

AN ORDINANCE

48962

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. 7145)

The rezoning and reclassification of property from "A" Single Family Residential District to "B-3" Business District and "I-1" Light Industry District, listed below as follows:

"A" to "B-3"
Lot 29, Block 3, NCB 11967
650 Portland Road

"A" to "I-1"
Lots 35 thru 38, Block 1, NCB 11965
647-659 Portland Road

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 Building and Zoning Administration 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 19th day of January, 1978.

Lila Rockwell
M A Y O R

ATTEST: *G. V. Jackson*
C i t y C l e r k

APPROVED AS TO FORM: *James H. M...*
C i t y A t t o r n e y

78-3

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PURCHASING
TRAFFIC & TRANSPORTATION

ITEM NO. 22

MEETING OF THE CITY COUNCIL

DATE: JAN 19 1978

MOTION BY: Steen

SECONDED BY: Dutmer

ORD. NO. 48962

ZONING CASE 7145

RESOL. _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		<input checked="" type="checkbox"/>	
JOE WEBB PLACE 2		<input checked="" type="checkbox"/>	
HELEN DUTMER PLACE 3		<input checked="" type="checkbox"/>	
FRANK D. WING PLACE 4		<input checked="" type="checkbox"/>	
BERNARDO EURESTE PLACE 5		<input checked="" type="checkbox"/>	
RUDY C. ORTIZ PLACE 6		<input checked="" type="checkbox"/>	
JOE ALDERETE, JR. PLACE 7		<input checked="" type="checkbox"/>	
PHIL PYNDUS PLACE 8		<input checked="" type="checkbox"/>	
GLEN HARTMAN PLACE 9		<input checked="" type="checkbox"/>	
JOHN STEEN PLACE 10		<input checked="" type="checkbox"/>	
LILA COCKRELL PLACE 11 (MAYOR)		<input checked="" type="checkbox"/>	

no change

78-3

O: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

ASE 7145

NAME C.A. Christians

The rezoning and reclassification of:

"A" TO "B-3"

Lot 29, Block 3, NCB 11967
650 Portland Road

FOR INFORMATION ONLY

Subject property is located southwest of the intersection of Portland Road and Jones Maltsberger Road; having 100.9' on Portland Road and 201.8' on Jones Maltsberger Road.

"A" to "I-1"

Lots 35 thru 38, Block 1, NCB 11965
647-659 Portland Road

FOR INFORMATION ONLY

Subject property is located northwest of the intersection of Portland Road and Jones Maltsberger Road; having 298.7' on Portland Road and 237.4' on Jones Maltsberger Road.

FROM: "A" Single Family Residential District

TO: "B-3" Business District and "I-1" Light Industry District.

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

APPLICANT: Mr. C.A. Christians

ZONING CASE 7145

DATE OF APPLICATION: November 8, 1977

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

"A" to "B-3"

Lot 29, Block 3, NCB 11967
650 Portland Road

FOR INFORMATION ONLY

Subject property is located southwest of the intersection of Portland Road and Jones Maltsberger Road; having 100.9' on Portland Road and 201.8' on Jones Maltsberger Road.

"A" to "I-1"

Lots 35 thru 38, Block 1, NCB 11965
647-659 Portland Road

FOR INFORMATION ONLY

Subject property is located northwest of the intersection of Portland Road and Jones Maltsberger Road; having 298.7' on Portland Road and 237.4' on Jones Maltsberger Road.

ZONING CHANGE REQUESTED

From "A" Single Family Residential District to "B-3" Business District and "I-1" Light Industry District.

ZONING COMMISSION PUBLIC HEARING ON December 6, 1977

Information Presented by Applicant:

Mr. Patrick B. Davis, representing the applicant, stated they are requesting a change in zoning on two separate properties. An "I-1" zoning is being requested on that property located on the north side of Portland and a "B-3" zoning is being requested on the property located on the south side of Portland. Both properties located at the intersection of Jones Maltsberger and Portland. Subject property is under a contract of sale subject to rezoning. There is "I-1" to the north of the property under consideration for "I-1"; and there is "B-3" immediately adjacent to the property under consideration for "B-3". There is adequate ingress and egress on both properties.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The lots in question are located west of the San Antonio International Airport and in an area where the staff has recommended approval of similar zoning classifications adjacent to the airport. There are "B-3" and "I-1" zonings abutting the lots in question to the west. The staff has no objection to the requested changes.

Recommendation

Approval

Traffic and Transportation Department Recommendations

The subject properties have access onto Jones-Maltsberger Road and onto Portland Road. Jones Maltsberger is a collector street with access across and onto the McAllister Freeway. Portland Avenue dead-ends at the freeway. The two parcels are of sufficient size to provide adequate parking to support industrial and commercial developments.

Results of Notices Received Before Hearing

There were ten notices mailed to the surrounding property owners; one notice was returned in opposition, and four notices were returned in favor.

COMMISSION ACTION

By a vote of eight in favor, one being absent, and one being absent this vote, the Commission recommended approval of "B-3" Business District and "I-1" Light Industry District.

Reasons for Action

1. Subject property is located to the west of the San Antonio International Airport, and to the east of the McAllister Freeway.
2. To the north, there is "I-1" zoning; and to the south, this is "B-3" zoning.
3. The staff recommended approval of this request.
4. There were ten notices mailed out; one was returned in opposition, and four were returned in favor.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing.)

Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Irene Palencia, who being by me duly sworn, says on oath that she is Office Supervisor 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 #48962 hereto attached has been published in every issue of said newspaper on the following days, to-wit: January 23, 1978.

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PASSED AND APPROVED this 19th day of January, 1978.

LILA COCKRELL
Mayor

Sworn to and subscribed by

ATTEST:

G.V. JACKSON, JR.
City Clerk

Irene Palencia
3rd Day of January, 1978.

G.V. Jackson, Jr.
Notary Public in and for Bexar County,
Texas