

AN ORDINANCE 38200

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. 3819)

The rezoning and reclassification of property from "0-1" Office District to "B-1" Business District, listed below as follows:

Lot 15, NCB 11608

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 30th day of December 19 69.

M. McCallister
M A Y O R

ATTEST: *J. J. Swelme*
C i t y C l e r k

APPROVED AS TO FORM: *Howard L. Walker*
C i t y A t t o r n e y

69-57

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
BUDGET			
CITY MANAGER			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER		1	
CONVENTION BUREAU			
CONVENTION CENTER			
FINANCE DIRECTOR			
ASSESSOR & COLL.		1	
CONTROLLER			
CORPORATION COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INS. DIR.		1	
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND DIVISION			
LIBRARY DIRECTOR			
MODEL CITIES			
MUNICIPAL FACILITIES			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR		1	
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANS. DIR.			

ITEM NO.

E.

MEETING OF THE CITY COUNCIL

DATE: DEC 30 1969

MOTION BY:

Burke

SECONDED BY:

Hill

ORD. NO.

38200

ZONING CASE

3819

RESOL.

PETITION

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. McALLISTER, SR. PLACE NO. 1 MAYOR		✓	
DR. HERBERT CALDERON PLACE NO. 2		✓	
E. J. BURKE PLACE NO. 3		✓	
S. H. JAMES PLACE NO. 4		✓	
MRS. LILA COCKRELL PLACE NO. 5 MAYOR PRO-TEM		✓	
DR. D. FORD NIELSEN PLACE NO. 6		✓	
FELIX B. TREVINO PLACE NO. 7		✓	
EDWARD H. HILL PLACE NO. 8		✓	
PETE TORRES, JR. PLACE NO. 9			<i>absent</i>

BRIEFED BY:

ADDITIONAL INFORMATION:

69-57

REMARKS:

TO: CITY CLERK

DATE December 12, 1969

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 3819 NAME Jack Brown

The rezoning and reclassification of:

Lot 15, NCB 11608

FOR INFORMATION ONLY

Being irregular in shape and having frontage on Wurzbach Road and Babcock Road; having 559.94' on Wurzbach Road to a depth of 441.64' and 201' on Babcock Road and a depth of 1357.91'.

FROM: "O-1" Office District

TO: "B-1" Business District

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

Department of Planning

ZONING CASE 3819

Appeal Case
Yes _____
No XXX

APPLICANT: Jack Brown

DATE OF APPLICATION: November 7, 1969

LOCATION OF PROPERTY:

Lot 15, NCB 11608

FOR INFORMATION ONLY

Being irregular in shape and having frontage on Wurzbach Road and Babcock Road; having 559.94' on Wurzbach Road to a depth of 441.64' and 201' on Babcock Road and a depth of 1357.91'.

ZONING CHANGE REQUESTED:

From "O-1" Office District to "B-1" Business District.

ZONING COMMISSION PUBLIC HEARING ON DECEMBER 3, 1969

Information Presented by Applicant

Mr. Jack S. Brown, applicant, stated that the requested change in zoning is from "O-1" to "B-1" so that the construction of an extended care medical facility can be completed. He believes this proposed project has much merit since the entire land will be utilized. A plot plan of the 12.7 acres was presented for the Commission's observation. When questioned, the applicant advised that the one-story, concrete building will be surrounded by natural vegetation. It was further added that the majority of the property owners, that are in the immediate area, have given their approval to the change in zoning.

Staff Observations

Specific, proposed use might very well be less objectionable than high-rise office or apartment structures. On the basis of zoning and uses permitted in "O-1" as opposed to "B-1", however, it is recommended that the zoning remain as exists.

Traffic and Transportation Department Recommendations

A report from the Traffic Department read that access to this property (location of driveways in relation to hilly section) should be very carefully considered.

Results of Notices Received Before Hearing

Twenty notices were mailed to the surrounding property owners. Two were returned in opposition to the requested change in zoning; eleven were returned in favor; one was returned indifferent and none were returned "unclaimed." There were four notices returned in favor that were outside the 200' radius.

Opponents Present

Mrs. William E. Tuttle, 7215 W. Beverly Mae Drive, believes this will violate the restrictive covenants.

COMMISSION ACTION

Recommended approval.

Reasons for Action

(1) The applicant has presented a well planned proposal for the development of this tract and the extended care facility.

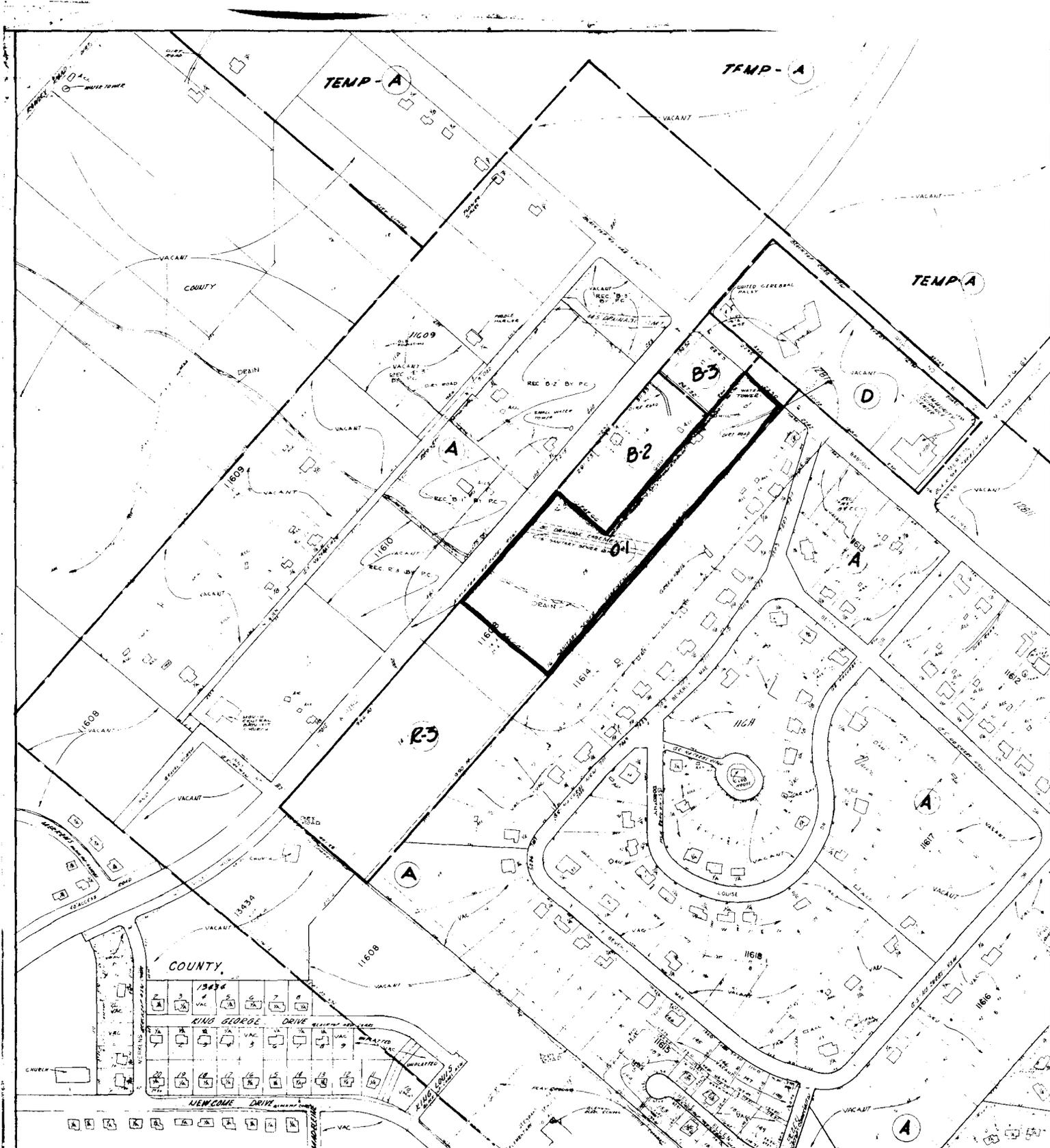
(2) There has been an effort to expand and to protect adjacent single family land owners. (3) This proposed development represents a need in this area in connection with the hospital development in the immediate area.

Other Recommendations

It is also recommended that a 6' solid screen fence be erected on the property line between the property in question and the residences to the southeast.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



ZONING CASE 3819

REQUESTED ZONING CHANGE

FROM "O-1" OFF DIST. TO "B-1" BUS. DIST.

DATE DEC. 1969

SCALE 1" = 200'



Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that he is ^{is} ~~was~~ 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 An Ordinance hereto attached has been published in

every issue of said newspaper on the following days, to-wit: _____

December 31, 19 69

AN ORDINANCE 38200

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND RE-ZONING 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 re-zoning of the hereinafter designated property, to-wit:

CASE NO. 3819

The rezoning and reclassification of property from "O-1" Office District to "B-1" Business District, listed below as follows:

Lot 15, NCB 11608

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 30th day of December, 1969.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN,
City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 31st day of December, 19 69

Stella Orozco
Notary Public in and for Bexar County, Texas