

AN ORDINANCE 87947

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

\* \* \* \* \*

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

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z98055

The rezoning and reclassification of property from Temporary "R-1" Single Family Residence District to "O-1" Office District listed below as follows:

Lot 33 and the south 118.1 of Tract 2, NCB 17860  
14235 Blanco Road

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 - 1024.

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

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 11th DAY OF June 19 98

ATTEST: [Signature]  
City Clerk

[Signature]  
MAYOR  
Howard W. Peak

APPROVED AS TO FORM: [Signature]  
CITY ATTORNEY



**Zoning Case No.:** Z98055

**Date:** April 7, 1998  
April 21, 1998

**Council District:** 9

**Appeal:** No

**Applicant:** Lisa Musial

**Owner:** Lucille Wilkins

**Zoning Request:** Temporary "R-1" Single Family Residence District to "O-1" Office District.

**Property Location:**

Lot 33 and the south 118.1 feet of Tract 2, NCB 17860  
14235 Blanco Road

Property is located on the northwest side of Blanco Road, 671.35 feet southwest of the intersection of Blanco Road and Cadillac Drive, having 118.1 feet on Blanco Road and a depth of 541.4 feet.

**Staffs Recommendation:**

Approval. This zoning request is more restrictive than the existing business zonings in the immediate area and is consistent with the existing zoning pattern.

**Zoning Commission Recommendation:**

Approval

<b><u>VOTE:</u></b>	
<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0

**Applicants Proposal:**

Real Estate office

**Case History and Discussion:**

1. Property fronts onto Blanco Road, a secondary arterial 86 foot right-of-way four lane street.
2. There is "B-2" zonings to the northeast, southwest and southeast of subject property.

**Z98055**

**ZONING CASE NO. Z98055 - April 7, 1998**

Applicant: Lisa Musial

Zoning Request: Temporary "R-1" Single Family Residence District to "O-1" Office District.

Lisa Musial, stated her company would like to put a real estate office on the property. The property is covered with oak trees and she intends to keep 95% of the trees standing.

**OPPOSITION**

Susan Shearen, 14230 Bold Ruler, stated she feels little information has been provided to her. She spoke with the president of the Churchill Estates Homeowners Association and he was unaware of the request. She further stated, the property in question is adjacent to her property and has concerns with the parking.

John Maldonado, 14230 Bold Ruler, stated he has concerns with the development of the property and feels a continuance of the zoning request is best.

**REBUTTAL**

Lisa Musial, stated the property is heavily wooded and none of the trees will be cut. Notices have been sent out by the zoning staff and Mrs. Laura Reynolds stated she would put the notice in the news letter for Churchill Estates.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Thuss and seconded by Commissioner Anderson to recommend a continuance until April 21, 1998 for the following reasons:

1. Property is located on Lot 33 and the south 118.1 feet of Tract 2, NCB 17860 on 14235 Blanco Road.
2. There were 15 notices mailed, 0 returned in opposition and 3 returned in favor.
3. Staff recommends approval.

**Z98055**

AYES: Carpenter, Earl, Emerson, Thuss, Falcone, Anderson, Candia, Galloway

NAYS: None

THE MOTION CARRIED

**ZONING CASE NO. Z98055 - April 21, 1998**

Applicant: Lisa Musial

Zoning Request: Temporary "R-1" Single Family Residence District to "O-1" Office District.

Lisa Musial, 13441 Blanco Road, stated they have cleared some concerns with the surrounding property owners since their last meeting on April 7, 1998.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Thuss and seconded by Commissioner Anderson to recommend approval for the following reasons:

1. Property is located on Lot 33 and the south 118.1 feet of Tract 2, NCB 17860 on 14235 Blanco Road.
2. There were 15 notices mailed, 0 returned in opposition and 3 returned in favor.
3. Staff recommends approval.

AYES: Carpenter, Earl, Williams, Emerson, Thuss, Hophan, Sanchez, Falcone, Anderson, Galloway

NAYS: None

THE MOTION CARRIED

**RESULTS OF NOTICES FOR COUNCIL HEARING**

To be provided at Council hearing.



# Affidavit of Publisher

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

## PUBLIC NOTICE

### AN ORDINANCE 87947

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 AS LOT 33 AND THE SOUTH 118.1 FEET OF TRACT 2, NCB 17860; 14235 BLANCO ROAD; FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".  
6/18

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Public Notice - An Ordinance #87947 hereto attached has been published in every issue of said newspaper on the following days, to-wit: June 18, 1998.

  
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Sworn to and subscribed before me this 18th day of June, 1998.

  
\_\_\_\_\_  
Notary Public in and for Bexar County, Texas

