

AN ORDINANCE **42886**

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. 5200 )

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

"R-1" to "B-2"  
The north 200' of P-18 and P-12, NCB 14857

"R-1" to "B-3"  
P-12, P-18, and P-19 save and except the north 200', NCB 14857

11100 Block of Interstate Highway 10 West

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 11<sup>th</sup> day of October 19 13.

*Glenn B. Zacy*  
M A Y O R

PRO TEM

ATTEST: *J. H. Sorelman*  
C I T Y C L E R K

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

DISTRIBUTION

ITEM NO. E.

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
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	

MEETING OF THE CITY COUNCIL DATE: OCT 11 1973

MOTION BY: Cockrell SECONDED BY: Mendoza

ORD. NO. 42886 ZONING CASE 5200

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE NO. 1		✓	
DR. JOSE SAN MARTIN PLACE NO. 2		✓	
CHARLES L. BECKER PLACE NO. 3		<i>abs</i>	
REV. CLAUDE BLACK PLACE NO. 4		✓	
GLENN LACY PLACE NO. 5		✓	
CLIFFORD MORTON PLACE NO. 6		<i>abs</i>	
ALFRED BECKMANN PLACE NO. 7		✓	
ALVIN G. PADILLA, JR. PLACE NO. 8		<i>abs</i>	
LEO MENDOZA, JR. PLACE NO. 9			

*provs provided that proper replatting is accomplished*

73-53

DATE September 20, 1973

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5200 NAME Dan C. Crow

The rezoning and reclassification of:

"R-1" to "B-2"

The north 200' of P-18 and P-12, NCB 14857

"R-1" to "B-3"

P-12, P-18, and P-19 save and except the north  
200' NCB 14857

11100 Block of Interstate Highway 10 West

FOR INFORMATION ONLY

Located 472' northwest of the cutback at the intersection of Interstate Highway 10 Expressway and Huebner Road and 332.54' northeast of the cutback at the intersection of Interstate Highway 10 Expressway and Huebner Road; having 1,586.26' on Interstate Highway 10 Expressway and 366.67' on Huebner Road. The "B-2" being of the north 200' & the "B-3" being on the remaining portion of subject property.

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

TO: "B-2 & B-3" 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: Dan C. Crow

ZONING CASE 5200

Appeal Case

Yes \_\_\_\_\_

No XXX

DATE OF APPLICATION: June 20, 1973

LOCATION OF PROPERTY:

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

The north 200' of P-18 and P-12, NCB 14857

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

P-12, P-18, and P-19 save and except the north 200', NCB 14857  
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ZONING CHANGE REQUESTED:

From Temporary "R-1" Single Family Residential District to "B-3" and "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON AUGUST 29, 1973:

Information Presented by Applicant:

Mr. Dan C. Crow, stated to the Commission that they requested "B-3" zoning in order to have some flexibility. They do not have any proposed use at the present time but are speculating on a shopping center development.

IN FAVOR

Mr. Rees R. Oliver, Jr., was in favor of the proposed.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

Discussion

Subject property fronts onto two major arterials and is in close proximity to the intersection of these same two arterials. The staff has no objections to the requested change, but feels that an area of "B-2" zoning along the north 200' of the subject property would be more appropriate and set a transitional pattern for future development to the north.

Recommendation

Approval of "B-2" and "B-3". Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department states that Huebner Road is planned for widening as a four lane divided roadway. Access to the IH 10 frontage road is under the jurisdiction of the Texas Highway Department.

Results of Notice Received Before Hearing

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

COMMISSION ACTION

By a vote of six in favor and three being absent the Commission recommended approval of "B-2" and "B-3".

Reasons for Action

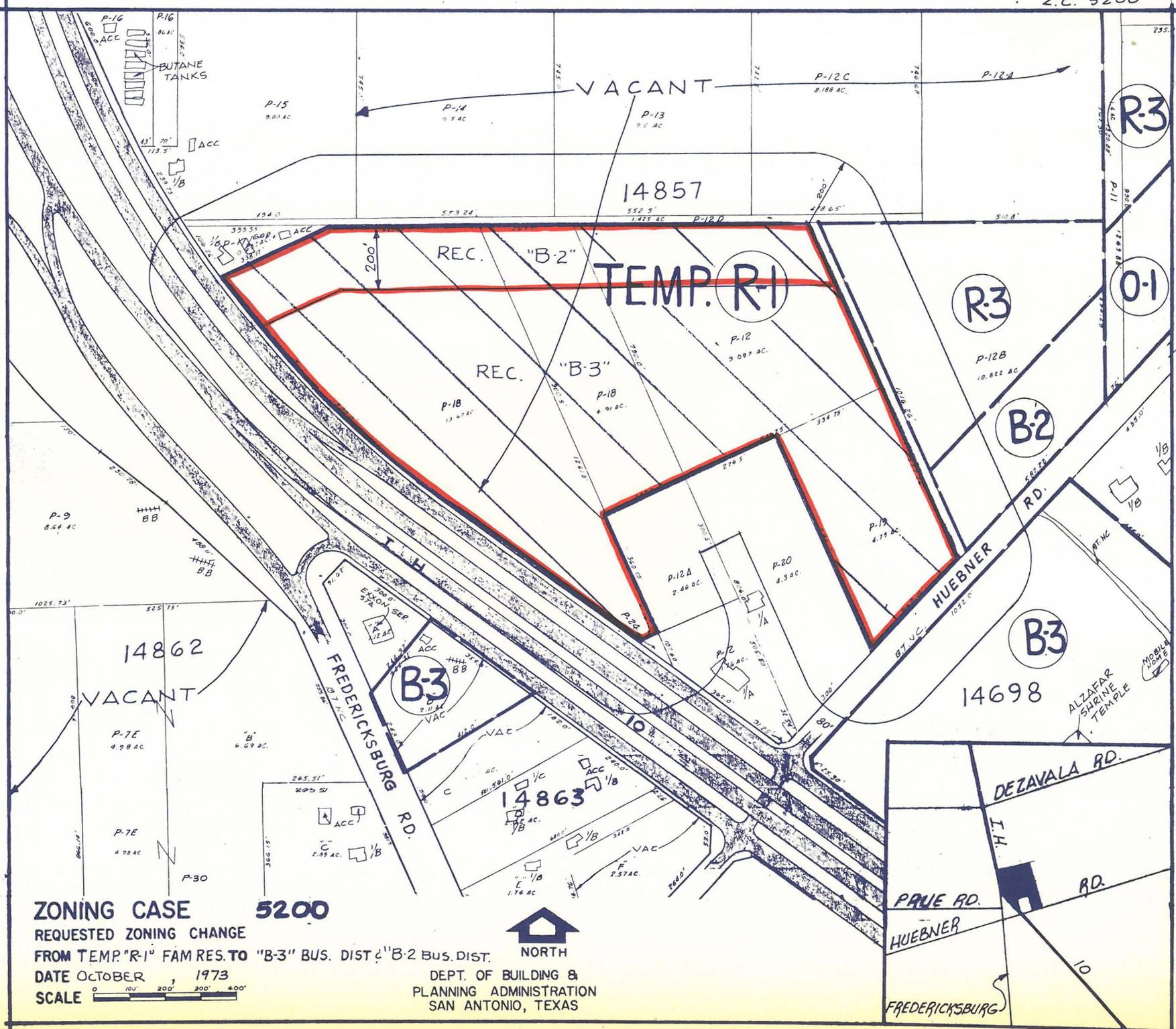
- (1) Property is located at the north corner of the intersection of Huebner Road and IH 10 Expressway.
- (2) It fronts onto two major arterials.
- (3) High intensity business uses would be appropriate at this corner.
- (4) The staff has recommended that the change be granted as presented in this motion.
- (5) The "B-2" zoning would provide a down grading into the zoning as a buffer between the "B-3" and the vacant land to the north which is unimproved at this time and is not known what will take place in that area.

Other Recommendations

It is further recommended that the property be replatted and that applicant work with the Traffic Department.

RESULTS OF NOTICES FOR COUNCIL HEARING::

(To be provided at Council hearing.)



**ZONING CASE 5200**

REQUESTED ZONING CHANGE  
FROM TEMP. "R-1" FAM RES. TO "B-3" BUS. DIST. & "B-2" BUS. DIST.

DATE OCTOBER, 1973

SCALE



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 \_\_\_\_\_

Donald F. Smasal

, who being by me duly sworn,

Business Manager

says on oath that he 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 42886 Case No. 5200 hereto attached has been published in

every issue of said newspaper on the following day, to-wit: \_\_\_\_\_

October 12, 1973

AN ORDINANCE 42886

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PASSED AND APPROVED this 11th day of October, 1973.

GLENN B. LACY  
Mayor Pro-Tem

ATTEST:  
J. H. INSELMANN  
City Clerk

*Donald F. Smasal*

Donald F. Smasal

Sworn to and subscribed before me this 12th day of October, 1973

*Ernest C. Carrola*

Notary Public in and for Bexar County, Texas

Ernest C. Carrola