

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. 6954)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District and "R-3" Multiple Family Residential District to "B-1" and "B-2" Business Districts and "R-3" Multiple Family Residential District, listed below as follows:

Temporary "R-1" and "R-3" to "B-1"

A 42.344 acre tract of land out of NCB 11622, located on the south-east and northwest side of Medical Drive, being 50' southeast of the intersection of Fairhaven Drive and Bluff Dale Drive, being a tract of land having a maximum length of 2871.22' and a depth of 938.88', being further described by field notes filed in the office of the City Clerk.

In the 4400 Block of Medical Drive.

Temporary "R-1" and "R-3" to "B-2"

A 9.006 and a 6.62 acre tract of land out of NCB 11622, with the 9.006 acre tract being located northwest and southeast side of Medical Drive, being 700' northeast of the intersection of Fredericksburg Road and Medical Drive, having 900' on the northwest side of Medical Drive and 430' on the southeast side of Medical Drive and with the 6.62 acre tract being located at the intersection of Fairhaven and Medical Drive, being a tract of land having a length of 585' and a maximum depth of 557.22', being further described by field notes filed in the office of the City Clerk.

Temporary "R-1" and "R-3" to "R-3"

An 11.67 acre tract of land out of NCB 11622, located on the southeast side of Medical Drive, approximately 275' southwest of the intersection of Medical Drive and Fairhaven Drive, having 963.03' on Medical Drive and a maximum depth of approximately 600.94', being further described by field notes filed in the office of the City Clerk.

Provided that the property is replatted, if necessary.

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 15th day of September, 19 77.

Lila Cockrell
MAYOR

ATTEST: G.V. Jackson
City Clerk

77-48

APPROVED AS TO FORM: James W. Kuhn
City Attorney

(15)

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. 18
 MEETING OF THE CITY COUNCIL DATE: SEP 15 1977

MOTION BY: Pyndus SECONDED BY: Steen

ORD. NO. 48500 ZONING CASE 6954

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		✓	
BERNARDO EURESTE PLACE 5		✓	
RUDY C. ORTIZ PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
PHIL PYNDUS PLACE 8		✓	
GLEN HARTMAN PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

replat, if necessary

77-48

18

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6954 NAME Mr. Joe Amberson

The rezoning and reclassification of:

Temp. "R-1" & "R-3" to "B-1"

A 42,344 acre tract of land out of NCB 11622, being further described by field notes filed in the office of the Department of Building and Zoning. In the 4400 Block of Medical Drive.

FOR INFORMATION ONLY

Subject property is located on the southeast & northwest side of Medical Drive, being 50' southeast of the intersection of Fairhaven Drive & Bluff Dale Drive, being a tract of land having a maximum length of 2871.22' & a depth of 938.88'.

Temp "R-1" & "R-3" to "B-2"

A 9.006 & a 6.62 acre tract of land out of NCB 11622, being further described by field notes filed in the office of the Department of Building and Zoning.

FOR INFORMATION ONLY

The 9.006 acre tract being located northwest & southeast side of Medical Drive, being 700' northeast of the intersection of Fredericksburg Road & Medical Drive, having 900' on the northwest side of Medical Drive & 430' on the southeast side of Medical Drive.

The 6.62 acre tract being located at the intersection of Fairhaven & Medical Drive, being a tract of land having a length of 585' & a maximum depth of 557.22'.

Temp. "R-1" & "R-3" to "R-3"

An 11.67 acre tract of land out of NCB 11622 being further described by field notes filed in the office of the Department of Building and Zoning.

FOR INFORMATION ONLY

Subject property being located on the southeast side of Medical Drive, approximately 275' southwest of the intersection of Medical Drive & Fairhaven Drive. Having 963.03' on Medical Drive & a maximum depth of approximately 600.94'.

FROM: Temp. "R-1" Single Family Residential District and "R-3" Multiple Family Residential District

TO: "B-1" and "B-2" Business Districts and "R-3" Multiple Family Residential District.

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

APPLICANT: Mr. Joe Amberson

ZONING CASE 6954

Appeal Case

Yes

No XXX

DATE OF APPLICATION: April 6, 1977

LOCATION OF PROPERTY:

Temp. "R-1" & "R-3" to "B-1"

A 42.344 acre tract of land out of NCB 11622, being further described by field notes filed in the office of the Department of Building and Zoning. In the 4400 Block of Medical Drive.

FOR INFORMATION ONLY

Subject property is located on the southeast & northwest side of Medical Drive, being 50' southeast of the intersection of Fairhaven Drive & Bluff Dale Drive, being a tract of land having a maximum length of 2871.22' & a depth of 938.88'.

Temp. "R-1" & "R-3" to "B-2"

A 9.006 & a 6.62 acre tract of land out of NCB 11622, being further described by field notes filed in the office of the Department of Building and Zoning.

FOR INFORMATION ONLY

The 9.006 acre tract being located northwest & southeast side of Medical Drive, being 700' northeast of the intersection of Fredericksburg Road & Medical Drive, having 900' on the northwest side of Medical Drive & 430' on the southeast side of Medical Drive.

The 6.62 acre tract being located at the intersection of Fairhaven & Medical Drive, being a tract of land having a length of 585' & a maximum depth of 557.22'.

Temp. "R-1" & "R-3" to "R-3"

An 11.67 acre tract of land out of NCB 11622 being further described by field notes filed in the office of the Department of Building and Zoning.

FOR INFORMATION ONLY

Subject property being located on the southeast side of Medical Drive, approximately 275' southwest of the intersection of Medical Drive & Fairhaven Drive. Having 963.03' on Medical Drive & a maximum depth of approximately 600.94'.

ZONING CHANGE REQUESTED

From Temp. "R-1" Single Family Residential District and "R-3" Multiple Family Residential District to "B-1" and "B-2" Business Districts and "R-3" Multiple Family Residential District.

ZONING COMMISSION PUBLIC HEARING ON JUNE 28, 1977

Information Presented by Applicant:

Mr. Ralph Bender, representing Mr. Joe Amberson, stated they concur with the staff's recommendation. Some years ago, this property was rezoned to "B-3" and "R-3" zonings. At that time, there was a very active multi-family market in the city. The market for multi-family has disappeared. They are now trying to give some flexibility to the property.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question is located between Fredericksburg Road and I.H.10 Expressway, with frontage onto Medical Drive. Medical Drive serves as a major collector street for the density residential and business development. Fairhaven Drive functions as a collector for the density residential development to the northwest.

In viewing an overall area, and the intensity of the development, the staff generally agrees with the applicant's proposal. The requested "B-2" zoning at the intersection of two collector streets is appropriate along with the requested "B-1" zoning, northwest of Medical Drive and east of the extension of Fairhaven Drive. On that portion of the requested "B-1" zoning, south of Medical Drive and west of the extension of Fairhaven Drive, the staff would recommend "R-3" zoning to establish a transition to the existing single family dwellings to the southeast. Along Fredericksburg Road, "B-3" zoning has established along this major arterial. In following a transitional pattern which has already established away from Fredericksburg Road, we recommend a "B-2" classification on that portion requested for "B-3".

Recommendations

Denial as requested and approval of "R-3", "B-1" and "B-2"

Traffic and Transportation Department Recommendations

Medical Drive serves as a commercial collector between Babcock Road and Fredericksburg Road. The portion through the subject property has recently opened to connect Fredericksburg Road and the I.H. 10 service road. Fairhaven Drive serves high density residential development north of the subject property.

Results of Notices Received Before Hearing

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

COMMISSION ACTION

By a vote of seven in favor, one being absent this vote, and one being absent, the Commission recommended approval of the amended petition as per the staff's recommendations.

Reasons for Action

- (1) Subject property is located between Fredericksburg Road and I.H. 10 Expressway, going into Medical Drive.
- (2) There was no one present in opposition to the requested change in zoning at the public hearing.
- (3) In viewing an overall area, and the intensity of the development, the requested zoning is appropriate at this time.

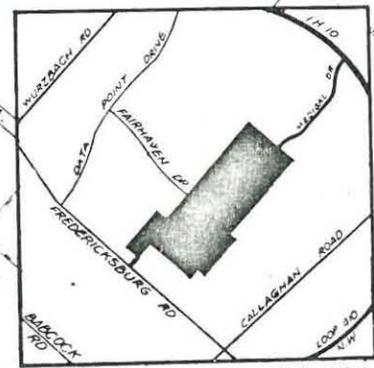
It is further recommended that the applicant work with the Traffic Department for proper ingress and egress and that the property be replatted, if necessary.

RESULTS OF NOTICES RECEIVED BEFORE CITY COUNCIL HEARING

(To be provided at Council hearing).



ZONING CASE 6954 C.C. DIST. 8
 REQUESTED ZONING CHANGE
 FROM TEMP R-1 SINGLE FAM TO B-1, B-2
 AND B-3 MULTIPLE FAM RES DIST
 DATE SEPT 15, 1977
 SCALE



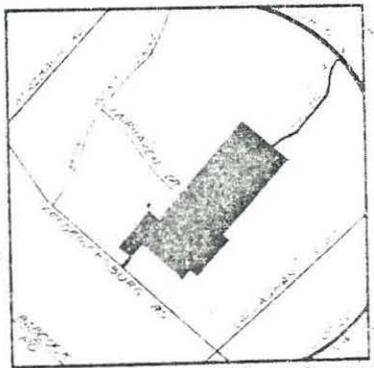


ZONING CASE 6954

ZONING STAFF RECOMMENDATION

REQUESTED CHANGE
 FROM TEMP. R-1 TO
 RES. DIST. MULTIFAMILY
 DATE SEPT. 15, 1977
 SCALE

B-2 BUS. DIST.
 R-3 MULT. FAMILY
 RES. DIST.



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 Commerical Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #48500

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

following days, to-wit: September 19, 1977.

AN ORDINANCE 48500

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Temporary "R-1" & "R-3" to "R-3"

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PASSED AND APPROVED this 15th day of September, 1977.

LILA COCKRELL
Mayor

ATTEST:

G.V. JACKSON JR.
City Clerk

Sworn to and subscribed before me this 19th Day of September, 1977.

Lila Cockrell
Notary Public in and for Bexar County, Texas