

AN ORDINANCE **50706**

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. 7595 )

The rezoning and reclassification of property from "B-3" Business District to "B-2" Business District, listed below as follows:

Lot 2, Block 6, NCB 16153  
In the 11300 Block of Rozell Drive

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 3rd day of May, 1979.

*Llew Cockell*  
M A Y O R

**79-22**

ATTEST: *Norma S. Rodriguez*  
Asst. City Clerk

APPROVED AS TO FORM: *James H. M...*  
City Attorney

(17)

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ITEM NO. 17

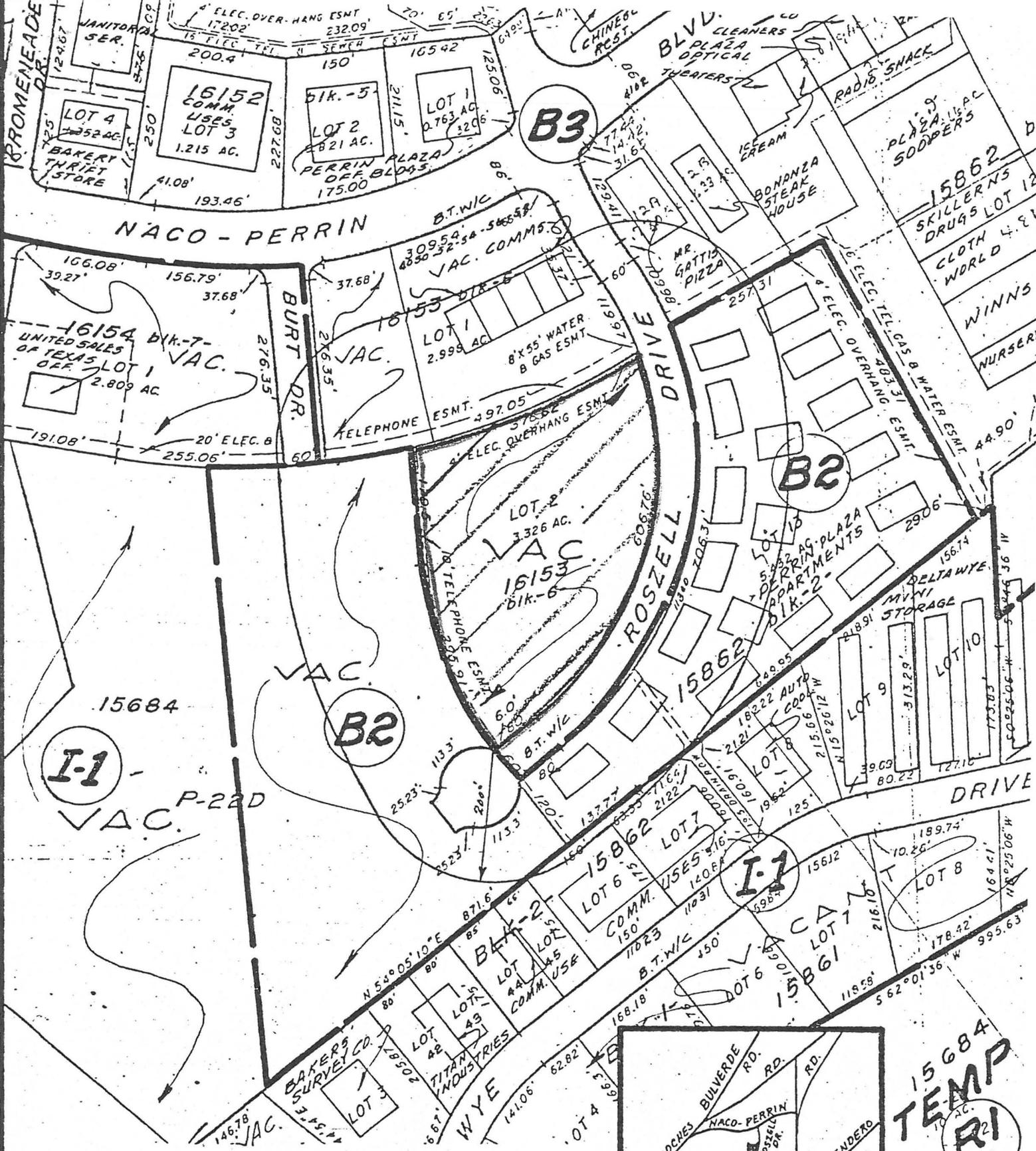
MEETING OF THE CITY COUNCIL DATE: MAY 3 1979

MOTION BY: Steen SECONDED BY: Wing  
**50706** **7595**

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

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

*No change*  
**79-22**



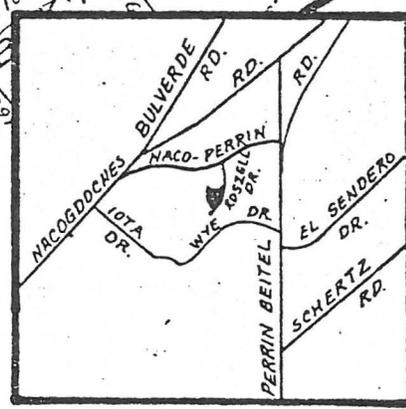
# ZONING CASE 7595

CITY COUNCIL DIST. NO. 10

REQUESTED ZONING CHANGE FROM "B-3" BUS. DIST. TO "B-2" BUS. DIST.

DATE MAY 3, 1979

SCALE 00 200 300 400'



15684  
TEMP  
R1



DEPT. OF BUILDING & ZONING  
SAN ANTONIO, TEXAS

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE # 7595 NAME Perrin Plaza Apartments Association

The rezoning and reclassification of:

Lot 2, Block 6, NCB 16153  
In the 11300 Block of Roszell Drive

FOR INFORMATION ONLY

Subject property is located on the northwest side of Roszell Drive, being 300' southeast of the intersection of Roszell Drive and Naco-Perrin Blvd., having 686.76' on Roszell Drive and a maximum depth of 400'.

FROM: "B-3" Business District

TO: "B-2" Business District

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

APPLICANT: Perrin Plaza Apartments Association

ZONING CASE NO. 7595

DATE OF APPLICATION: January 2, 1979

APPEAL CASE

YES \_\_\_\_\_

NO XXX

LOCATION OF PROPERTY:

Lot 2, Block 6, NCB 16153  
In the 11300 Block of Roszell Drive

FOR INFORMATION ONLY

Subject property is located on the northwest side of Roszell Drive, being 300' southeast of the intersection of Roszell Drive and Naco-Perrin Boulevard, having 686.76' on Roszell Drive and a maximum depth of 400'.

REQUESTED CHANGE IN ZONING

From "B-3" Business District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING HELD ON January 23, 1979

Information Presented by Applicant

Mr. Andrew Guerrero, Planning Administrator III, stated that the applicant was out of town on an emergency, but did not indicate whether to take action or to postpone the case.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The requested zoning change would still be in line with the present business pattern of this area.

Staff Recommendation

Approval.

Traffic and Transportation Department Recommendations

The property fronts along Roszell Drive, a local type B street designed to serve high density development oriented traffic. With proper access and adequate off-street parking, as is required with development, the traffic would not be adversely affected.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were ten notices mailed to the surrounding property owners; none were returned in opposition and three were returned in favor.

COMMISSION ACTION

A motion was made by the Commission to recommend that Zoning Case No. 7595 be postponed until such time that the applicant reschedules the case by the following vote:

Oviedo, Specia, Salinas, Gallegos, Rodriguez, Kachtik, and Washington voting in the affirmative, with Lopez voting against, Davies abstaining, Gragg and Williams being absent. MOTION CARRIED.

ZONING COMMISSION PUBLIC HEARING HELD ON April 3, 1979

Information Presented by Applicant

Mr. Kearny Albaugh, stated that they were requesting a down zoning in order to enable them to construct fourplexes which are not allowed in a "B-3" zoning.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The Zoning Commission on January 23, 1979, considered and postponed action on this request to allow the applicant an opportunity to be present.

The requested "B-2" Business District would still be in line with the business pattern of this area.

Staff Recommendation:

Approval.

Traffic and Transportation Department Recommendations

The subject property has frontage along Roszell Drive, which currently serves as access to multi-family development. The rezoning of the property to permit further multi-family development would not alter the traffic situation in the area. The roadway was designed to serve such development.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

A motion was made by the Commission to recommend to the City Council the approval of the requested petition from "B-3" Business District to "B-2" Business District by the following vote:

Davies, Washington, Specia, Salinas, Rodriguez, and Gragg voting in the affirmative, with Gallegos, abstaining, Lopez, Oviedo, Kachtik being absent this vote and Williams being absent. MOTION CARRIED.

REASONS FOR ACTION

1. The requested zoning is actually a down-zoning from "B-3" to "B-2" zoning
2. Considering the business pattern that has been established in this area, this change in zoning would be appropriate.
3. There were ten notices mailed out; none were returned in opposition and none were returned in favor.
4. There was no one present in opposition at the public hearing.
5. Staff is recommending approval of the requested change.

RESULTS OF NOTICES FOR COUNCIL 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 #50706

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

following days, to-wit: May 7, 1979.

## AN ORDINANCE 50706

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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 3rd day of May, 1979.

/s/ LILA COCKRELL  
MAYOR

ATTEST:

G. V. Jackson, Jr.  
City Clerk



Sworn to and subscribed before me this 7th Day of May, 19 79.



Notary Public in and for Bexar County, Texas