zoning requested on these two tracts of land. The properties should provide enough space for adequate off-street parking and the streets around this area should provide suitable access. There are no schools in the immediate area.

Results of Notices from Commission Hearing:

Twelve notices were mailed to the surrounding property owners. None were returned in opposition to the request; none were returned in favor of the request; and none were returned "unclaimed."

Opponents Present:

There were no opponents present.

Reasons for Opposition:

None

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

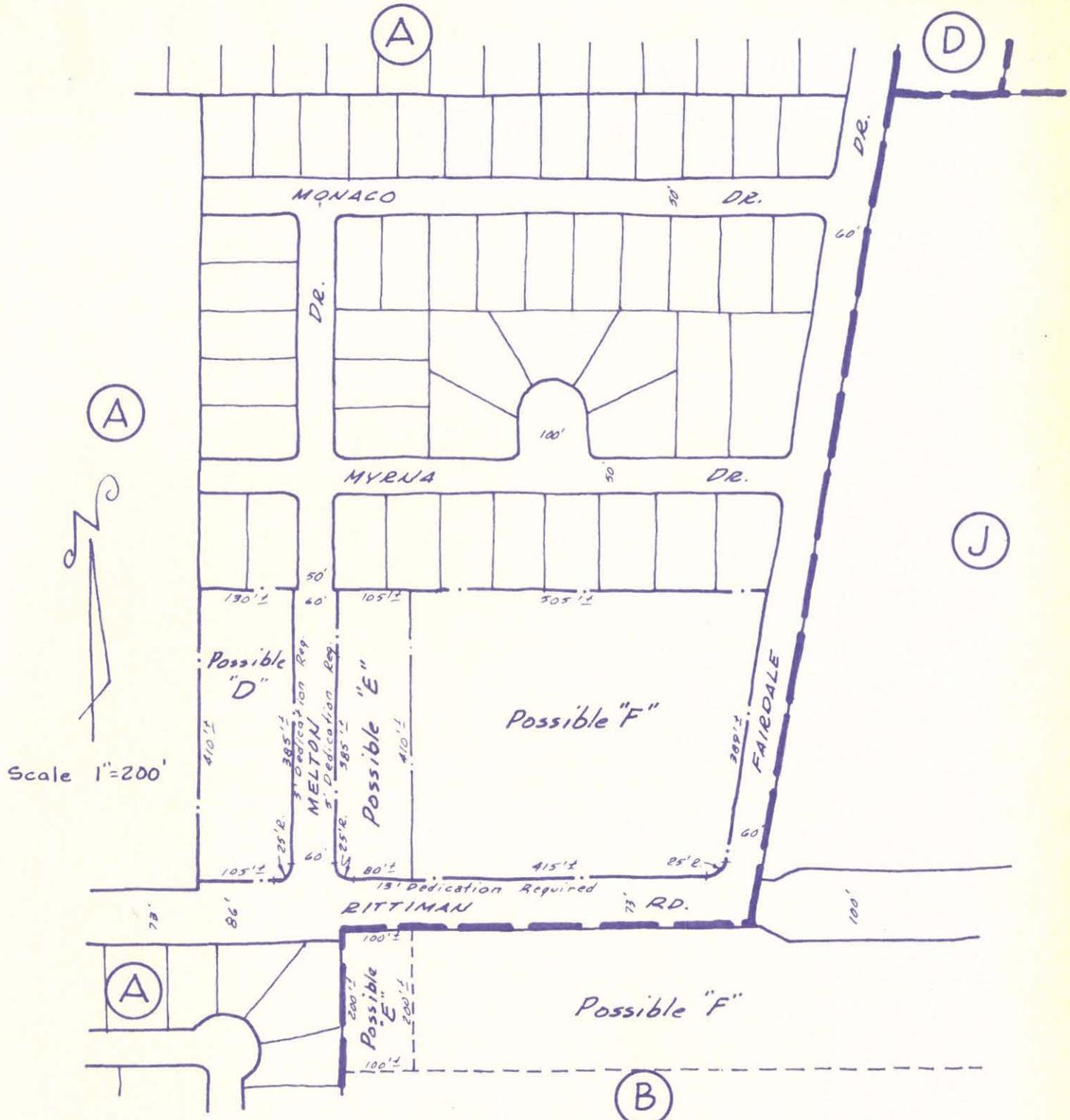
1. This represents a good land usage.
2. The applicant stated that he has prospective tenants for the proposed construction;
3. There was no opposition to the request.

Other Recommendations:

The property is to be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



POSSIBLE PLATTING & ZONING
 Zoning Case #2359
 Planning Dept Jan 1965

DISTRIBUTION

VOTE

368

APR 15 1965

Meeting of the City Council _____ 1964

Motion By DS Ord. # 3210

Item # _____

Seconded By bu Case # 2359

| Department | Date | Ord. or Resol. | Contract | COUNCIL MEMBER | ROLL CALL | AYE | NAY |
|-----------------------------|------|-------------------|----------|---|--------------|-----|-----|
| Aviation (Int. Airport) | | | | WALTER W. McALLISTER Place 1 Mayor | | ✓ | |
| Stinson Field | | | | GEORGE XIA XIA XIA Place 2 DR. CALDERON | | ✓ | |
| Commercial Recorder | 4-12 | | | ROBERT C. JONES Place 3 | | ✓ | |
| Finance Director | | | | JACK H. KAUFMAN Place 4 | | ✓ | |
| Budget | | | | MRS. S.E. COCKRELL, JR. Place 5 | | ✓ | |
| Controller | | | | JOHN GATTI Place 6, Mayor Pro-Tem | | ✓ | |
| Purchasing | | | | ROY S. PADILLA Place 7 | | ✓ | |
| Int. Audit | | | | DR. GERALD PARKER Place 8 | | ab | |
| Fire Chief | | | | ROLAND C. BREMER Place 9 | | ✓ | |
| Health Director | | | | Briefed By: | | | |
| Housing & Insp. Director | 4-12 | | | | | | |
| Legal | | | | | | | |
| Land | | | | | | | |
| Library | | | | Additional Information: | | | |
| Parks & Recr. | | | | | | | |
| Personnel | | | | | | | |
| Planning Director | 4-12 | | | | | | |
| Police Chief | | | | | | | |
| Public Works Director | | | | | | | |
| Traffic & Transp. | | | | | | | |
| Urban Renewal | | | | | | | |
| Other: Taf | 4-12 | | | | | | |