

AN ORDINANCE **60800**

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. z85160)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District to "P-1(R-6)" Planned Unit Development Townhouse Residence District, listed below as follows;

Parcel 2, NCB 17061.
Inthe 13000 block of Blanco Road

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

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 IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 20th DAY OF May 19 88.

ATTEST 
ASST. CITY CLERK


M A Y O R

APPROVED AS TO FORM: 
CITY ATTORNEY

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBER	1
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE DEPARTMENT	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LIBRARY	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL	
PLANNING	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
WASTEWATER MANAGEMENT	
ZONING ADMINISTRATION	1
SPECIAL PROJECTS - CITY MANAGER	

ITEM NO. 39
DATE: MAY 30 1985

MEETING OF THE CITY COUNCIL
MOTION BY: [Signature] SECONDED BY: [Signature]

ORD. NO. 60800 ZONING CASE #285160

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		Absent	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		Absent	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		Absent	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engrg. Division.

85-34

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 8CASE: Z85160NAME: Gerald G. Smith

The rezoning and reclassification of:

LOCATION: Parcel 2, NCB 17061
In the 13000 Block of Blanco Road

FOR INFORMATION ONLY:

Subject is located approximately 750' north of the intersection of Longfield and Blanco Road, having 105' of frontage on Blanco, with a maximum depth of 1600'.

FROM: Temporary "R-1" One Family Residence District

TO: "P-1(R-6)" Planned Unit Development Townhouse Residence District

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

Department of Planning and Zoning

APPLICANT: Gerald G. Smith

ZONING CASE NO Z85160

APPEAL CASE

STATUS OF APPLICANT: Buyer

YES

NO X

OWNER OF PROPERTY Milton Petlin

OWNER CONCURS WITH THIS REZONING REQUEST:

YES X

NO

DATE OF APPLICATION: March 27, 1985

LOCATION OF PROPERTY

Parcel 2, NCB 17061
In the 13000 Blk of Blanco Rd

FOR INFORMATION ONLY

Subject property is located approximately 750' north of the intersection of Longfield and Blanco Road, having 105' of frontage on Blanco, with a maximum depth of 1600'

REQUESTED CHANGE OF PROPERTY

Temporary "R-1" One Family Residence District to "P-1(R-6)" Planned Unit Development
Townhouse Residence District

ZONING COMMISSION PUBLIC HEARING HELD ON April 30, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Greg Schultz, stated that they are requesting the change of zoning for a mini-warehouses and office development. He further stated that there is a 20' easement on the southside of the subject property. He stated that there is quite a bit of commercial development to the south and east of the property. He stated that they propose to construct two two story attractive office complexes which would be appealing to the professional clientel. He stated that the proposed project would be secured with a fence, there will be on site management and there will be one access onto the property.

IN OPPOSITION

Mr. Ron Reaves, 1919 Great Ridge, stated that he is speaking on behalf of the Churchill Estates Homeowners Association who are in opposition to the proposed change of zoning because he does not want any warehouse development on the subject property. He further stated that the residents feel that the proposed development is a cheap type of development for their area. He stated that they feel that it is an intrusion into their residential area and it is spot zoning. He stated that the residents are concerned about fire protection on this narrow strip as there will only be one entrance to the proposed development.

Mr. Peter Woverton, Attorney representing Mr. William Harris property owner of adjacent property. He further stated that they are in opposition to the proposed change of zoning because they feel that business use is not the highest and best use of the property.

REBUTTAL

Mr. Schultz stated that they own the subject property and they do not intend to construct anything that would be detrimental to the area.

STAFF RECOMMENDATIONSDISCUSSION

The subject property is located in an area which has developed as single family development. On January 20, 1983, the City Council granted the "P-1(R-6)" on the adjacent property located to the northeast. Staff is of the opinion at this time, that commercial zoning should not be allowed to encroach into this residential area.

RECOMMENDATION

Denial as requested and approval of "P-1(R-6)"

TRAFFIC ENGINEERING RECOMMENDATION

Driveways and off street parking to be submitted for approval to Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twenty two notices mailed out to the surrounding property owners, seventeen notices returned in opposition plus twelve from outside the 200' radius returned in opposition and none returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Polunsky and seconded by Mr. Washington, to recommend denial of the requested petition and in lieu thereof recommend approval of "P-1(R-6)" Townhouse District Planned Unit Development for the following votes:

Polunsky, Washington, McNeel, Oviedo, Meza, Davies voting in the affirmative; None voting against; Adams; ABSTAIN; Alvarado, Rodriguez, Kachtik, Small being absent.
THE MOTION CARRIED

REASONS FOR ACTION

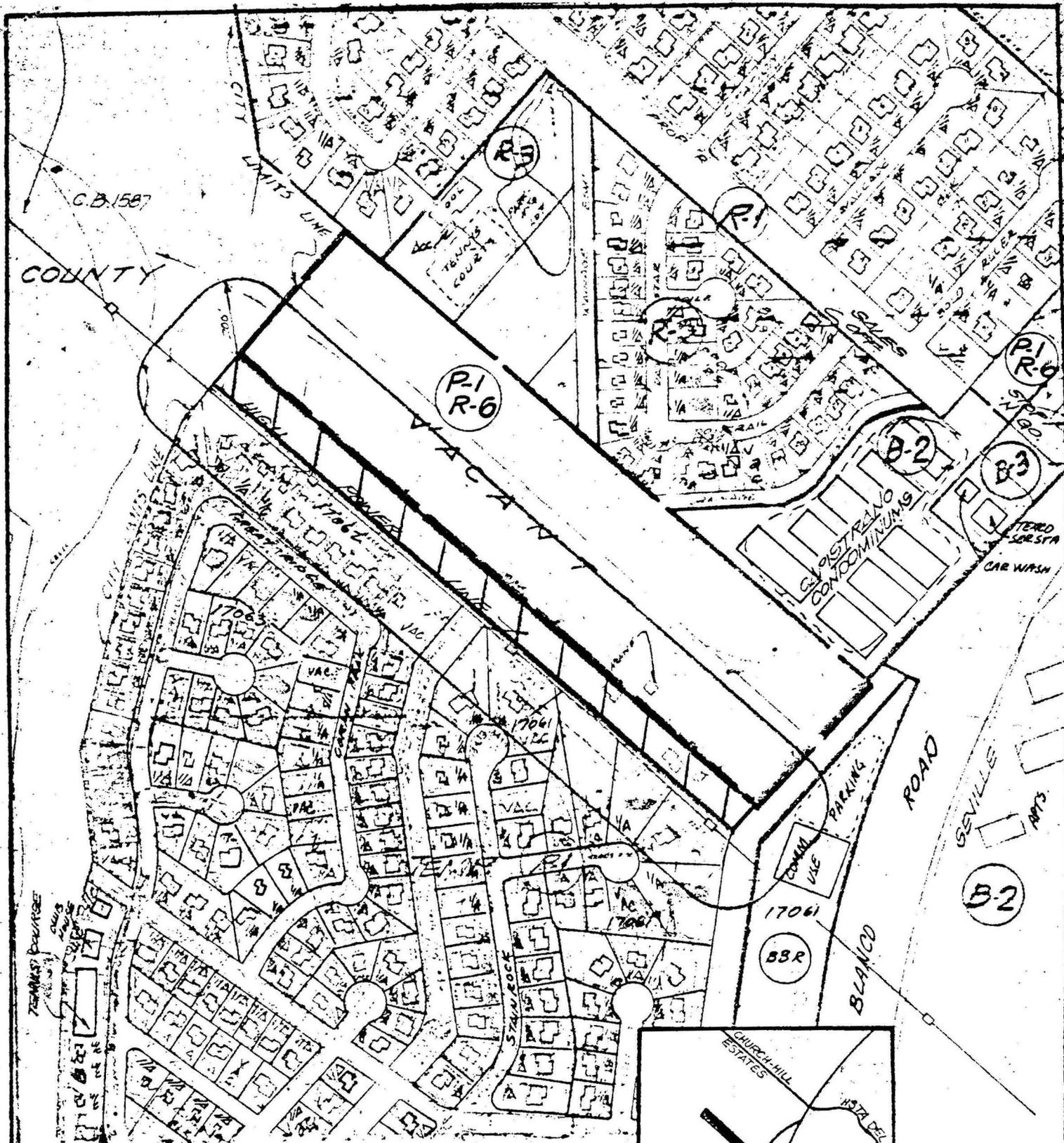
1. Subject property is located on Lots P-2, in the 13000 Blk of Old Blanco Rd.
2. There were twenty two notices mailed out, seventeen notices returned in opposition plus twelve returned in opposition from outside the 200' radius and none returned in favor.
3. Staff has recommended approval of "P-1(R-6)". It is this Commissioner's opinion, that "B-3NA" would be totally inappropriate for the area.

OTHER RECOMMENDATION

It is further stipulated that driveways and off street parking be provided and submitted to the Traffic Section for approval.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing

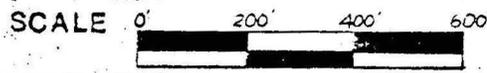
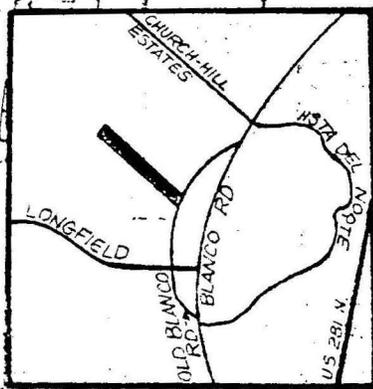


ZONING CASE Z85160

CITY COUNCIL DISTRICT NO: 8 CENSUS TRACT 1914
 REQUESTED ZONING CHANGE FROM "TEMP R-1" SING. FAM. RESID. DIST. TO "P1" PUD R-6 TOWN-HOUSE RESID. DISTRICT GRID 15-63

DATE: MAY 30, 1985

DEPARTMENT OF PLANNING
 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 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 #60800 hereto attached has been published in every issue of said newspaper on the following days, to-wit: June 5, 1985.

AN ORDINANCE 608001

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. Z85160)

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District to "P-1(R-6)" Planned Unit Development Townhouse Residence District, listed below as follows:

Parcel 2, NCB 17061

In the 13000 Block of Blanco Road

Provided, that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division

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 in his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this 30th day of May 1985.

/s/ HENRY CISNEROS
MAYOR

ATTEST:
/s/ Norma S. Rodríguez,
City Clerk

Sworn to and subscribed before me, _____ day of June, 1985.

_____ and for Bexar County,