

AN ORDINANCE **48030**

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. 6873)

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

The west 38' of Tract C, NCB 10850

4523 Ida Drive.

Provided that a six foot solid screen fence is erected and maintained on the east property line.

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 May, 19 77.

*Lila Cockrell*

M A Y O R

ATTEST: *Korina S. Rodriguez*

*Asst* City Clerk

**77-25**

APPROVED AS TO FORM: *James W. Rubin*  
City Attorney

DISTRIBUTION

AVIATION
BUILDING & ZONING
CITY WATER BOARD
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT
CONVENTION BUREAU
CONVENTION CENTER
EQUAL EMPLOYMENT OPPORTUNITY
FINANCE DIRECTOR
ASSESSOR
BUDGET
CONTROLLER
TREASURY DIVISION
FINANCE-GRANT SECTION
INTERNAL AUDIT
PROPERTY RECORDS
FIRE CHIEF
HEALTH DIRECTOR
HEMISFAIR PLAZA
HUMAN RESOURCES
LEGAL - CITY ATTORNEY
BACK TAX ATTORNEY
TRIAL SECTION
LIBRARY DIRECTOR
MANPOWER PROGRAM
MARKET & PARKING
MONITORING & EVALUATION
MUNICIPAL COURTS
PARKS & RECREATION DEPT.
PERSONNEL DIRECTOR
PLANNING DEPARTMENT
POLICE CHIEF
PRESS ROOM
PUBLIC INFORMATION
PUBLIC WORKS DIRECTOR
ENGINEERING DIV.
ENGINEERING - SEWERS
PURCHASING
RIGHT OF WAY & LAND ACQUISITION
TRAFFIC & TRANSPORTATION

ITEM NO. 13  
 MEETING OF THE CITY COUNCIL DATE: MAY 19 1977

MOTION BY: Pyndus SECONDED BY: Steen  
**48030** **6873**

ORD. NO. \_\_\_\_\_ ZONING CASE \_\_\_\_\_  
 RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

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

*provided that a 6' solid green fence is erected and maintained on the east property line*

**77-25**

H13

DATE April 28, 1977

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6873 NAME Lone Star Pet Supply

The rezoning and reclassification of:

The west 38' of Tract C, NCB 10850  
4523 Ida Drive

FOR INFORMATION ONLY

Subject property is located on the north side of Ida Drive, being 230' east of the intersection of South W. W. White Road and Ida Drive, having 38' on Ida Drive and a depth of 240.8'.

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: Lone Star Pet Supply

ZONING CASE 6873

DATE OF APPLICATION: April 23, 1977

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY

The west 38' of Tract C, NCB 10850  
4523 Ida Drive

FOR INFORMATION ONLY

Subject property is located on the north side of Ida Drive, being 230' east of the intersection of South W. W. White Road and Ida Drive, having 38' on Ida Drive and a depth of 240.8'.

ZONING CHANGE REQUESTED

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

ZONING COMMISSION PUBLIC HEARING ON APRIL 19, 1977

Information Presented by Applicant

Mr. J. Billimek, owner of Lone Star Pet Supply, stated this facility was built in 1968. Last year, he applied for a permit to expand this facility. However, the permit was denied due to insufficient off-street parking. He has purchased the subject property in order to provide the proper number of off-street parking spaces required for the proposed addition. For this reason, they are now requesting a change in zoning.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Although the property in question abutts business zoning to the west, the business development west of the subject property is orientated to front W. W. White Road. To the east along Ida Drive, there are single family dwellings in existence. In the staff's opinion, the extension of intensive business zoning into a single family area, is not appropriate.

Recommendation

Denial

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated Ida Drive is a local street serving as the only access to the thoroughfare system for the abutting residents. The subject property is too narrow to provide parking with two-way circulation in itself.

Results of Notices Received Before Hearing

There were thirteen notices mailed to the surrounding property owners; none were returned in opposition, and two notices were returned in favor.

COMMISSION ACTION

Motion made by the Commission to recommended denial of "B-3" Business District. By a vote of three in favor, four voting against, and two being absent, MOTION FAILED.

Second Motion made by the Commission to recommend approval of "B-3" Business District. By a vote of six in favor, one voting against, and two being absent, MOTION CARRIED.

Reasons for Action

1. Subject property is located at 4523 Ida Drive, legally known as the west 38' of Tract C, NCB 10850.
2. Subject property abuts "B-3" zoning to the west; "JJ" to the north; and further to the west across Loop 13 North, there are various commercial zonings including "JJ", "B-2", etc.
3. There is vacant property to the south, across Ida Drive. The purpose of this zoning is to enable the applicant to park vehicles to the rear of his business.
4. There were thirteen notices mailed out; none were returned in opposition and two notices were returned in favor.
5. There was no one present in opposition at the public hearing.

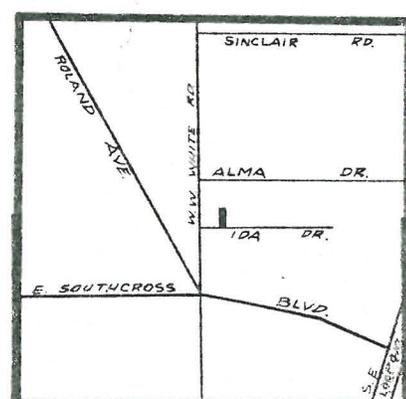
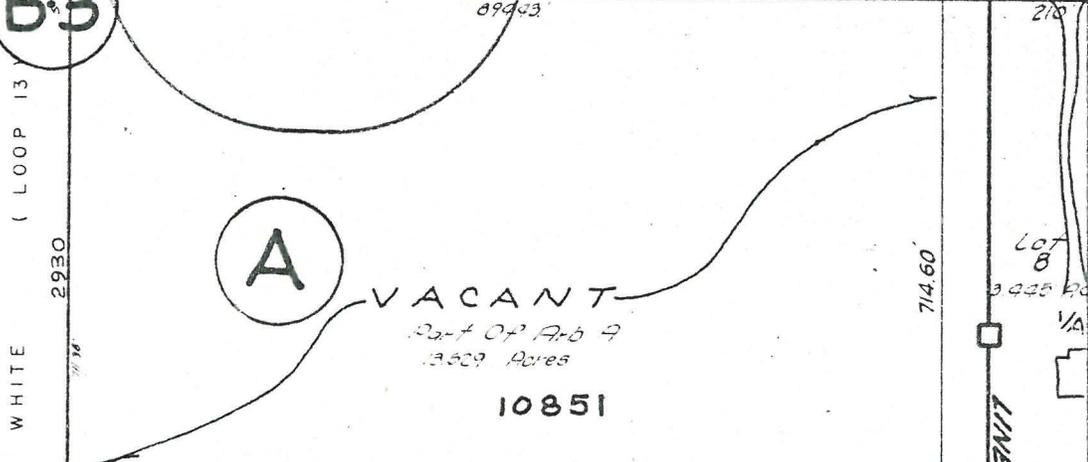
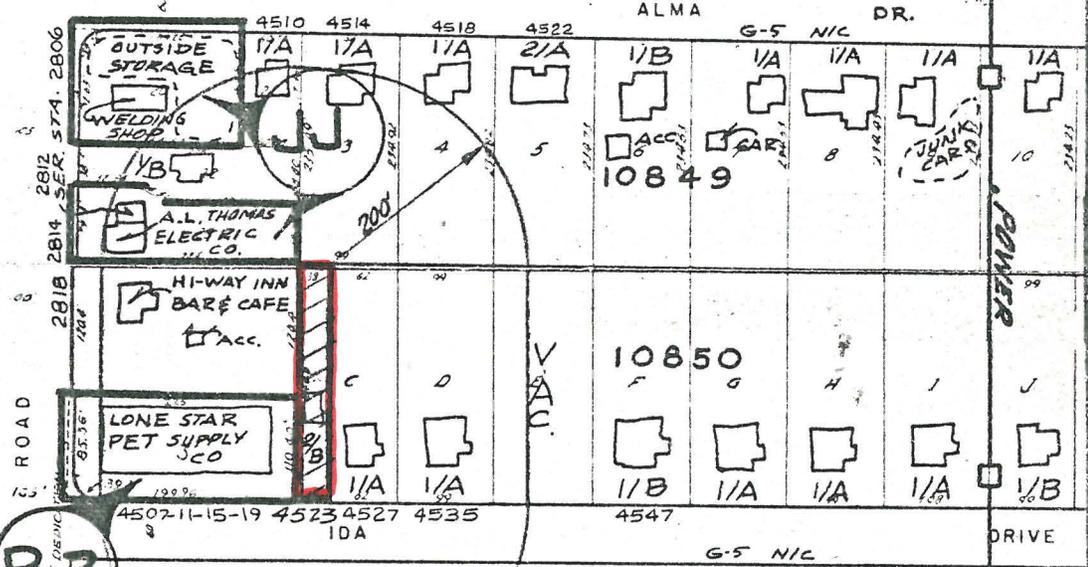
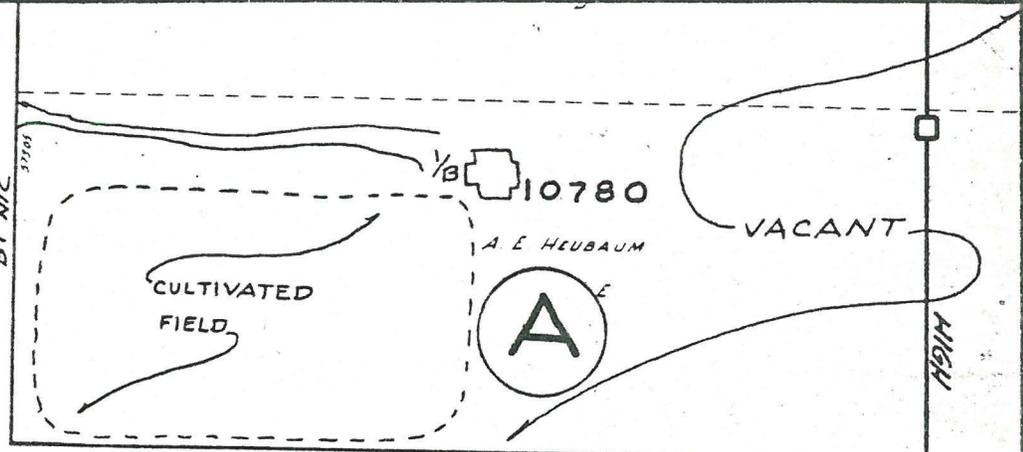
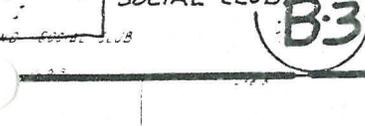
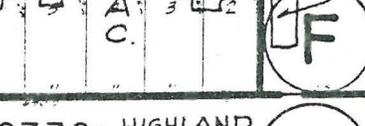
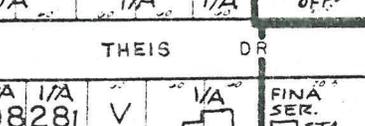
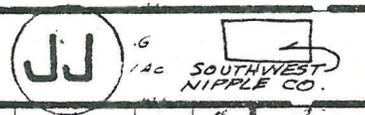
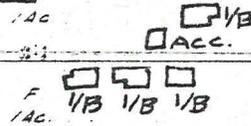
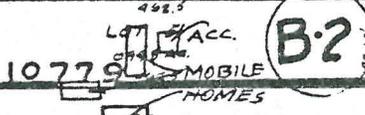
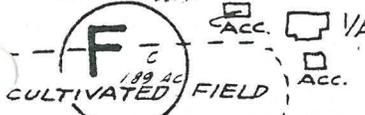
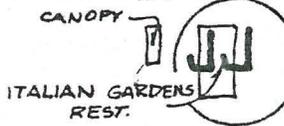
Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that a 6' solid screen fence be erected and maintained on the east property line.

RESULTS OF NOTICES RECEIVED BEFORE CITY COUNCIL HEARING

(To be provided at Council hearing.)

12159



# ZONING CASE 6873

REQUESTED ZONING CHANGE FROM "A" SINGLE FAMILY FROM RES. DIST. TO "B-3" BUS. DIST.

DATE MAY 19, 1977

SCALE 0' 100' 200' 300' 400'

DEPT. OF BUILDING & ZONING 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 #48030 hereto attached has been published in every issue of said newspaper on the following days, to-wit: May 23, 1977.

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PASSED AND APPROVED this 19th day of May, 1977.

LILA COCKRELL  
Mayor

ATTEST:  
NORMA S. RODRIGUEZ  
Asst. City Clerk

Sworn to and subscribed before me this 23rd Day of May, 1977.

Lila Cockrell  
Notary Public in and for Bexar County,  
Texas

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COUNTY OF BEXAR  
CITY OF SAN ANTONIO }

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**OFFERING!**

**TERRITORIES**

227-6512

Irene Palencia

Sworn to and subscribed before me this 23rd Day of May, 1977.

Wm G Crockett

Notary Public in and for Bexar County,  
Texas