

AN ORDINANCE **46424**

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. 6395)

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

Lots 61 thru 66, the remaining portion of Lot 59, the north 215' and the east 7' of the south 160' of Lot 67, Block 3, NCB 11967
600 and 700 Blocks of E. Ramsey Road

Provided that proper replatting is accomplished.

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 Planning 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 18th day of March, 1976.

Lyla Cockrell
M A Y O R

ATTEST: *G. V. Jackson*
C i t y C l e r k

76-13

APPROVED AS TO FORM: *James M. Huber*
C i t y A t t o r n e y

DISTRIBUTION

ITEM NO.

25

MAR 18 1976

MEETING OF THE CITY COUNCIL

DATE: _____

MOTION BY:

Rohde

SECONDED BY:

Teniente

ORD. NO.

46424

ZONING CASE

6395

RESOL.

PETITION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PUBLIC SAFETY - ASSOC. MGR.	
PURCHASING	
TRAFFIC & TRANSPORTATION	

COUNCIL MEMBER	ROLL CALL	AYE	NAY
PHIL PYNDUS PLACE 1			X
ROBERT P. "BOB" BILLA PLACE 2		✓	
HENRY G. CISNEROS PLACE 3		<i>absent</i>	
REV. CLAUDE BLACK PLACE 4		✓	
GLEN HARTMAN PLACE 5		✓	
AL ROHDE PLACE 6		✓	
RICHARD TENIENTE PLACE 7 (MAYOR PRO-TEM)		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)		✓	

replat

76-13

DATE March 1, 1976

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6395 NAME Mr. Patrick B. Davis

The rezoning and reclassification of:

Lots 61 thru 66, the remaining portion of Lot 59, the north 215' and the east 7' of the south 160' of Lot 67, Block 3, NCB 11967 600 and 700 Blocks of E. Ramsey Road

FOR INFORMATION ONLY

Located on the north side of E. Ramsey Road being 230.7' northwest of the intersection of Jones Maltsberger Road and E. Ramsey Road, having 437.6' on E. Ramsey Road and a maximum depth of 380' also having 280' on the U. S. 281 North Expressway.

FROM: "A" Single Family Residential District

TO: "B-3" Business District

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

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Mr. Patrick B. Davis

ZONING CASE 6395

Appeal Case

Yes _____

No XXX

DATE OF APPLICATION: January 29, 1976

LOCATION OF PROPERTY

Lots 61 thru 66, the remaining portion of Lot 59, the north 215' and the east 7' of the south 160' of Lot 67, Block 3, NCB 11967 600 and 700 Blocks of E. Ramsey Road

FOR INFORMATION ONLY

Located on the north side of E. Ramsey Road being 230.7' northwest of the intersection of Jones Maltsberger Road and E. Ramsey Road, having 437.6' on E. Ramsey Road and a maximum depth of 380' also having 280' on the U. S. 281 North Expressway.

ZONING CHANGE REQUESTED

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

ZONING COMMISSION PUBLIC HEARING ON FEBRUARY 18, 1976

Information Presented by Applicant

Mr. Patrick B. Davis, representing the applicants, stated his clients would like the requested change in zoning because they feel the highest and best use of these properties would be business or commercial due to its close proximity to the U. S. 281 North Expressway. Also, Ramsey Road has become a highly travelled street and there is a possibility of Ramsey Road becoming a connecting link to a proposed west entrance to the Airport. Mr. Davis further stated that there is a "B-3" zoned property across the street from the subject properties, and quite a number of other properties in the immediate area have already been zoned "B-3". In conclusion, Mr. Davis stated that the natural trend of this area is toward business, commercial and industrial use. Therefore, the owners feel that the area, due to the increased traffic and commercial activity no longer lends itself to a quiet single family residential neighborhood.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

On June 19, 1974, the Planning and Zoning Commission considered a request for "I-1" zoning on a portion of the subject property. At this public hearing the Commission recommended denial of the requested "I-1" zoning and in lieu thereof recommended "B-3". This recommendation was not carried forward to the City Council for consideration.

The staff in the past has recommended approval of "B-3" Business District on land lying in this triangular area formed by Isom Road, Ramsey and U. S. 281 North Expressway. This triangular area lies west of the San Antonio International Airport with industrial uses and zoning being established adjacent to the airport. Considering the location of this property the change in zoning is appropriate.

Recommendation

Approval

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated the I.H. 37 North Expressway (U.S. 281 North) is a controlled access facility under the jurisdiction of the State Department of Highways and Public Transportation. E. Ramsey Road presently serves as a local collector street feeding into Isom Road and Jones Maltsberger Road. With the opening of U.S. 281 North, Ramsey Road would serve more as a major collector. Proper access and adequate off-street parking will be required with development.

Results of Notices Received Before Hearing

There were twenty-eight notices mailed to the surrounding property owners; two notices were returned in opposition; and eleven notices were returned in favor.

COMMISSION ACTION

By a vote of nine in favor, the Commission recommended approval of "B-3" Business District.

Reasons for Action

- (1) The subject properties are located in the 600 and 700 blocks of E. Ramsey Road, northwest of the intersection of Jones-Maltsberger Road and E. Ramsey Road.
- (2) It is noted that the Planning and Zoning Commission considered a request for "I-1" zoning on a portion of the subject properties a few years ago, however, the Commission denied this request and granted approval of a "B-3" zoning; this recommendations was never carried forward to the City Council for consideration.
- (3) It is also noted that the subject properties lie within a triangular area formed by Isom Road, Ramsey and U. S. 281 North Expressway; considering the location of these properties the requested change in zoning is appropriate.

- (4) It is felt that this would be the highest and best land use for the subject property.
- (5) There were twenty-eight notices mailed out; two notices were returned in opposition; and eleven notices were returned in favor.
- (6) The staff has recommended approval of the requested change in zoning.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, and that the property be replatted, if necessary.

RESULTS OF NOTICES RECEIVED BEFORE 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 Commerical Recorder, a newspaper of general circulation in the City of San

Antonio, in the State and County aforesaid, and that the Ordinance #46424

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: March 23, 1976.

AN ORDINANCE 46424

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PASSED AND APPROVED this 18th day of March, 1976.

LILA COCKRELL
Mayor

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

Irene Palencia

Sworn to and subscribed before me this 23rd Day of March, 1976.

Stella Orzco
Notary Public in and for Bexar County, Texas