

AN ORDINANCE **49985**

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. 7482)

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

The remaining portion of Lots 30 and 31  
Block 3, NCB 11967  
In the 9600 Block of Jones Maltsberger Rd.

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 26<sup>th</sup> day of October, 19 78.

*Lela Lockull*  
M A Y O R

**78-48**

ATTEST: *Gerome J. Rodriguez*  
*Asst.* C i t y C l e r k

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

(33)

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	1 Attn: House 3
CITY WATER BOARD	Members: Mr. Diel now
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	1
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
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PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 33

MEETING OF THE CITY COUNCIL

DATE: OCT 26 1978

MOTION BY: Pynn

SECONDED BY: Steen

ORD. NO. 49985

ZONING CASE 7482

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)		<u>absent</u>	

No change

**78-48**



TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE # 7482 NAME Mr. Patrick B. Davis

The rezoning and reclassification of:

The remaining portion of Lots 30 and 31  
Block 3, NCB 11967  
In the 9600 Block of Jones Maltsberger Road

FOR INFORMATION ONLY

Subject property is located north of the cutback  
between U.S. Highway 281 North and Jones Maltsberger  
Road; having 219.2' on U.S. Highway 281 North, 201.8'  
on Jones Maltsberger Road and 26.66' on the cutback  
between U.S. Highway 281 North and Jones Maltsberger.

FROM: "A" Single Family Residential District

TO: "B-3" Business District

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

APPLICANT: Mr. Patrick B. Davis

ZONING CASE # 7482

DATE OF APPLICATION: September 13, 1978

APPEAL CASE

YES

NO XXX

LOCATION OF PROPERTY:

The remaining portion of Lots 30 and 31  
Block 3, NCB 11967  
In the 9600 Block of Jones Maltsberger Road

FOR INFORMATION ONLY

Subject property is located north of the cutback  
between U.S. Highway 281 North and Jones Malts-  
berger Road; having 219.2' on U.S. Highway 281  
North, 201.8' on Jones Maltsberger Road and 26.66'  
on the cutback between U.S. Highway 281 North and  
Jones Maltsberger Road.

REQUESTED CHANGE IN ZONING

From "A" Single Family Residential District to "B-3" Business  
District.

ZONING COMMISSION PUBLIC HEARING HELD ON OCTOBER 3, 1978

Information Presented by Applicant

Mr. Patrick B. Davis, 10303 Sahara, Suite 211, stated he is  
requesting a change in zoning from "A" Single Family Residential  
District to "B-3" Business District. The present zoning is  
highly impractical due to the surrounding development. Also,  
the subject property will be used in conjunction with  
the adjacent property. Further, the subject property is iso-  
lated from residential development, therefore, not suited for  
such.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The staff has no objections to the granting of "B-3" zoning at  
this intersection of Jones Maltsberger Road and 281 North  
Expressway. There are "B-3" and "I-1" zonings in the immediate  
area, with the San Antonio International Airport being to the  
east.

Staff Recommendation

Approval.

Traffic and Transportation Department Recommendations

The subject property has frontage along the access road of U.S. 281 North, a controlled access facility under the jurisdiction of the State Department of Highways and Public Transportation. The property also has frontage along Jones Maltsberger Road, a collector street. Due to Jones Maltsberger Road being a collector street, development along the roadway is not directly affected by the policies of the Major Thoroughfare Plan.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

A motion was made by the Commission to recommend to the City Council the approval of the requested petition from "A" Single Family Residential District to "B-3" Business District by the following vote:

Davies, Lopez, Oviedo, Specia, Salinas, Gallegos, Rodriguez, and Washington voting in the affirmative, with Gragg Parkhouse and Williams being absent. MOTION CARRIED.

REASONS FOR ACTION

1. Subject property is located at the intersection of Jones Maltsberger and U.S. Hwy. 281 North.
2. To the east of subject property, you will find the San Antonio International Airport.
3. Abutting the subject property to the north, there is "B-3" with "I-1" further north.
4. Considering the business pattern established in the area the requested change in zoning would be appropriate.
5. There were seven notices mailed out; none were returned in opposition and four returned in favor.
6. The staff has recommended approval of this request.

It is further recommended that the applicant work with the Traffic Department for proper ingress and egress.

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 #49985 hereto attached has been published in every issue of said newspaper on the following days, to-wit: October 30, 1978.

## AN ORDINANCE 49985

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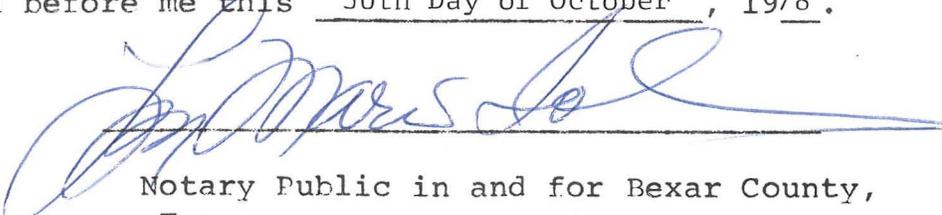
SECTION 3. That the Director of Building and Zoning Administration shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 26th day of October, 1978.

/s/ LILA COCKRELL  
Mayor

ATTEST:  
/s/ G. V. JACKSON, JR.  
City Clerk

Sworn to and subscribed before me this 30th Day of October, 1978.

  
Notary Public in and for Bexar County,  
Texas