

Passed

30733

AN ORDINANCE

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, 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:

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

(CASE NO. 1644)

The rezoning and reclassification of property from "B" Residence District to "F" Local Retail listed as follows:

Lot 1, NCB 12852

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 5th day of Sept A.D., 1967.

W. M. ...

MAYOR

ATTEST: *J. H. ...*
City Clerk

SEP 5 1962 1644
ZONING CASE NO. ~~18111~~

AMENDING SECTION 2 OF AN **30733**
ORDINANCE ENTITLED "AN ORDINANCE
ESTABLISHING ZONING REGULATIONS
AND DISTRICTS IN ACCORDANCE WITH
A COMPREHENSIVE PLAN, ETC.,"
PASSED AND APPROVED ON NOVEMBER
3, 1938, BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY DES-
CRIBED HEREIN AS LOT 1, NCB 12852 FROM
"B" RESIDENCE DISTRICT TO "F" LOCAL
RETAIL DISTRICT.

PASSED AND APPROVED	
Council Meeting	SEP 5 1962
City Clerk	
RECORDED	
Minute Book: GG	Page: 437
Ordinance Book: mm	Page: 291



Zoning Case 1644

Appeal Case

Yes _____
No XX

Applicant: Burke Investment Company

Date of Application: March 16, 1962

Location of Property:
Lot 1, NCB 12852

For Information Only:

Located northeast of the intersection of Loop 13 and the proposed I. H. 37 Expressway, having 175' on Loop 13, 1904.78' on the proposed I.H. 37 Expressway, being bounded on the north by a 40' drainage easement, on the east by Pickwell Drive and containing 22.3287 acres.

Zoning Change Requested:

From "B" Residence to "F" Local Retail

ZONING COMMISSION PUBLIC HEARING ON APRIL 4, 1962:

Information Presented by Applicant:

Mr. John Peace, attorney representing Burke Investment Company, said their basic approach is for a motile home park. They have prepared a revision of their original application and presented revised proposed plan to include 2.44 acres in "D" Apartment and 1.48 acres in "B" Residence immediately south of Utopia and also 3.94 acres in "D" Apartment north of the proposed shopping center on Pickwell Drive, and Pickwell will be cut through from Utopia to the Loop. The remaining area of 29.45 acres would be for a mobile home residence park. They believe there is a definite market for a high class mobile park which would be well landscaped and would attract the better class of people. The average persons that would move there would stay 28 to 30 months. They estimate they have space for 170 to 200 mobile homes, depending on exact arrangement they can work out. They have spent a lot of time and money in the development as it requires a substantial amount of money and must be well planned. They would not object to any screening the Commission might recommend. The Commission reminded him that there was once a mobil home park proposed on Goliad Road and Loop 13 across from Brooks Field. He said they attempted to get a firm commitment that this would never be used for an air strip or would not some day be used as a runway. They also talked to a General and his staff who did not look with favor on the location of mobile home operation across the street from the Aerospace Medical Center.

The Chairman said the City Council has established a certain policy and informed the Commission that they are not in favor of zoning next to a contemplated expressway or a portion of expressway until the land needed for right-of-way has been acquired by the Texas Highway Department. The Department said they have previously discussed with Mr. Peace whether the zoning would increase the value of the balance of the property. Another problem is platting of land; owner could claim severance damage for cutting a portion of a platted lot. After a discussion with Mr. Burke, Mr. Peace said they would be willing to dedicated a 10' strip of land to the City from north to south along the expressway

which he feels would not change the value of land otherwise, but would also protect the City from any severance claim and he would be losing value of one or two acres as far as the amount he would be paid by the State Highway Commission.

The Applicants and Department Director went to discuss this with the City Manager at this time, and reported that the City Manager does not think there is a problem since there is "F" across the proposed expressway. The applicants would prefer to take this to Council even though the Council might reverse the Commission's decision if the Commission recommends approval.

Police Department Recommendations:

No nearby schools.

Traffic & Transportation Department Recommendations:

No nearby schools.

Results of Notices for Commission Hearing:

Seventy-nine notices were mailed to surrounding property owners; six were returned in opposition to the request; fourteen were returned in favor of the request; and eight were returned "unclaimed."

Opponents Present:

There were no opponents present.

Reasons Presented for Opposition by Opponents Present:

None.

COMMISSION ACTION:

Recommended approval of "F" Local Retail.

Reasons for Action:

1. Proposed development represents a good land usage.
2. The development makes allowances for buffer areas to protect the existing residential development adjacent to this property.

Other Recommendations:

1. The property be properly replatted.
2. Proper screening be provided along a portion of the proponent's property adjacent to Pickwell Drive west of existing residences.
3. This recommendation for approval is subject to the proponent granting a 10' dedication to the City of San Antonio along the southwesterly property line

Case No. 1644

of this tract from NCB 10866 to Loop 13, providing same is required by the City Council.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)

TO: CITY CLERK

DATE August 20, 1962

REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE 1644

NAME Burke Investment Company

The rezoning and reclassification of:

Lot 1, NCB 12852

FOR INFORMATION ONLY:

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FROM: "B" Residence

TO: "F" Local Retail

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

Department of Planning

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

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

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

says on oath that he is ~~owner~~ the publisher 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 hereto attached has been published in

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

September 6, 19 62

AN ORDINANCE
AMENDING SECTION 2 OF AN
ORDINANCE ENTITLED "AN
ORDINANCE ESTABLISHING
ZONING REGULATIONS AND DIS-
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ETC.," PASSED AND APPROVED
ON NOVEMBER 3, 1938, BY
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The re-zoning and re-classification
of property from "B" Residence
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as follows:
Lot 1, NCB 12852.

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thereof as made and provided in
Section 28.

3. That the Chief Building In-
spector and the Director of Plan-
ning shall change their records and
zoning maps in accordance here-
with and the same are available
and open to the public for inspec-
tion.

4. PASSED AND APPROVED this
5th day of September, A. D., 1962.
W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Charles D. Treuter

Sworn to and subscribed before me this 6th day of September, 19 62

Stella Orozco

Notary Public in and for Bexar County, Texas

STELLA OROZCO

Affidavit of Publisher

Proving Publication of

AN ORDINANCE

AMENDING SECTION 2 OF "AN
ORDINANCE ESTABLISHING
ZONING REGULATIONS AND
DISTRICTS IN ACCORDANCE
WITH A COMPREHENSIVE PLAN
ETC.", ETC,

CASE NO. 1644

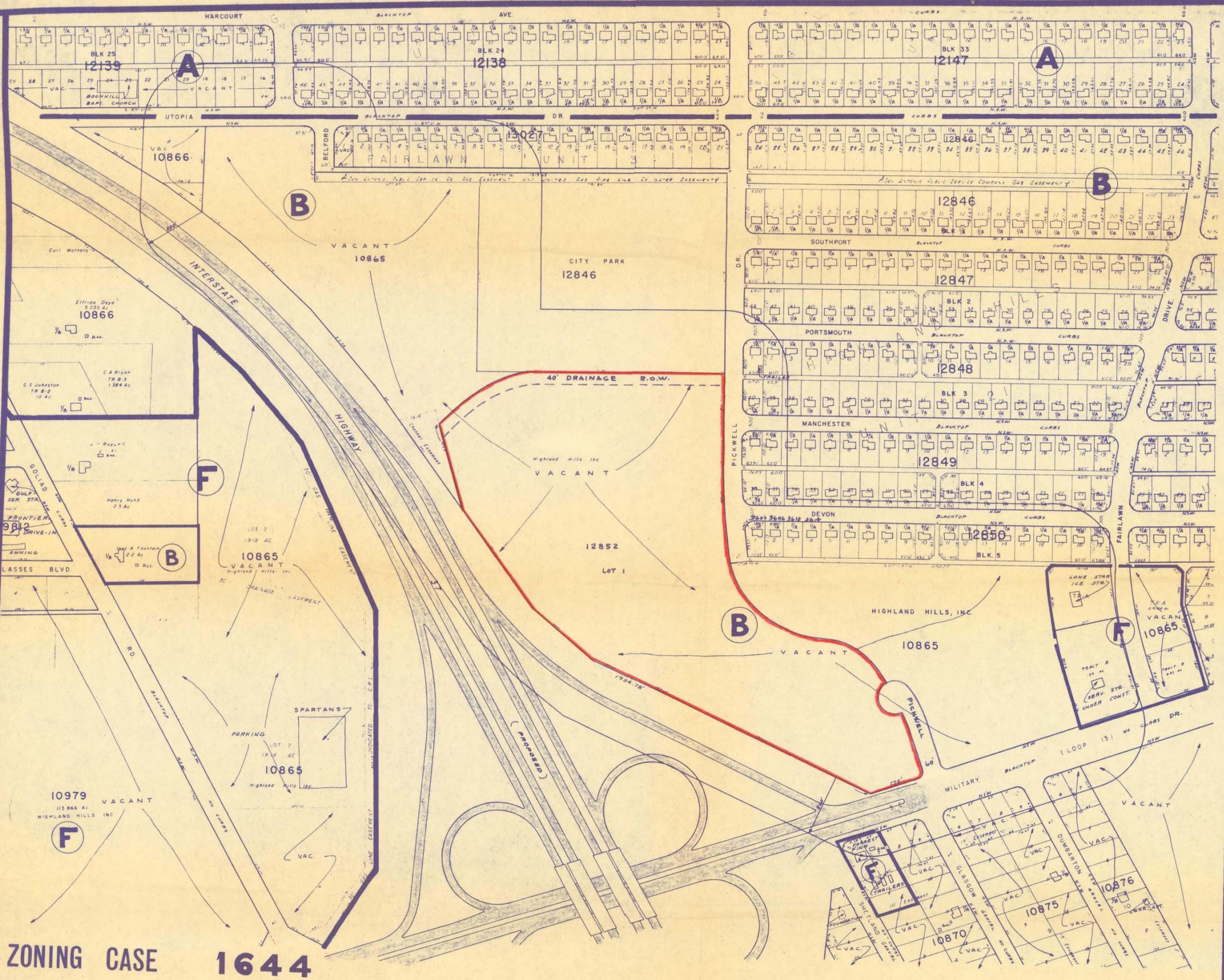
PASSED AND APPROVED THIS 5TH DAY
OF SEPTEMBER, A.D. 1962

Filed _____, 19____

City Clerk

THE STATE OF ILLINOIS

OFFICE OF THE CLERK



ZONING CASE 1644
 REQUESTED ZONING CHANGE
 FROM "B" RES. TO "F" LOCAL RETAIL
 DATE SEPT. 1962
 SCALE 1" = 300



