

AN ORDINANCE 85299

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. Z96012 - I

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

Temp. "R-1" to "B-3R"
Lot 61, Block 75, NCB 15850
109 Emerald Glade Drive

Temp. "R-1" to "B-2"
Lot 60, Block 75, NCB 15850
170 Emerald Glade Drive

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 12th DAY OF December 19 96
ATTEST: [Signature] City Clerk [Signature] MAYOR

APPROVED AS TO FORM: [Signature]

[Signature] CITY ATTORNEY

96-49

**MEETING OF THE CITY COUNCIL**

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
CITY MANAGER
SPECIAL PROJECTS - FRANCES GONZALES
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - RISK MANAGEMENT
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

AGENDA ITEM NUMBER: 3-8

DATE: DEC 12 1996

MOTION: Amble

2ND: Jules

ORDINANCE NUMBER: 85299

RESOLUTION NUMBER: 296012-I

ZONING CASE NUMBER: \_\_\_\_\_

TRAVEL AUTHORIZATION: \_\_\_\_\_

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		✓	
DOLORES M. LOTT District 2		✓	
LYNDA BILLA BURKE District 3		/	
HENRY AVILA District 4		/	
JUAN F. SOLIS, III District 5		/	
ROBERT A. HERRERA District 6		/	
BOB ROSS District 7		/	
ROBERT MARBUT District 8		-absent	
HOWARD W. PEAK District 9		/	
JEFF S. WEBSTER District 10		/	
WILLIAM E. THORNTON Mayor		/	

NC

**Zoning Case No.:** Z96012 - I

**Date:** August 6, 1996  
November 5, 1996

**Council District:** 4

**Appeal:** No

**Applicant:** City of San Antonio

**Owner:** Wild Horse  
Canyon Dev. Co.

**Zoning Request:** Temporary "R-1" Single Family Residence District to "B-3R" Restrictive Business District and "B-2" Business District.

**Property Location:**

**Temporary "R-1" to "B-3R"**  
Lot 61, Block 75, NCB 15850  
100 Block of Emerald Glade Drive

**Temporary "R-1" to "B-2"**  
Lot 60, Block 75, NCB 15850  
100 Block of Emerald Glade Drive

Property is located southeast of the intersection of Potranco Road and Emerald Glade Drive, having 238 feet on Emerald Glade Drive and 176 feet on Potranco Road.

**Zoning Commission Recommendation:**

Approval

**VOTE:**  
**FOR**           8  
**AGAINST**   0  
**ABSTAIN**     0

**Owner's Proposal:**

"B-3R" Restrictive Business District and "B-2" Business District.

**Case History and Discussion:**

1. This case is initiated by staff as part of the annexation service plan adopted by City Council.
2. This property was annexed into the City on December 31, 1995.
3. On August 6, 1996, the Zoning Commission granted a postponement on this property, in order to consider "B-2" and "B-3R" zonings.

**Z96012 - I**

**Staff Recommendation:**

Approval. The requested change is consistent with the existing zoning pattern of the area.

**ZONING CASE NO. Z96012 - I - August 6, 1996**

**Applicant:** City of San Antonio

**Mr. Joe Nix,** representing the owner, requested for this item to be postponed for a later date.

**COMMISSION ACTION**

The motion was made by Mr. Borrego and seconded by Mr. Williams to postpone action on this property to be considered at a later date.

AYES: Carpenter, McMahon, Menendez, Borrego, Hophan, Arellano

NAYS: None

THE MOTION CARRIED

**ZONING CASE NO. Z96012 - I - November 5, 1996**

**Applicant:** City of San Antonio

**Zoning Request:** Temporary "R-1" Single Family Residence District to "B-3R" Restrictive Business District and "B-2" Business District.

**Mr. Joe Nix,** representing the owner, stated they are requesting the change of zoning for "B-3R" Restrictive Business District and "B-2" Business District.

**IN FAVOR**

**Mr. John Crone,** 14052 Brook Hollow, stated he is in favor of the request.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and no 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.

**Z96012 - I**

**COMMISSION ACTION**

The motion was made by Mr. Borrego and seconded by Mr. Williams to recommend approval of the request as submitted for the following reasons:

1. Property is located on Lot 61, Block 75, NCB 15850, Lot 60, Block 75, NCB 15850, southeast of the intersection of Potranco Road and Emerald Glade.
2. There were 13 notices mailed out, 1 returned in opposition and none returned in favor.
3. Staff recommended approval.

AYES: Emerson, Borrego, Hophan, Williams, Carpenter, Wright, Earl, Menendez

NAYS: None

**THE MOTION CARRIED**

REQUESTING "B-3R"  
REQUESTING "B-2"

NOTICES MAILED  
IN OPPOSITION  
IN FAVOR

B-3

B-2

P-1  
R-1

Z93112

ZONING COMMISSION  
RECOMMENDED

R-1  
TEMP

B-3  
NA

R-1

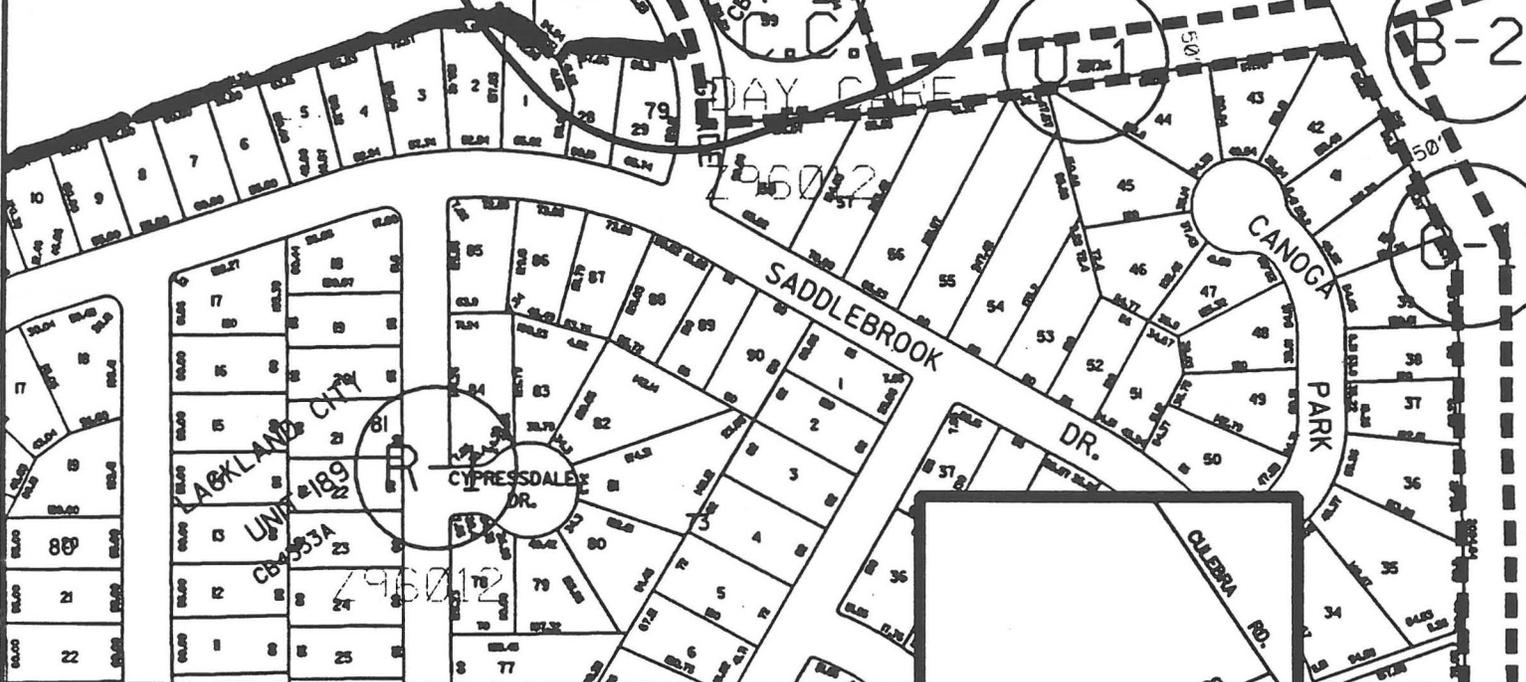
Z96012

Z96012

B-2

DAY CARE

U-1



ZONING CASE **Z96012-I**

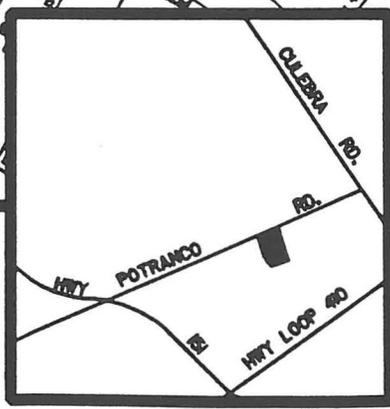
CITY COUNCIL DISTRICT NO: 4

REQUESTED ZONING CHANGE

FROM TEMP. "R-1" TO "B-2" AND "B-3R"

DATE DEC. 12, 1996

SCALE 1" = 200'



NORTH

DEPARTMENT OF PLANNING  
SAN ANTONIO, TEXAS

# Affidavit of Publisher

**PUBLIC NOTICE**  
**AN ORDINANCE 85299**  
 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 61, BLOCK 75, NCB 15850, 109 EMERALD GLADE DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT; AND LOT 60, BLOCK 75, NCB 15850, 170 EMERALD GLADE DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT. "THE PENALTY FOR VIOLATION IS A FINE, NOT TO EXCEED \$1,000.00".  
 12/18

STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day

Stella Orozco

, who being

says on oath that she is Legal Editor 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 #85299

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: December 18, 1996.

*Stella Orozco*

\_\_\_\_\_

Sworn to and subscribed before me this 18th day of December, 1996.

*Estella M. Vasquez*

Notary Public in and for Bexar County, Texas

