

60

AN ORDINANCE 66677

AMENDING CHAPTER 35 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 35-35 OF CHAPTER 35 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. Z87155)

The rezoning and reclassification of property from

Temporary "R-1" One Family Residence District, "B" Residence District, "C" Apartment District, "R-3" Multiple Family Residence District, "E" Office District, "F" Local Retail District, "JJ" Commercial District, "B-1" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3" Business District and "I-2" Heavy Industry District to "R-1" One Family Residence District, "R-1" S.U.P. One Family Residence District Special Use Permit, "R-2" Two Family Residence District, "R-2" S.U.P. Two Family Residence District Special Use Permit, "R-2A" Three and Four Family Residence District, "R-3" Multiple Family Residence District, "B-2" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3NA" Non-Alcoholic Sales District, "B-3R" Restrictive Business District and "I-1" Light Industry District, listed below as follows:

McCollum High School Area Zoning Plan
Zoning Case #Z87155

From: "B" Residence District, "C" Apartment District, "JJ" Commercial District, and
"B-2NA" Non-Alcoholic Sales District

To: "R-1" One Family Residence District

NCB 8366, All of NCB.
NCB 9309, Lots 5 and 88 thru 92.
NCB 9310, Lots 1, 4 thru 8, 95, 96 and 97.
NCB 9311, Lots 4 thru 10.
NCB 9312, Lots 1 thru 4 and 7 thru 11.
NCB 9313, Lots 1 thru 4, 9 and 10.
NCB 9314, Lots 3 thru 7, 9, 11 and 12.
NCB 9316, Lots 1, 2, 3, 5, 6, 7 and 14 thru 20.
NCB 9317, All of NCB.
NCB 9318, All of NCB.
NCB 9319, All of NCB, save and except Lots 3 and 4.
NCB 9320, All of NCB, save and except Lot 8.
NCB 9321, All of NCB.
NCB 9322, Lots 6 thru 15.
NCB 9323, Lots 5 thru 15.
NCB 9324, All of NCB, save and except Lot 1.
NCB 9325, All of NCB.
NCB 9326, All of NCB.
NCB 9327, Lots 1 thru 16, 19 and 20.
NCB 9328, All of NCB, save and except Lots 1, 9, 19 and 20.
NCB 9329, Lots 1 thru 7 and 14 thru 20.
NCB 9330, Lots 1 thru 6 and 15 thru 20.
NCB 9331, All of NCB.
NCB 9332, All of NCB.
NCB 9333, All of NCB, save and except Lots 8, 9 and 10.
NCB 9334, All of NCB.
NCB 9335, All of NCB, save and except Lots 1 thru 6.
NCB 9336, Lots 7 thru 15.
NCB 9351, Lots 3 thru 17.
NCB 9352, All of NCB.
NCB 9353, All of NCB.
NCB 9354, All of NCB.
NCB 9355, All of NCB, save and except Lots 9 and 10.
NCB 9356, All of NCB, save and except Lots 13, 18 and 20.
NCB 9357, All of NCB.
NCB 9358, All of NCB, save and except Lots 9 and 10.
NCB 9359, All of NCB.
NCB 9360, All of NCB, save and except Lots 19 and 20.
NCB 9361, All of NCB.
NCB 9362, All of NCB, save and except Lots 18 and 19.
NCB 9363, All of NCB, save and except Lots 7 thru 9.
NCB 9364, Lots 13 thru 18 and 22 thru 24.
NCB 9369, Lots 13 thru 18 and 22 thru 27.
NCB 9370, All of NCB, save and except Lot 6.
NCB 9371, All of NCB.

NCB 9372, All of NCB, save and except Lots 6 and 7.
NCB 9373, All of NCB.
NCB 9374, All of NCB.
NCB 9375, All of NCB, save and except Lots 11 and 12.
NCB 9376, Lots 1 thru 8 and 13 thru 20.
NCB 9377, All of NCB.
NCB 9378, All of NCB.
NCB 9379, All of NCB, save and except Lots 3 and 10.
NCB 9380, All of NCB, save and except Lots 5 and 10.
NCB 9381, All of NCB, save and except Lots 21 and 22.
NCB 9382, Lots 14 thru 17 and 23 and 24.
NCB 9400, Lots 13, 14, 19, 20, 21 and 24.
NCB 9401, All of NCB.
NCB 9402, All of NCB.
NCB 9403, All of NCB.
NCB 9404, All of NCB, save and except Lots 1, 17 and the west 25' of Lots 2.
NCB 9405, All of NCB, save and except Lot 7.
NCB 9406, Lots 1 thru 8, 14 thru 20 and the west 25' of Lot 13.
NCB 9407, All of NCB, save and except Lots 3, 9, 10, 11, 12 and 20.
NCB 9408, All of NCB, save and except Lots 6 and 7.
NCB 9409, All of NCB, save and except Lots 1, 2, and 12.
NCB 9410, All of NCB.
NCB 9411, All of NCB, save and except Lot 11.
NCB 9412, All of NCB.
NCB 9413, Lots 13 thru 25.
NCB 9426, Lots 3 thru 7 and 9 thru 18.
NCB 9427, All of NCB, save and except Lot 2, Block 334 and Lot 14, Block 333.
NCB 9428, All of NCB.
NCB 9429, All of NCB.
NCB 9430, All of NCB, save and except Lots 1 thru 4.
NCB 9431, Lots 1 thru 6 and 24 thru 27.
NCB 9432, Lots 26 thru 30.
NCB 9433, All of NCB.
NCB 9434, All of NCB.
NCB 9435, All of NCB.
NCB 9436, All of NCB, save and except Lots 1 and 2.
NCB 9453, All of NCB, save and except Lots 1 thru 8.
NCB 9454, All of NCB.
NCB 9457, All of NCB, save and except Lots 8 thru 10.
NCB 9461, All of NCB.
NCB 9462, All of NCB.
NCB 9463, All of NCB, save and except Lots 4 thru 6 and Lots 11 and 12.
NCB 9468, All of NCB, save and except Lots 3 and 8.
NCB 9469, All of NCB.
NCB 9470, All of NCB, save and except Lots 8, 9, 21, 25, 26, 34, 35, 39, 46 and the west
160' of Lot 45.
NCB 9500, All of NCB.
NCB 9501, All of NCB.
NCB 9502, All of NCB, save and except Lots 4 thru 14.

- NCB 11085, All of NCB.
- NCB 11086, All of NCB, save and except Lot 20.
- NCB 11087, All of NCB.
- NCB 11088, All of NCB.
- NCB 11090, All of NCB.
- NCB 11091, All of NCB, save and except Tract A.
- NCB 11092, All of NCB, save and except Lot 413.
- NCB 11095, All of NCB.
- NCB 11096, All of NCB.
- NCB 11098, All of NCB.
- NCB 11099, Lots 23 thru 27, 51 thru 55, 62 thru 65, 67 thru 75 and the west 120' of Lot 22.
- NCB 11100, All of NCB.
- NCB 11101, All of NCB, save and except Lots 74 and 103.
- NCB 11102, All of NCB, save and except Lots 60, 61, 64, 65, 80, 91 thru 101, the south 300' of Lot 62 and the north 235' of Lot 69.
- NCB 11103, All of NCB, save and except Lots 403 and 404 and the west 81' of the north 202' of Tract A, the East 100' of the west 181.75' of the north 435.60' of Block 59, the west 550' of the east 690' and the west 110' of the east 470' of Block 59.
- NCB 11105, All of NCB, save and except Lot 66.
- NCB 11106, All of NCB, save and except Lots 74, 87-A, 89 and 90.
- NCB 11107, Lot 115 and the west 229.80' of the south 380' of Lot 2.
- NCB 11108, All of NCB, save and except Lot 11, 12 and the west 60.3' of Lot 1, and the south 209.7' of the east 60.3' of Lot 1, and the south 100' of Lot 7.
- NCB 11109, All of NCB, save and except Lots 178, 186, 188, 189, 190, 191, 192, and the east 60.5' of Lot 183.
- NCB 11110, All of NCB, save and except the west 75' and the south 172' of the east 121.1' of Lot 188.
- NCB 11111, All of NCB, save and except Lots 173, 174, 175, and the west 122.4' and the north 200' of the west 83.7' of the east 183.7' of Lot 171.
- NCB 11112, All of NCB.
- NCB 11113, All of NCB.
- NCB 11114, All of NCB, save and except Lot 9.
- NCB 11115, All of NCB, save and except Lots 1, 2, 13, 49, 127, 128, and 129.
- NCB 11117, All of NCB, save and except Lot 233.
- NCB 11118, All of NCB, save and except Lot 203.
- NCB 11119, All of NCB, save and except Lots 191-1, 191-2, 197-C, and 199 and the east 108' of Lot 198.
- NCB 11120, All of NCB, save and except Lot 154.
- NCB 11122, All of NCB, save and except Lots 1, 262 and 265-A.
- NCB 11123, All of NCB, save and except Lots 255 and 257.
- NCB 11124, All of NCB, save and except the east 225' of Lot 250 and the north 150' of Lot 253.
- NCB 11125, All of NCB, save and except Lot 143.
- NCB 11127, All of NCB, save and except Lots 18 thru 21, and 27 thru 30.
- NCB 11128, All of NCB, save and except the north 120' of the east 128.6' of Lot 305.
- NCB 11129, All of NCB, save and except Lot 299 and Lots 302 thru 318.
- NCB 11130, Lots 1 thru 7 and the east 25' of the north irregular 397' of Blk 31.
- NCB 11145, All of NCB, save and except Lots 1 thru 7.
- NCB 11146, All of NCB.
- NCB 11147, All of NCB, save and except Lots M, K and 7-B and the east 210' of Lot 450.
- NCB 11148, Lot 5-B.
- NCB 11149, The east 980.8' of Tract 5-C.

NCB 11981, Lots 2 and 3.
NCB 13016, All of NCB, save and except Lots 15 thru 19 and the north 130' of Lot 29.
NCB 13097, All of NCB.
NCB 13098, All of NCB.
NCB 13099, All of NCB.
NCB 13455, All of NCB.
NCB 13478, All of NCB.
NCB 13479, All of NCB.
NCB 13480, All of NCB.

From: "B" Residence District and "C" Apartment District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for a duplex.

NCB 9316, Lot 4.
NCB 9327, Lots 17 and 18.
NCB 9328, Lots 9, 19 and 20.
NCB 9355, Lots 9 and 10.
NCB 9362, Lots 18 and 19.
NCB 9372, Lots 6 and 7.
NCB 9379, Lots 3 and 10.
NCB 9400, Lot 18.
NCB 9404, Lots 1, 17 and the west 25' of Lot 2.
NCB 9407, Lots 3 and 20.
NCB 9408, Lot 6.
NCB 9409, Lots 1, 2 and 12.
NCB 9426, Lot 8.
NCB 9468, Lot 8.
NCB 11086, Lot 20.
NCB 11109, Lots 186, 188, 189, 190, 191, 192 and the east 60.5' of Lot 183.
NCB 11110, The west 75' and the south 172' of the east 121.1' of Lot 188.

From: "B" Residence District and "C" Apartment District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for a triplex.

NCB 9408, Lot 7.
NCB 9468, Lot 3.
NCB 9470, Lots 25 and 26.

From: "C" Apartment District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for apartments.

NCB 9324, Lot 1, (4-units)
NCB 9335, Lots 1 and 2, (8 - units.)
NCB 9405, Lot 7, (4 - units.)

From: "B" Residence District
To: "R-2" S.U.P. Two Family Residence District Special Use Permit for a mobile home.

NCB 11103, The west 81' of the north 202' of Tract A.

From: "B" Residence District and "C" Apartment District.
To: "R-1" S.U.P. One Family Residence District Special Use Permit for (2) residences on a lot.

NCB 9310, Lot 9.
NCB 9320, Lot 8.

NCB 9328, Lot 1.
NCB 9356, Lots 18 and 20.
NCB 9370, Lot 6.
NCB 9411, Lot 11.
NCB 11091, Tract A.
NCB 11099, Lot 50.
NCB 11101, Lot 103.
NCB 11109, Lot 178.
NCB 11111, The west 122.4' and the north 200' of the west 83.7' of the east 183.7' of Lot 171.
NCB 11117, Lot 233.
NCB 11118, Lot 203.
NCB 11119, Lot 199.
NCB 11122, Lot 262.
NCB 11123, Lots 255 and 257.
NCB 11124, The north 150' of Lot 253.
NCB 11128, The north 120' of the east 128.6' of Lot 305.
NCB 11129, Lot 299.
NCB 11130, The west irregular 306' of the south irregular 237.3' of Block 31.
NCB 11981, Lot 1.

From: "C" Apartment District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for a nursing home.

NCB 9333, Lots 8, 9, and 10.

From: "B" Residence District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for a duplex and a residence.

NCB 11101, Lot 74.
NCB 11147, The east 210' of Lot 450.

From: "B" Residence District and "C" Apartment District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for a fourplex.

NCB 9356, Lot 13.
NCB 9360, Lots 19 and 20.
NCB 9363, Lots 7, 8 and 9.
NCB 9380, Lots 5 and 10.
NCB 11102, The north 235' of Lot 69.

From: "R-3" Multiple Family Residence District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for a youth center.

NCB 9364, Lots 19, 20 and 21.

From: "B" Residence District
To: "R-1" S.U.P. One Family Residence District Special Use Permit for (3) residences and a duplex.

NCB 11125, Lot 143.

From: "B" Residence District, "C" Apartment District and "R-3" Multiple Family Residence District

To: "R-2" Two Family Residence District

NCB 9309, Lots 4.
NCB 9311, Lots 1, 2, and 3.
NCB 9312, Lots 5 and 6.
NCB 9315, Lots 1, 2 and 3.
NCB 9319, Lots 3 and 4.
NCB 9323, Lot 4.
NCB 9335, Lots 3, 4, 5 and 6.
NCB 9336, Lots 4, 5 and 6.
NCB 9381, Lots 21 and 22.
NCB 9382, Lots 25, 26 and 27.
NCB 9400, Lots 16 and 17.
NCB 9470, Lot 39.
NCB 11099, Lot 60.
NCB 11106, Lot 74.
NCB 11108, Lots 11 and 12.
NCB 11120, Lot 154.
NCB 11119, The east 108.9' of Lot 198.
NCB 11122, Lot 1.
NCB 11129, Lots 304 thru 318.
NCB 11130, The north irregular 397' of the west irregular 406' of Block 31, save and except the north 100' of the west 160' and the east 25'.
NCB 11145, Lots 1 thru 7.
NCB 11147, Tract M.

From: "B" Residence District and "F" Local Retail District

To: "R-2A" Three and Four Family Residence District

NCB 9463, Lots 4, 5, and 6.
NCB 11102, Lots 64, 65, 93, and the south 300' of Lot 62.

From: "B" Residence District and "C" Apartment District

To: "R-3" Multiple Family Residence District

NCB 9313, Lots 5, 6, 7, and 8.
NCB 9382, Lot 13.
NCB 9400, Lots 15, 22 and 23.
NCB 9427, Lot 2, Block 334, and Lot 14, Block 333.
NCB 9430, Lots 1, 2, 3, and 4.
NCB 9432, Lots 14 thru 20.
NCB 9502, Lots 4 thru 14.
NCB 11089, All of NCB.
NCB 11103, The east 100' of the west 181.75' of the north 435.60' of Block 59, the west 550' of the east 690', save and except the west 110' of the east 470' of Block 59.
NCB 11150, Parcels 5-C, 5-D, and 5-E.

From: "B-1" Business District, "C" Apartment District and "F" Local Retail

To: "B-2" Business District

NCB 9312, Lots 110 thru 114.
NCB 9313, Lot 127.
NCB 9322, Lots 16, 17, 18 and 21.
NCB 9323, Lots 1, 2 and 3.

Lot 9364, Lots 1, 2, and 3.
NCB 9413, Lots 1, 2, and 3.

From: "B" Residence District, "B-2" Business District, "B-3" Business District, "E" Office District, "F" Local Retail District, "JJ" Commercial District and Temporary "R-1" Residence District
To: "B-2NA" Non-Alcoholic Sales District

NCB 9309, Lots 3, 93, and 94.
NCB 9314, Lots 8 and 10.
NCB 9322, Lots 19 and 20.
NCB 9329, Lots 21 thru 32.
NCB 9330, Lots 7, 11 thru 14, and 21 thru 25.
NCB 9336, Lots 1, 2, 3, 16, 19 and 20.
NCB 9364, Lots 4 thru 12.
NCB 9375, Lots 11 and 12.
NCB 9376, Lots 9, 10, and the south 70' of Lots 11 and 12.
NCB 9406, Lots 9, 10, 11, 12 and the east 25' of Lot 13.
NCB 9407, Lots 9 and 10.
NCB 9413, Lots 7 and 8.
NCB 9426, Lots 19 and 20.
NCB 9436, Lots 1 and 2.
NCB 9456, All of NCB.
NCB 11092, Lot 413.
NCB 11102, Lots 61, 80, 94, 95, and 96.
NCB 11107, Lot 118, the southeast 50' of Lot 1, the west 180' of Lot 127, Lot 2, save and except the west 229.80' of the south 380'.
NCB 11119, Lot 191-2.
NCB 11122, Lot 265-A.
NCB 11124, The east 225' of Lot 250.
NCB 11130, The east 408' of the south 230', Block 31, and the north 100' of the west 160' of Block 31.
NCB 11147, Lots K and 7-B.
NCB 11148, Lot 8, the east 110' of Lot 6-B, the east 460.5' of 7-B, the east 380' of the west 1,060' of Lot 7-B, and the west 122.5' of Lot 7-B.
NCB 11149, Lots 6 thru 12, 14, 15, 20, and 21.
NCB 11150, All of NCB, save and except parcels 5-C, 5-D, and 5-E.
NCB 11982, All of NCB.
NCB 13016, The south 35' of Lot 29.

From: "B-3" Business District, "F" Local Retail District and "JJ" Commercial District
To: "B-3NA" Non-Alcoholic Sales District

NCB 9309, Lots 77, 78 and 79.
NCB 9310, Lots 88, 89, 90, 90-A, 90-B, 90-C and 91.
NCB 9313, Lots 125 and 126.
NCB 9314, Lots 125 thru 134.
NCB 9315, Lots 4 thru 7, 11 thru 15, and 135 thru 144.
NCB 9316, Lots 21 thru 32.
NCB 9322, Lots 4 and 5.
NCB 9323, Lots 16, 17 and 18.
NCB 9351, Lots 18, 19 and 20.
NCB 9358, Lots 9 and 10.
NCB 9369, Lots 1 thru 12.
NCB 9376, The north 70' of Lots 11 and 12.
NCB 9382, Lots 1 thru 5, and 8 thru 12.
NCB 9400, Lots 4 thru 12.
NCB 9407, Lots 11 and 12.
NCB 9413, Lots 9 thru 12.
NCB 9431, Lots 7 thru 12, 14 and 15.

- NCB 9432, Lots 7 thru 13.
- NCB 9453, Lots 1 thru 8.
- NCB 9457, Lots 8 thru 10.
- NCB 9463, Lots 11 and 12.
- NCB 9470, Lots 21, 34 and the east 200' of Lot 45.
- NCB 11099, Lots 61, 76 and the east 300' of Lot 22.
- NCB 11102, Lots 97 thru 101.
- NCB 11106, Lots 87-A, 89 and 90.
- NCB 11107, All of Lot 1, save and except the southeast 50'.
- NCB 11111, Lots 173, 174 and 175.
- NCB 11114, Lot 9.
- NCB 11115, Lot 49.
- NCB 11151, All of NCB.

From: "F" Local Retail District
To: "B-3R" Restrictive Business District

NCB 9470, Lot 35.

From: "F" Local Retail District
To: "B-3" Business District

NCB 9400, Lots 1, 2 and 3.

From: "I-2" Heavy Industry District
To: "I-1" Light Industry District

NCB 11149, Lots 16, 17, 18 and 19.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 25th DAY OF February 1988.

ATTEST: Kenna S. Rodriguez
 CITY CLERK

Henry Cisneros
 M A Y O R

APPROVED AS TO FORM: [Signature]
 CITY ATTORNEY

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBER	1
CITY WATER BOARD	
CITY ATTORNEY	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
ENVIRONMENTAL MANAGEMENT	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE DEPARTMENT	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LIBRARY	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL	
PLANNING	1
POLICE DEPARTMENT	
PUBLIC UTILITIES	
PUBLIC WORKS	
ENGINEERING	
CENTRAL MAPPING	
REAL ESTATE	
TRAFFIC ENGINEERING	
PURCHASING & GENERAL SERVICES	
INTERGOVERNMENTAL RELATIONS	
ZONING ADMINISTRATION	1
SPECIAL PROJECTS - CITY MANAGER	
DOWNTOWN INITIATIVES	
COMMUNITY DEVELOPMENT OFFICE	

ITEM NO. 60

MEETING OF THE CITY COUNCIL DATE: FEB 25 1988

MOTION BY: King SECONDED BY: Dutmer

ORD. NO. 66677 ZONING CASE #287155

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		absent	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		✓	
BOB THOMPSON PLACE 6		absent	
YOLANDA VERA PLACE 7		absent	
NELSON WOLFF PLACE 8		✓	
WEIR LABATT PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		absent	
HENRY G. CISNEROS PLACE 11 (MAYOR)		absent	

Young, Volody, Alan w/and of...
 Apprise # 8; Remove Mrs. [unclear] property
 I have it next to 2c;
 251 del back for Mr. [unclear];
 Apprise # 7; Apprise # 11; # 188
 Staff Recommendation on next

10

Zoning Case No.: Z87155

Date: October 6, 1987
October 20, 1987

Council District: 4

Applicant: City of San Antonio

Area: McCollum High School

Zoning Request: Temporary "R-1" One Family Residence District, "B" Residence District, "C" Apartment District, "R-3" Multiple Family Residence District, "E" Office District, "F" Local Retail District, "JJ" Commercial District, "B-1" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3" Business District and "I-2" Heavy Industry District to "R-1" One Family Residence District, "R-1" S.U.P. One Family Residence District Special Use Permit, "R-2" Two Family Residence District, "R-2" S.U.P. Two Family Residence District Special Use Permit, "R-2A" Three and Four Family Residence District, "R-3" Multiple Family Residence District, "B-2" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3NA" Non-Alcoholic Sales District, "B-3R" Restrictive Business District and "I-1" Light Industry District.

Property Location:

As shown on exhibit map.

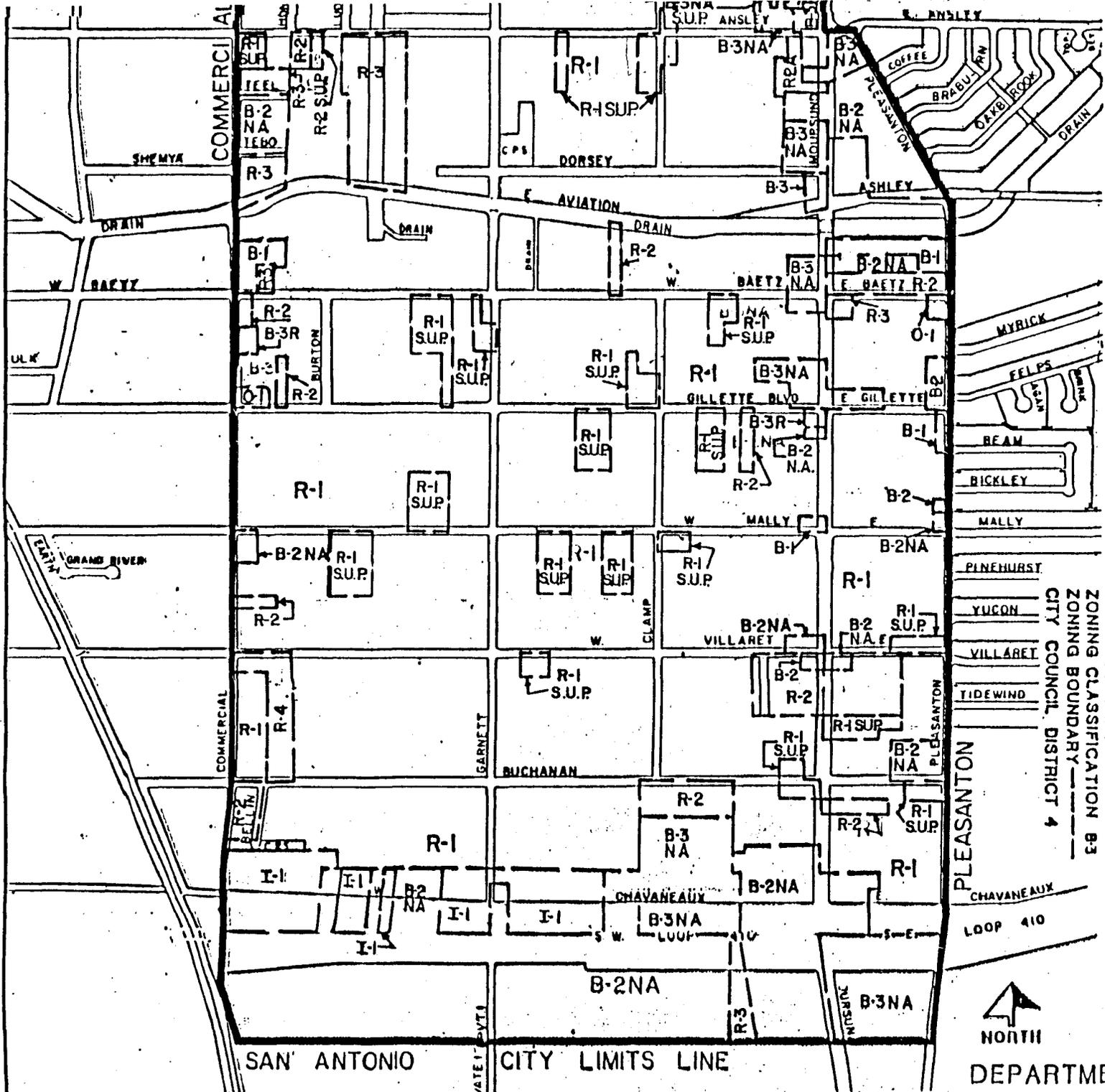
FOR INFORMATION ONLY

Subject property being the area bounded by S. W. Military Drive on the north, Pleasanton Road on the east, the San Antonio city limits line on the south, and Commerical Avenue on the west.

Zoning Commission Recommendation:

Approval

SOUTH PORTION



AREA BOUNDARY ———
 ZONING CLASSIFICATION B-3
 ZONING BOUNDARY - - - -
 CITY COUNCIL DISTRICT 4

LEGEND

NOTE:
 IF YOUR PROPERTY DOES NOT LIE WITHIN THE HEARING AREA, YOUR PROPERTY WILL NOT BE CONSIDERED FOR ZONING BUT YOU HAVE BEEN NOTIFIED IN COMPLIANCE WITH STATE STATUTES A LARGE SCALE MAP OF THIS HEARING AREA IS ON FILE IN THE DEPARTMENT OF PLANNING 114 W. COMMERCE ST. 4TH FLOOR AND MAY BE EXAMINED BY THE PUBLIC.



DEPARTMENT OF PLANNING

Zoning Case No.: 287155

Date: August 4, 1987
August 18, 1987
August 25, 1987
September 1, 1987
October 6, 1987
October 20, 1987

Council District: 4

Applicant: City of San Antonio

Area: McCollum High School

Zoning Request: Temporary "R-1" One Family Residence District, "B" Residence District, "C" Apartment District, "R-3" Multiple Family Residence District, "E" Office District, "F" Local Retail District, "JJ" Commercial District, "B-1" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3" Business District and "I-2" Heavy Industry District to "R-1" One Family Residence District, "R-1" S.U.P. One Family Residence District Special Use Permit, "R-2" Two Family Residence District, "R-2" S.U.P. Two Family Residence District Special Use Permit, "R-2A" Three and Four Family Residence District, "R-3" Multiple Family Residence District, "B-2" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3NA" Non-Alcoholic Sales District, "B-3R" Restrictive Business District and "I-1" Light Industry District.

Property Location:

As shown on exhibit map.

FOR INFORMATION ONLY

Subject property being the area bounded by S. W. Military Drive on the north, Pleasanton Road on the east, the San Antonio city limits line on the south, and Commercial Avenue on the west.

Staff Recommendation:

Approval of proposed zoning as shown on exhibit map.

City's Proposal:

To reclassify to new current 1965 zoning classification.

Discussion:

On October 20, 1987, the Zoning Commission recommended to forward Zoning Case #87155 to City Council, save and except owner's request #1 through #43.

NEIGHBORHOOD PUBLIC HEARING HELD ON July 13, 1987.

INFORMATION PRESENTED BY THE DIRECTOR OF PLANNING

Mr. Roland A. Lozano, Director of Planning, stated that this was one of several areas that the City Council had directed the Planning Department to reclassify to the new zoning. Mr. Lozano also stated that if the property owners were not satisfied with the zoning, they would be given an opportunity to request a zoning amendment.

RESULTS OF NEIGHBORHOOD MEETING HELD ON July 13, 1987.

There were a total of 2,590 notices mailed out to the property owners including owners within a 200' radius beyond the target area. There were 3,143 parcels of land within this target area. There were 125 property owners that attended this public meeting held at the Gilbert E. Ramirez Recreation Center, 1011 Gillette Blvd., at 6:00 p.m.

There were twenty-four owners requesting amendments to the Zoning Plan.

Public Hearing on Zoning Case No. Z87155 - McCollum High School Area, at Gilbert E. Ramirez Recreation Center, 1011 Gillette Blvd.

The Zoning Commission public hearing was heard at the Gilbert E. Ramirez Recreation Center, 1011 Gillette Blvd., at 6:00 p.m. There were about 150 persons attending this public meeting.

INFORMATION PRESENTED BY THE VICE-CHAIRPERSON

Ms. Lucille A. Cockrell, Vice-Chairperson, opened this public hearing for consideration of upgrading the zoning with the areas shown on these exhibit maps. This public hearing is to receive comments and requests from the property owners of the target area. The Zoning Commission will finalize its recommendation on the areas outlined on the exhibit maps at City Hall at a later date.

Gus Cuellar, Planner II, made a brief presentation to the people explaining the purpose of the meeting and explained the nonconforming rights for existing business within the target area.

INFORMATION PRESENTED BY THE CITIZENS

Vernon Benson, 203 Moursund, stated that he is in favor of keeping the "B-3" Business zoning District. The area is all commercial, industrial and undeveloped property, with little residential and is on a thoroughfare. The existing building was designed for a drive-in ice house and if the zoning is changed, it will destroy the value of the property and the value of the building and will not be any good for resale. The existing ice-house with on-premise consumption of alcoholic beverages has been in operation since 1969. Mr. Benson submitted, in writing, request No. 11

Rodolfo Orta, an attorney, representing Mr. Albert Altamirano, stated that Mr. Altamirano owns a restaurant that sells alcoholic beverages with a night club next to the restaurant. The night club does not allow customers to bring their own alcoholic beverages and does not allow them to take out any alcoholic

beverages. His client would like to know why the zoning is being rezoned to the "B-3NA" Non-Alcoholic Sales District, is it because of complaints from the residents in the area due to drunks walking in the neighborhood. Mr. Altamirano has made a request for the "B-3" zoning to be able to operate his business. Mr. Altamirano submitted, in writing, request No. 19

Antonia F. Tovar, 707 & 703 Verne, stated that they are surrounded by night clubs and restaurant and is no longer suitable for rental. The City owns 40 feet on the corner of 703 Verne and when we brought that lot, it stated on our warranty deed that if the City should decided to sell their 40 feet, we could buy it for more parking. She proposes to change the zoning to "O-1" Office District. Changing the zoning to "O-1", it will create jobs and increase the value of the property.

Robert R. Rivas, 523 Gillette stated that the land that he owns is approximately 60 by 360 and is too much land for one house. He also stated that the present zoning is "B", which would allow him to build duplexes on his property and is in opposition of the "R-1" One Family Residence District. He stated that he complies with all the city codes for duplexes on his property and is in favor of a "R-2" zoning.

Glafiso Elizondo, 3002 Commercial stated that he has been in the restuarant business and allows two beers with a meal. He also stated that he is in opposition of the "B-2" which would put him out of buisness.

Daniel White, 103 E. Baetz stated that he want to rezone his two lots. Lot 117 is currently zoned "B-1" and Lot 118 which is zoned "B-2", to "I-1" Light Industry District. He would like to build a trading post business.

Arthur Fern, 323 W. Baetz stated that his property is currently zoned "B" Residence District and would like to request a "R-2" Two Family Residence District for duplexes or for a Two Family Residence District on his property. His property is 80 feet off the property line in front and has a 60 feet easement. His property measures 100 feet by 400 feet.

Anita Ornchas, 142 E. Villaret stated that she is in opposition of the "B-3" zoning. She stated that there are too many bars in the area which causes crime in the area. She also stated that she is in opposition of multiple housing too close to the single residential area would need a buffer zone.

Gabriela Fewox, 120 Burton stated that she is in favor of a zoning for a business.

Juan Marquez, 601 Moursund stated that he is requesting a "B-3" zoning for his property. He also stated that he is in opposition of a "B-2" zoning which his property is currently zoned. The area needs more "B-3" or "B-3NA" for anyone who is in opposition of alcoholic in the area. He needs a "B-3NA" for a car lot and the zoning would upgrade the area and the value of the property.

Alma A. Deihil, 4400 Commercial, Lot 1 thru 7, Block 61, NCB 11145, would like a "I-1" Light Industry District for her properties. There is power lines immediately to the southside of the property. She has one rental house on her property.

Trinidad Gaitan, is requesting a "B-2" or "B-3NA" for his property located at 4107 Pleasanton Road. He would like to start a real estate office on his property.

Faye Gonsalves, 300 W. Villaret stated that she is in opposition for any business in their area. The area is zoned for residential and she would like to keep the residential zoning in the area. She is in opposition of the "B-2NA" zoning.

Betty Traugott, 464 W. Villaret stated that she is in opposition of any business zoning. She is in favor of keeping the residential zoning in the area.

Willie Mae De Hart, 319 W. Villaret stated that she is in favor of keeping the zoning of residential on her property. She also stated that she is in opposition of any business in the area.

James English, stated that he is in opposition of any business in the area. It will increase congestion in the area. He also stated that he is in favor of keeping the zoning of residential on his property.

Ed Roy Krebs, stated that he is in favor of keeping his property zoned residential.

Harold Huff, 618 W. Baetz stated that he is in favor of alcoholic beverages served in restuarants with the meal but is in opposition of too many ice houses in the area.

Reconvening of Zoning Case No. Z87155 - McCollum High School Area on August 18, 1987.

The Chairman reconvened Zoning Case No. Z87155.

Mr. Arthur Fern, 323 W. Baetz, spoke against the total zoning plan because he does not feel that rezoning should take place this zoning has been in place since 1938.

Mr. Adrian Flores, 426 W. Craig, stated that he owns a lot on Moursund Road and he would like to have business zoning on his property.

Ms. Linda Pressley, 9710 Clamp, stated that she is representing the MCA who is in favor of the overall rezoning plan.

The Motion was made by Mr. Adams and seconded by Mr. Burney, to recommend approval of the recommended plan save and except the forty individual cases.

FOR THE RECORD

Ms. Cockrell stated that she would be abstaining on the overall case because she is still concerned that there are a number of property owners that are included in the case that really do not understand what is going on.

AYES: Adams, Burney, Giesich, Villarreal, Meza, Polunsky, Washington, Davies, Oviedo

NAYS: None

ABSTAIN: Smith, Cockrell

THE MOTION CARRIED.

REQUEST #1

Owner: Beatriz Garcia

The Motion was made by Ms. Davies and seconded by Mr. Meza, to recommend approval of "R-1" One Family Residence District.

AYES: Davies, Meza, Smith, Villarreal, Burney, Oviedo

NAYS: Cockrell, Adams, Washington, Polunsky

ABSTAIN: Giesich

THE MOTION CARRIED.

REQUEST #2

Owner: Robby L. Rose, Jr.

The Motion was made by Ms. Davies and seconded by Ms. Villarreal, to recommend approval of "R-1" One Family Residence District.

AYES: Davies, Villarreal, Smith, Meza, Oviedo

NAYS: Giesich, Polunsky, Washington, Adams, Cockrell

ABSTAIN: Burney

THE MOTION FAILED.

The Commission expressed concern that perhaps some of the people present at the public meeting were not aware that they should be present at this public hearing because they were not informed to do so.

SECOND MOTION

The Motion was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-2" Two Family Residence District.

AYES: Polunsky, Washington, Adams, Cockrell, Giesich

NAYS: Smith, Villarreal, Meza, Burney, Davies, Oviedo

THE MOTION FAILED.

THIRD MOTION

The Motion was made by Mr. Burney to postpone this case at this time in order to allow staff to notify the property owner of the public hearing and allow him the opportunity to attend.

THE MOTION WAS WITHDRAWN.

FOURTH MOTION

The Motion was made by Mr. Smith and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Davies, Giesich, Villarreal, Meza, Oviedo
NAYS: Polunsky, Washington, Adams, Burney, Cockrell

THE MOTION CARRIED.

REQUEST #3

Owner: Arthur Fern

Mr. Arthur Fern, 323 W. Baetz, stated that he would like to have "R-2" zoning on his property for future development of a duplex.

The Motion was made by Ms. Cockrell and seconded by Mr. Polunsky, to recommend approval of "R-2" Two Family Residence District.

AYES: Cockrell, Polunsky, Washington, Adams, Burney
NAYS: Giesich, Smith, Villarreal, Meza, Davies, Oviedo

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Smith and seconded by Mr. Meza, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Meza, Giesich, Villarreal, Davies, Oviedo
NAYS: Polunsky, Washington, Adams, Burney, Cockrell

THE MOTION CARRIED.

REQUEST #4

The Motion was made by Mr. Smith and seconded by Mr. Meza, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Meza, Giesich, Villarreal, Davies, Oviedo
NAYS: Polunsky, Washington, Adams, Burney, Cockrell

THE MOTION CARRIED.

5. At this time the Commission went into Executive Session to discuss the Conflict of Interest provisions of the State Statutes of the Zoning Ordinance.

The Commission reconvened and informed the audience that this case would be recessed until next week in order to allow staff to come back with a legal opinion on this issue.

RECONVENING OF ZONING CASE NO. Z87155 - MC COLLUM HIGH SCHOOL AREA on August 25, 1987.

REQUEST #5

Owner: Daniel Gomez

Mr. Daniel Gomez, stated that he would like to have a lateral zoning on his

property because he presently has building permits to start construct of 6 unit apartment buildings on his property. He further stated that he lives adjacent to the subject property and presently owns some apartments on 727 Cantrell.

Mr. Arthur Fern, 323 W. Baetz, stated that he is in favor of the applicant's request.

Mr. Harry Brehn, stated that he is in favor of the applicant's request because he also owns six lots in the immediate area.

COMMISSION ACTION

MOTION was made by Mr. Adams and seconded by Mr. Washington, to recommend approval of "R-3" Multiple Family Residence District.

AYES: Adams, Washington, Meza, Polunsky, Burney, Davies, Oviedo

NAYS: None

ABSTAIN: Smith

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #6

Owner: Trinidad Gaitan

Mr. Trinidad Gaitan, 4107 Pleasanton Rd., stated that he would like to have "B-2" or "B-2NA" zoning on his property as he is in the process of constructing a real estate office and a gift shop on the subject property.

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Mr. Adams, to recommend denial of the applicant's request.

AYES: Davies, Adams, Smith, Meza, Polunsky, Washington, Burney, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #7

Owner: Jesus Suarez

Mr. Jesus Suarez, 514 W. Villaret, stated that he would like to have "B-2NA" zoning a portion of his property because he proposes to operate an electronics shop in the future. He further stated that he presently has a warehouse building on the subject property which he intends to use for his business.

Mr. Daniel Gomez, stated that he is in favor of the applicant's request because he would like to see more business development in the area. He further stated that the proposed use would enhance the area.

Mr. Arthur Fern, 323 W. Baetz, stated that he is in favor of the applicant's

request because there is a need for more business in this area.

Mr. Daniel White, stated that he is in favor of the applicant's request because the area is not developing and the proposed use would help the tax base for the area. He further stated that there is a need for more businesses in the area.

Mr. Juan Marquez, stated that he is in favor of the applicant's request for any business zoning on the property.

Mr. Robert Rivas, stated that he is in favor of the applicant's request because in his opinion business would help the community development.

Mr. Lytle Flynn, 507 W. Villaret, stated that he is opposed to the applicant's request because the area is predominately single family residential. He further stated that the applicant purchased the property approximately 6 months ago and he bought the property with the intent of using it for business.

Ms. Faye Gonzalves, 300 W. Villaret, stated that she is representing MCA and they are opposed to the applicant's request because the area is single family residential. She further stated that they feel that the applicant has any right to come into the residential area with the intention of starting a business when there are plenty of vacant business lots along Pleasanton and Commercial.

Mrs. Willie Mae DeHeart, 319 W. Villaret, stated that she is opposed to the applicant's request because the area is strictly residential and she would like to see it remain that way.

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend denial of the applicant's request.

FOR THE RECORD

Mr. Polunsky stated that he agreed that business zoning on the property is inappropriate and he is against the request for "B-2" zoning, however, he does feel that since there is a "B" zoning on the property now, that the Commission should make a recommendation for "R-2".

AYES: Washington, Davies, Meza, Smith, Burney, Oviedo

NAYS: Adams, Polunsky

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #8

Owner: Harold Finley

Mr. Harold Finley, 2627 Pleasanton Rd., stated that he would like to have "B-2" zoning on his property. He further stated that they intend to remodel and expand their business. He stated that they need more parking area for their restaurant operation. He stated that he operates a drive-in barbeque restaurant with no on-premises alcoholic beverages.

Mrs. Faye Gonzalves, 300 W. Villaret, stated that she is in favor of the

applicant's request because the restaurant has been operating for several years and has been an asset to the community.

Mr. Rene Neira, 235 Felps, stated that he is in favor of the applicant's request because the applicant runs a respectable business. He further stated that he does not have any objection to the request for additional parking.

Mr. Bruce Finley, stated that he has been operating a barbeque restaurant and they are in need of additional parking for their business.

COMMISSION ACTION

MOTION was made by Mr. Adams and seconded by Mr. Meza, to recommend approval of "B-2NA" Non-Alcoholic Sales District.

AYES: Adams, Meza, Smith, Polunsky, Washington, Burney, Davies, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #9

Owner: Henry Gomez

Mr. Daniel Gomez, stated that the applicant is his brother and he has an existing business on the subject property.

Mrs. Antonia Tovar, stated that she is in favor of the applicant's request because he has been running a good business on the subject property. She further stated that the business has been an asset to the community.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to recommend approval of "B-2" Business District.

AYES: Burney, Adams, Smith, Meza, Polunsky, Washington, Davies, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #10

Owner: Ben Lu & Son Inc.

COMMISSION ACTION

MOTION was made by Mr. Adams and seconded by Ms. Davies, to recommend approval of "B-3R" Restrictive Business District.

AYES: Adams, Davies, Smith, Meza, Washington, Burney, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich, Polunsky

THE MOTION CARRIED.

REQUEST #11

Owner: Vernon Benson/Richard W. Conner, Jr.

Mr. Vernon Benson, stated that he would like to have "B-3" zoning on his property for his ice house, tire shop and beauty shop operation which is already existing on the subject property.

COMMISSION ACTION

MOTION was made by Mr. Adams and seconded by Mr. Washington, to recommend approval of "B-3" Business District.

AYES: Adams, Washington, Meza, Burney, Davies, Oviedo

NAYS: None

ABSTAIN: Smith

ABSENT: Cockrell, Villarreal, Giesich, Polunsky

THE MOTION CARRIED.

REQUEST #12

Owner: Juan T. Marquez

Mr. Juan T. Marquez, stated that he would like to have "B-3" zoning for a used car lot with a Stop-N-Go or convenience store on the subject property. He further stated that he owns several lots in this area.

Ms. Faye Gonzalves, 300 W. Villaret, stated that she does not want to see a used car lot on the subject property. She further stated that she would not be opposed to a new car dealership or a convenience store.

Mrs. Willie Mae DeHeart, stated that she is opposed to a used car lot on the subject property because it will lower their property values. She further stated that she would not be opposed to a nice business on the subject property.

COMMISSION ACTION

MOTION was made by Mr. Meza to recommend approval of "B-3R" Restrictive Business District on Lots 302 thru 309 and "R-2" Two Family Residence District on Lots 310 thru 318.

THE MOTION DIES FOR A LACK OF A SECOND.

SECOND MOTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to recommend approval of "B-2" Business District on Lots 302 and 303 and "R-2" Two Family Residence District on Lots 304 thru 318.

AYES: Burney, Adams, Smith, Meza, Davies, Oviedo

NAYS: None

ABSTAIN: Washington

ABSENT: Cockrell, Polunsky, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #13

Owner: David D. White

Mr. David D. White, 103 E. Baetz, stated that he would like to have a farm equipment retail business on the subject property. He further stated that he is in the process of obtaining a franchise with the John Deere Corporation. He stated that this will require some assembly, and will include farm garden tractor sales. He stated that the request for rezoning is for future development.

Mr. Rene Neira, 235 Felps, stated that he is opposed to any "I-1" type of operation in the area.

COMMISSION ACTION

MOTION was made by Mr. Adams and seconded by Mr. Polunsky, to recommend approval of "B-1" Business District and "B-2NA" Non-Alcoholic Sales District.

AYES: Adams, Polunsky, Smith, Meza, Burney, Davies, Oviedo

NAYS: None

ABSENT: Cockrell, Washington, Villarreal, Cockrell

THE MOTION CARRIED.

REQUEST #14

Owner: Gilberto Moncivas

Mr. Gilberto Moncivas, 438 Moursund, stated that he would like to have "I-1" zoning for a machine shop. He further stated that he proposes to manufacture aircraft parts.

Mr. Rene Neira, 235 Felps, stated that he is representing MCA who is opposed to the applicant's request for "I-1" zoning in the area.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

FOR THE RECORD

Mr. Polunsky stated that would not be voting for the motion because he is in favor of "R-2" zoning on the subject property.

AYES: Burney, Davies, Meza, Oviedo

NAYS: Polunsky, Adams

ABSTAIN: Smith

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-2" Two Family Residence District.

AYES: Polunsky, Washington, Meza, Adams, Burney, Davies, Oviedo

NAYS: None

ABSTAIN: Smith

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #15

Owner: Ama Enterprises

Mrs. Faye Gonzalves, 300 W. Villaret, stated that she is representing MCA who opposed to the applicant's request for "I-1" zoning on the subject property. further stated that the applicant can continue his operation under non-conform rights.

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Mr. Adams, to recommend approval of "R-2" Two Family Residence District on Lot 60 and "B-3NA" Non-Alcoholic Sales District on the remainder.

AYES: Davies, Adams, Smith, Meza, Polunsky, Washington, Burney, Oviedo
NAYS: None
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #16

Owner: Harry Brehn

Mr. Harry Brehn, 338 Hoover, stated that he would like to have "R-2A" zoning on his property because the property is presently zoned "C" and he would like to develop into duplexes.

Mr. Daniel Gomez, stated that he is in favor of the applicant's request because the applicant has maintained his property very well.

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-2A" Three and Four Family Residence District.

AYES: Polunsky, Washington, Meza, Adams
NAYS: Oviedo, Burney, Smith
ABSTAIN: Davies
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

SECOND MOTION

MOTION was made by Mr. Washington and seconded by Mr. Adams, to recommend approval of "R-2" Two Family Residence District.

AYES: Washington, Adams, Smith, Meza, Polunsky, Burney, Davies, Oviedo
NAYS: None
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #17

Owner: Joe Wood

MOTION was made by Mr. Adams and seconded by Mr. Washington, to recommend approval of "R-3" Special Request for a day care center caring for over 20 children.

AYES: Adams, Washington, Smith, Meza, Polunsky, Burney, Davies, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #18

Owner: Arthur Veliz

MOTION was made by Ms. Davies and seconded by Mr. Burney, to recommend approval of "B-2" Business District.

AYES: Davies, Burney, Smith, Meza, Polunsky, Washington, Adams, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #19

Owner: Albert Altamirano

Mr. Rodolfo Orta, stated that his client is presently operating a restaurant on the subject property and he also owns a night club adjacent to the subject property. He further stated that the restaurant closes at 9:00 p.m. and the applicant runs a good operation.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to recommend approval of "B-2" Business District on Lots 2,3 and 50' north of Lot 21 and "R-2" Two Family Residence District on Lots 4.

AYES: Burney, Adams, Smith, Meza, Polunsky, Washington, Davies, Oviedo

NAYS: None

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #20

Owner: Nestoria S. Banda

COMMISSION ACTION

MOTION was made Ms. Davies and seconded by Mr. Burney, to recommend approval of "R-1" One Family Residence District.

AYES: Davies, Burney, Smith, Meza, Oviedo
NAYS: Adams, Polunsky, Washington
ABSENT: Cockrell, Villarreal, Gleich

THE MOTION FAILED.

FOR THE RECORD

Mr. Washington stated that he would change his vote from the negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #21 AND #22

Owner: Julio and Louisa Banda

Mr. Onasimo Banda, 3536 Commercial, stated that they would like to have "R-3" or "B-1" zoning. He further stated that the area is vacant and they would like to develop in the future for commercial uses.

Staff informed the Commission that the applicant's request was not within the range.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to postpone these cases in order for staff to advertise within the range of the zoning request.

AYES: Burney, Adams, Smith, Meza, Polunsky, Washington, Davies, Oviedo
NAYS: None
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #23

Owner: Clifford Johnson

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

AYES: Washington, Davies, Smith, Meza, Burney, Oviedo
NAYS: Adams, Polunsky
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #24

Owner: Robert Rivas

Mr. Robert Rivas, 522 Gillette, stated that he would like "R-2" for duplex development. He further stated that he would like to construct two duplexes on the subject property.

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-2" Two Family Residence District.

AYES: Polunsky, Washington, Adams
NAYS: Oviedo, Davies, Meza, Smith
ABSTAIN: Burney
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Ms. Davies and seconded by Mr. Meza, to postpone this case until the applicant places it back on the agenda and in order that more Commission members are present.

AYES: Davies, Meza, Smith, Washington, Adams, Burney, Oviedo
NAYS: Polunsky
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #25

Owner: Antonia F. Tovar

Ms. Antonia F. Tovar, 6239 Cayo, stated that she is requesting "O-1" zoning because the area is transitioning into commercial. She further stated that they propose to construct an "L" shape building for office uses. She stated that the proposed use would enhance the area.

Staff informed the Commission that the applicant's request was not within the range.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Washington, to postpone this case in order to readvertise within the range.

AYES: Burney, Washington, Smith, Meza, Polunsky, Adams, Oviedo
NAYS: Davies
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #26

Owner: Bernard A. Adcock

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Mr. Burney, to recommend "R-1" SUP One Family Residence District Special Use Permit for a duplex.

FOR THE RECORD

Mr. Polunsky stated that he would be voting against the motion because there is a duplex on the subject property and the property enjoys "B" Residence District and in his opinion it would be inappropriate to downzone the property.

AYES: Smith, Burney, Meza, Adams, Davies, Oviedo

NAYS: Washington, Polunsky

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #27

Owner: Gabriela Fewox

Staff informed the Commission that the applicant's request was outside the range.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to postpone this case in order to readvertise within the range.

AYES: Burney, Adams, Meza, Polunsky, Washington, Oviedo

NAYS: Davies, Smith

ABSENT: Cockrell, Villarreal, Giesich

THE MOTION CARRIED.

REQUEST #28

Owner: W.M.H. Sexton

Shirley Sexton, stated that they would like "B-2NA" zoning on their property for future development because of the surrounding development. She further stated that she would like some type of business zoning if she cannot get "B-2NA" zoning on her proeprty.

Mr. Arthur Fern, 323 W. Baetz, stated that he is in favor of the applicant's request.

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Mr. Meza, to recommend approval of "R-1" One Family Residence District.

FOR THE RECORD

Mr. Washington stated that he would be voting against the motion because in his opinion a lateral zoning would be appropriate for this property.

Mr. Polunsky stated that he would be voting against the motion for the same reasons.

AYES: Smith, Meza, Burney, Davies, Oviedo
NAYS: Polunsky, Washington, Adams
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Washington and seconded by Mr. Adams, to recommend approval of "R-2" Two Family Residence District.

AYES: Washington, Adams, Polunsky, Burney
NAYS: Oviedo, Davies, Meza, Smith
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION FAILED.

FOR THE RECORD

Ms. Davies stated she would change her vote from negative to affirmative in order to forward this case to City Council.

Mr. Oviedo stated that he would change his vote from negative to affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

THE MOTION was made by Mr. Washington and seconded by Mr. Polunsky, to suspend the plan, to reconsider the first four cases and that the Commission postpone the remaining part of the agenda for readvertisement.

AYES: Washington, Polunsky, Meza, Adams
NAYS: Smith, Burney, Oviedo
ABSTAIN: Davies
ABSENT: Cockrell, Villarreal, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Burney and seconded by Mr. Washington, to suspend the agenda and reconsider the overall zoning plan, Case #287155, save and except those cases which personally deal with Mr. Oviedo and Mr. Smith. Also to accept the request from the person present at the public hearing.

FOR THE RECORD

Mr. Adams stated that he would be voting against the motion because in his opinion, the Commission is trying to rectify a problem or situation that the Commission had a problem with last week, and in his opinion, the Commission did not just have a problem with that vote, they had a problem with a number of votes. He felt that the Commission should reconsider the first four requests.

AYES: Burney, Smith, Davies, Oviedo
NAYES: Polunsky, Washington, Adams
ABSENT: Cockrell, Villarreal, Giesich, Meza

THE MOTION FAILED.

THIRD MOTION

THE MOTION was made by Mr. Washington and seconded by Ms. Davies, to reconsider the total plan Case #287155, to reconsider the first four requests, to consider request #41, to postpone request #29 thru #40, save and except those properties that of direct or indirect interest by Mr. Oviedo and Mr. Smith.

AYES: Washington, Davies, Smith, Polunsky, Adams, Burney, Oviedo
NAYS: None
ABSENT: Cockrell, Villarreal, Giesich, Meza

THE MOTION CARRIED.

Reconvening of Zoning Case No. 287155 - McCollum High School Area on September 1, 1987.

REQUEST #1

Owner: Beatriz Garcia

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded by Ms. Cockrell, to recommend approval of "R-2" Two Family Residence District.

AYES: Polunsky, Cockrell, Washington
NAYS: Smith, Villarreal, Burney, Davies, Oviedo
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Burney and seconded by Ms. Villarreal, to recommend approval of "R-1" One Family Residence District.

AYES: Burney, Villarreal, Smith, Davies, Oviedo
NAYS: Cockrell, Washington,, Polunsky
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

THIRD MOTION

MOTION was made by Mr. Smith and seconded by Ms. Cockrell, to postpone this case until the staff places it back on the agenda.

AYES: Smith, Cockrell, Villarreal, Polunsky, Washington, Burney, Davies, Oviedo

NAYS: None

ABSENT: Adams, Meza, Giesich

THE MOTION CARRIED.

REQUEST #2

Owner: Robby L. Rose, Jr.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Davies, to postpone this case until the staff places it back on the agenda.

AYES: Burney, Davies, Villarreal, Washington, Polunsky, Cockrell, Oviedo

NAYS: Smith

ABSENT: Adams, Meza, Giesich

THE MOTION CARRIED.

REQUEST #3

Owner: Arthur Fern

Mr. Arthur Fern, 323 W. Baetz, stated that he would like a lateral zoning of "R-2" on his property.

COMMISSION ACTION

MOTION was made by Ms. Cockrell and seconded by Mr. Polunsky, to recommend approval of "R-2" Two Family Residence District.

AYES: Cockrell, Polunsky, Villarreal, Washington, Burney, Oviedo

NAYS: Davies, Smith

ABSENT: Adams, Meza, Giesich

FOR THE RECORD

Mr. Oviedo stated that he would be voting for the motion in order to forward this case on to City Council.

THE MOTION CARRIED.

REQUEST #4

Owner: Sallie McBee

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Davies, Villarreal, Oviedo
NAYS: Polunsky, Washington, Burney, Cockrell
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-3" Multiple Family Residence District.

AYES: Polunsky, Washington, Cockrell
NAYS: Smith, Villarreal, Burney, Davies, Oviedo
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

THIRD MOTION

MOTION was made by Ms. Cockrell and seconded by Mr. Burney, to postpone this case until the staff places it back on the agenda.

THE MOTION WAS WITHDRAWN.

FOURTH MOTION

MOTION was made by Mr. Burney and seconded by Ms. Davies, to recommend approval of "R-2" Two Family Residence District.

AYES: Burney, Davies, Smith, Villarreal, Polunsky, Washington, Cockrell,
Oviedo
NAYS: None
ABSENT: Adams, Meza, Giesich

THE MOTION CARRIED.

REQUEST #24

Owner: Robert Rivas

Mr. Robert Rivas, stated that he would like a lateral zoning of "R-2" on his property.

Mr. Arthur Fern, 323 W. Baetz, stated that he is in favor of the applicant's request for "R-2" zoning.

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Ms. Cockrell, to recommend approval of "R-2" Two Family Residence District.

AYES: Washington, Cockrell, Polunsky, Burney
NAYS: Oviedo, Davies, Villarreal, Smith
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

FOR THE RECORD

Ms. Davies stated that she would change her vote from negative to the affirmative in order to forward this case to City Council.

Mr. Oviedo stated that he would change his vote from negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #28

Owner: W.J.H. Sexton

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Mr. Polunsky, to recommend approval of "R-2" Two Family Residence District.

AYES: Washington, Polunsky, Burney, Davies, Cockrell
NAYS: Oviedo, Villarreal, Smith
ABSENT: Adams, Meza, Giesich

THE MOTION CARRIED.

FOR THE RECORD

Ms. Villarreal stated that she would change her vote from the negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #29

Owner: SMB Joint Venture (John Swiger)

Mr. John Barbieri, 2438 Boardwalk, stated that they would like to have lateral zoning on the subject property. He further stated that there are three family dwellings on the property. He stated that they would like to see commercial development continue in this area.

COMMISSION ACTION

MOTION was made by Ms. Cockrell and seconded by Mr. Polunsky, to recommend approval of "R-2" Two Family Residence District.

AYES: Cockrell, Polunsky, Washington
NAYS: Smith, Villarreal, Burney, Davies, Oviedo
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Smith and seconded by Mr. Burney, to recommend approval of "R-1" SUP One Family Residence District Special Use Permit.

FOR THE RECORD

Mr. Polunsky stated that he would be voting for the motion because the "R-1" SUP is exactly the same thing as the "R-3" for this individual.

AYES: Smith, Burney, Villarreal, Polunsky, Davies, Oviedo
NAYS: Cockrell
ABSTAIN: Washington
ABSENT: Adams, Meza, Giesich

THE MOTION CARRIED.

REQUEST #31

Owner: Buton Joint Venture

Mr. John Barbieri, stated that they would like a lateral zoning on the subject property.

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded by Ms. Cockrell, to recommend approval of "R-3" Multiple Family Residence District.

AYES: Polunsky, Cockrell, Washington
NAYS: Smith, Villarreal, Burney, Davies, Oviedo
ABSENT: Adams, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Smith and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Davies, Villarreal, Burney, Oviedo
NAYS: Cockrell, Washington, Polunsky
ABSENT: Meza, Adams, Giesich

THE MOTION FAILED.

THIRD MOTION

MOTION was made by Mr. Burney and seconded by Ms. Cockrell, to postpone this case until the staff places it back on the agenda.

AYES: Burney, Cockrell, Smith, Villarreal, Polunsky, Washington, Davies, Oviedo
NAYS: None
ABSENT: Adams, Meza, Giesich

THE MOTION CARRIED.

REQUEST #32

Owner: John Barbieri

Mr. John Barbieri, stated that they would like a lateral zoning of "R-3" on the subject property. He further stated that there is a duplex adjacent to the subject property.

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Ms. Villarreal, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Villarreal, Davies, Oviedo
NAYS: Cockrell, Polunsky
ABSTAIN: Burney
ABSENT: Adams, Meza, Giesich, Washington

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Ms. Davies and seconded by Mr. Burney, to postpone this case until the staff places it back on the agenda.

AYES: Davies, Burney, Smith, Villarreal, Cockrell, Oviedo
NAYS: Polunsky
ABSENT: Adams, Meza, Giesich, Washington

THE MOTION CARRIED.

REQUEST #33

Owner: John Barbieri

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Villarreal, to recommend approval of "R-1" SUP One Family Residence District.

AYES: Burney, Villarreal, Smith, Davies, Oviedo
NAYS: Cockrell, Polunsky
ABSENT: Adams, Washington, Giesich, Meza

FOR THE RECORD

Mr. Polunsky stated that he would change his vote from the negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #34

Owner: John Barbieri

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Davies, to recommend approval of "R-1" SUP One Family Residence District.

FOR THE RECORD

Mr. Polunsky stated that he would be voting for the motion in order to forward this case on to City Council since it does not compromise the property.

AYES: Burney, Davies, Smith, Villarreal, Polunsky, Oviedo
NAYS: Cockrell
ABSENT: Adams, Washington, Meza, Giesich

THE MOTION CARRIED.

REQUEST #35

Owner: Juan J. and Mary E. Vega

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Cockrell, to postpone this case until the staff places it back on the agenda.

THE MOTION WAS WITHDRAWN.

SECOND MOTION

MOTION was made by Mr. Smith and seconded by Ms. Villarreal, to recommend approval "R-1" One Family Residence District.

AYES: Smith, Villarreal, Davies, Oviedo
NAYS: Cockrell, Polunsky
ABSTAIN: Burney
ABSENT: Adams, Washington, Meza, Giesich

FOR THE RECORD

Ms. Davies stated that she would be voting for the motion in order for this case to be forwarded to City Council.

Mr. Burney stated that he would change his absention to the affirmative in order to forward this case to City Council.

Ms. Cockrell stated that she would be changing her vote from negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #37

Owner: Glafiso Elizondo

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Ms. Villarreal, to recommend approval of "B-2NA" Non-Alcoholic Sales District.

AYES: Davies, Villarreal, Smith, Oviedo
NAYS: Cockrell, Burney, Polunsky
ABSENT: Adams, Washington, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Ms. Cockrell and seconded by Ms. Davies, to postpone this case until the staff places it back on the agenda.

AYES: Cockrell, Davies, Smith, Villarreal, Polunsky, Burney, Oviedo
NAYS: None
ABSENT: Adams, Washington, Meza, Giesich

THE MOTION CARRIED.

REQUEST #39

Owner: Bernabe C. and Evelia Puente

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Ms. Villarreal, to recommend approval of "B-3NA" Non-Alcoholic Sales District.

AYES: Smith, Villarreal, Davies, Oviedo
NAYS: Cockrell, Burney, Polunsky
ABSENT: Adams, Washington, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Burney and seconded by Ms. Villarreal, to postpone this case until the staff places it back on the agenda.

AYES: Burney, Villarreal, Smith, Polunsky, Davies, Cockrell, Oviedo
NAYS: None
ABSENT: Adams, Washington, Meza, Giesich

THE MOTION CARRIED.

REQUEST #41

Owner: Ernesto Deleon

Mr. Ernesto Deleon, stated that he would like to have "R-2" zoning on his property for duplex development. He further stated that he would not have any objections to an "R-3" zoning classification on his property.

COMMISSION ACTION

MOTION was made by Ms. Cockrell and seconded by Mr. Polunsky, to recommend approval of "R-3" Multiple Family Residence District.

AYES: Cockrell, Polunsky, Smith, Villarreal, Burney, Davies, Oviedo
NAYS: None
ABSENT: Adams, Washington, Meza, Giesich

THE MOTION CARRIED.

Reconvening and Consideration of Zoning Case No. Z87155 - McCullom High School Zoning Plan on October 6, 1987.

In response to Mr. Oviedo's question regarding whether he and Mr. Smith can vote on the overall zoning plan, Mr. Tom Finlay, Assistant City Attorney, stated that any time any Commission member has an ownership interest in any property that is being voted on, they should abstain. They cannot participate in the deliberations on any issue before that involves property that they own or have at least a 10% interest in. He further stated that the Commission members would also have to abstain from voting on the overall zoning plan.

REQUEST #1 - Beatriz Garcia, 310 Sharmain Pl.

COMMISSION ACTION

MOTION was made by Mr. Adams and seconded by Mr. Polunsky, to recommend approval of "R-2" Two Family Residence District.

AYES: Adams, Polunsky
NAYS: Smith, Villarreal, Meza, Burney, Davies, Oviedo
ABSENT: Cockrell, Washington, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Ms. Davies and seconded by Ms. Villarreal, to recommend approval of "R-1" One Family Residence District.

AYES: Davies, Villarreal, Smith, Meza, Burney, Oviedo
NAYS: Polunsky, Adams
ABSENT: Cockrell, Washington, Giesich

THE MOTION CARRIED.

FOR THE RECORD

Mr. Polunsky stated that in his opinion, Mr. Oviedo and Mr. Smith are out of order voting on this case because they are property owners in the area and they are listed property owners in this case and they should abstain. He asked for a ruling on that Point of Order.

At this time, Mr. Oviedo step down from the Chair and Ms. Davies assumed the Chair.

Ms. Davies ruled that the Commission should follow the advise of the City Attorney and in her opinion, these Commissioners may vote on all of the cases except for #42 and #43 and the overall zoning plan.

REQUEST #2 - Robby L. Rose, Jr., 526 Sunglo Dr.

Mr. Aurelio Herrera, Jr., 518 Sunglo Dr., stated that he is opposed to apartment development on the subject property. He further stated that he would not be opposed to duplex development.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Mr. Meza, to recommend approval of "R-1" One Family Residence District.

FOR THE RECORD

Mr. Adams stated that he would be voting against the motion because the applicant presently enjoys "C" apartment district and he has requested a downzoning to an "R-2" level, he does not have any opposition from the neighborhood. And yet this Commission could not see its way to grant this gentleman's request. He further stated that in his opinion, this was not a good move on the Commission's part, to take additional rights from the applicant is not the Commission's place.

AYES: Burney, Meza, Smith, Villarreal, Davies, Oviedo
NAYS: Adams, Polunsky
ABSENT: Cockrell, Giesich, Washington

THE MOTION CARRIED.

REQUEST #21 - Julio & Louisa Banda, 3510 Commercial Ave.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Davies, to recommend approval of "R-3" Multiple Family Residence District.

AYES: Burney, Davies, Smith, Villarreal, Meza, Polunsky, Adams, Oviedo

NAYS: None

ABSENT: Cockrell, Washington, Giesich

THE MOTION CARRIED.

REQUEST #22 - Julio & Louisa Banda, 312 & 354 Ansley Blvd.

Mr. Herman Robins, stated that he is opposed to "R-3" zoning on the subject property and would prefer to see "R-1" single family residential development on the property.

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Mr. Meza, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Meza, Villarreal, Davies, Oviedo

NAYS: Burney, Adams, Polunsky

ABSENT: Cockrell, Washington, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to recommend approval of "R-3" Multiple Family Residence District.

AYES: Burney, Adams, Polunsky, Davies

NAYS: Oviedo, Meza, Villarreal, Smith

ABSENT: Cockrell, Washington, Giesich

THE MOTION FAILED.

FOR THE RECORD

Mr. Oviedo stated that he would change his vote from the negative to the affirmative in order to forward this case to City Council.

Ms. Villarreal stated that she would change her vote from the negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #25 - Antonia F. Tovar, 703 and 707 Verne St.

Ms. Antonia Tovar, 6239 Cayo, stated that she intends to tear down one of the houses and construct an office building on the subject property.

COMMISSION ACTION

MOTION was made by Mr. Meza and seconded Ms. Smith, to recommend approval of "R-2" Two Family Residence District.

AYES: Meza, Smith, Villarreal, Burney, Davies
NAYS: Polunsky, Adams, Oviedo
ABSENT: Cockrell, Washington, Giesich

THE MOTION FAILED.

FOR THE RECORD

Mr. Oviedo stated that he would change his vote from negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #27 - Gabriel Fewox, 120 Burton Ave.

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Ms. Villarreal, to recommend approval of "R-2" Two Family Residence District.

AYES: Smith, Villarreal, Meza, Polunsky, Adams, Burney, Davies, Oviedo
NAYS: None
ABSENT: Cockrell, Washington, Giesich

THE MOTION CARRIED.

REQUEST #30 - Moursund Joint Venture, in the 600 Blk of Moursund Road

Mr. John Barbieri, stated that they are requesting "B-2" zoning for a convenience type of business use. He further stated that they do not wish to have on premises consumption of alcoholic beverages. He stated that they intend to deed restrict the property against those types of establishments. He stated that the proposed use would enhance the area.

IN OPPOSITION

Ms. Johnnie Davis, stated that she is representing the church who is opposed to "B-2" zoning and would prefer to see "B-1" zoning on the property due to the close proximity of the church. She further stated that they would also be opposed to "R-2" zoning on the property as recommended by staff.

Mr. Willie Toburn, 4431 Pleasanton Rd., stated that he is opposed to the "B-2" zoning because he does not want apartment development in the area. He further stated that he is not opposed to business development in the area.

Mr. Joe Escalante, 4439 Pleasanton Rd., stated that he is opposed to multi-family development in the area. He further stated he would not be opposed to business development on the subject property.

REBUTTAL

Mr. Barbieri stated that he did canvas the area regarding the development plans for the subject property. He further stated that do not have any desire to construct apartments on the subject property.

COMMISSION ACTION

MOTION was made by Ms. Villarreal and seconded by Ms. Davies, to recommend approval of "B-2NA" Non-Alcoholic Sales District on the north 100' and "R-2" Two Family Residence District on the remainder.

AYES: Villarreal, Davies, Smith, Meza, Adams

NAYS: Oviedo, Burney, Polunsky

ABSENT: Cockrell, Washington, Giesich

THE MOTION FAILED.

FOR THE RECORD

Mr. Burney stated that he would change his vote from the negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #31 - Burton Joint Venture, 502 Burton Ave.

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Mr. Zurney, to recommend approval of the amended "R-2" Two Family Residence District.

AYES: Davies, Burney, Smith, Villarreal, Polunsky, Adams, Oviedo

NAYS: None

ABSENT: Cockrell, Washington, Giesich, Meza

THE MOTION CARRIED.

REQUEST #36 - Juan J. & Mary E. Vega, 331 Buchanan Blvd.

Mrs. Faye Gonzalva, 300 W. Villarret, stated that she is opposed to "R-3" zoning because the area is predominately single family residential and they would like to keep it that way.

Ms. Willie Mae Deheart, 319 W. Villarret, stated that she is opposed to any multi-family development on the subject property.

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Davies, Villarreal, Adams, Oviedo
NAYS: Burney
ABSENT: Cockrell, Washington, Polunsky, Meza, Giesich

THE MOTION FAILED.

FOR THE RECORD

Mr. Burney stated that he would change his vote from the negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #32 - John Barbieri, 1019 Burton Ave.

Mr. John Barbieri, 1019 Burton Ave., stated that he would like to amend his request to "R-2" zoning.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Villarreal, to recommend approval of the amended petition for "R-2" Two Family Residence District.

AYES: Burney, Villarreal, Smith, Adams, Davies, Oviedo
NAYS: None
ABSENT: Cockrell, Washington, Polunsky, Meza, Giesich

THE MOTION CARRIED.

REQUEST #37 - Glafiso Elizondo, 3002 Commercial Ave.

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded Mr. Adams, to recommend approval of "B-2" Business District.

AYES: Davies, Adams, Smith, Villarreal, Burney, Oviedo
NAYS: None
ABSENT: Cockrell, Washington, Polunsky, Meza, Giesich

THE MOTION CARRIED.

REQUEST #39 - Bernabe C. Puente, 734 Cantrell Dr.

Mr. Bernabe C. Puente, stated that he would be amendable to "B-2" zoning but he would not like to have the "NA" designation on the subject property. He further stated that he has been operating an ice house with on premises consumption of alcoholic beverages.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Villarreal, to recommend approval of "B-3NA" SUP Non-Alcoholic Sales District for special use permit for an ice house with on premises consumption.

THE MOTION WAS WITHDRAWN.

SECOND MOTION

MOTION was made by Mr. Adams and seconded by Mr. Polunsky, to recommend approval of "B-3" Business District.

AYES: Adams, Polunsky, Burney, Oviedo
NAYS: Davies, Villarreal, Smith
ABSENT: Cockrell, Washington, Meza, Giesich

THE MOTION FAILED.

FOR THE RECORD

Mr. Smith stated that he would change his vote from negative to the affirmative in order to forward this case on to City Council.

Ms. Davies stated that she would change her vote from negative to the affirmative in order to forward this case on to City Council.

THE MOTION CARRIED.

REQUEST #38 - Alma A. Deihil, 4400 Commercial Ave.

COMMISSION ACTION

MOTION was made by Mr. Smith and seconded by Ms. Villarreal, to recommend approval of "R-1" One Family Residence District.

AYES: Smith, Villarreal, Davies, Oviedo
NAYS: Burney, Adams, Polunsky
ABSENT: Cockrell, Washington, Giesich, Meza

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Adams and seconded by Mr. Polunsky, to recommend approval of "R-2" Two Family Residence District.

AYES: Adams, Polunsky, Smith, Villarreal, Burney, Davies
NAYS: Oviedo
ABSENT: Cockrell, Washington, Meza, Giesich

THE MOTION CARRIED.

REQUEST #40 - Adrian C. and Carmen Flores, 722 Moursund Blvd.

Mr. Adrian Flores, 722 Moursund, stated that he would like to have "B-2" or "I-1" zoning on his property for business uses. He further stated that he does not intend to sell alcoholic beverages on the subject property. He stated that he does not have any definite plans of development but he would like to have some type of business zoning on the property.

Ms. Johnnie Davidson, stated that she is representing the church. She further stated that they would not like to see anything higher than a "B-1" zoning on the subject property.

Mrs. Faye Gonzalves, 300 W. Villarret, stated that the residents of the area do not want to see "I-1" development in the area.

REBUTTAL

Mr. Flores stated that business development is needed in the southside and he is trying to help the economy of this area.

COMMISSION ACTION

MOTION was made by Ms. Villarreal and seconded by Ms. Davies, to recommend approval of "R-1" One Family Residence District.

AYES: Villarreal, Davies, Smith, Oviedo
NAYS: Adams, Burney, Polunsky
ABSENT: Cockrell, Washington, Meza, Giesich

THE MOTION FAILED.

SECOND MOTION

MOTION was made by Mr. Polunsky and seconded by Mr. Smith, to recommend approval of "B-2NA" Non-Alcoholic Sales District.

AYES: Polunsky, Smith
NAYS: Oviedo, Davies, Burney, Adams, Villarreal
ABSENT: Cockrell, Washington, Meza, Giesich

THE MOTION FAILED.

THIRD MOTION

MOTION was made by Mr. Burney and seconded by Mr. Adams, to recommend approval of "R-2" Two Family Residence District.

AYES: Burney, Adams, Villarreal, Polunsky, Davies, Oviedo
NAYS: None
ABSENT: Cockrell, Washington, Meza, Giesich

THE MOTION CARRIED.

REQUEST #42 - George N. & Joan Smith, 328 W. Mally Blvd.

Mr. Andy Guerrero, Planner III, stated that the City of San Antonio would like to request withdrawal of Request #42 and Request #43 at this time. These cases would be rescheduled at a later date as separate zoning cases.

COMMISSION ACTION

MOTION was made by Mr. Burney and seconded by Ms. Villarreal, to accept staff request to withdraw Request #42 and 43 from the agenda at this time.

AYES: Burney, Villarreal, Smith, Davies, Oviedo

NAYS: Adams, Polunsky

ABSENT: Cockrell, Washington, Meza, Giesich

THE MOTION FAILED.

MOTION was made by Ms. Davies and seconded by Ms. Villarreal, to postpone action on Request #42 and 43 and to postpone action on the total plan of Z87155 until such time as more Commissioners are present. Encouraging that these items be placed at the top of the agenda each day until such day there are enough Commissioners present to allow those two Commissioners who have property to not vote and still have a majority vote.

Reconvening and Consideration of Zoning Case No. Z87155 save and except owners request 1 through 43, McCullom High School Zoning Plan on October 20, 1987.

The Motion was made by Mr. Burney and seconded by Mr. Washington, to forward Zoning Case No. Z87155 save and except owners request 1 through 40.

AYES: Burney, Washington, Villarreal, Meza, Davies

NAYS: Cockrell, Polunsky

ABSENT: Adams, Giesich, Smith, Oviedo

THE MOTION FAILED.

FOR THE RECORD

Ms. Cockrell stated that she would change her vote from negative to the affirmative in order to forward this case to City Council.

THE MOTION CARRIED.

REQUEST #42 - George N. & Joan Smith, 328 W. Mally Blvd.

COMMISSION ACTION

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-1" SUP One Family Residence District Special Use Permit for two houses on one lot.

AYES: Polunsky, Washington, Villarreal, Meza, Burney, Davies, Cockrell, Oviedo

NAYS: None

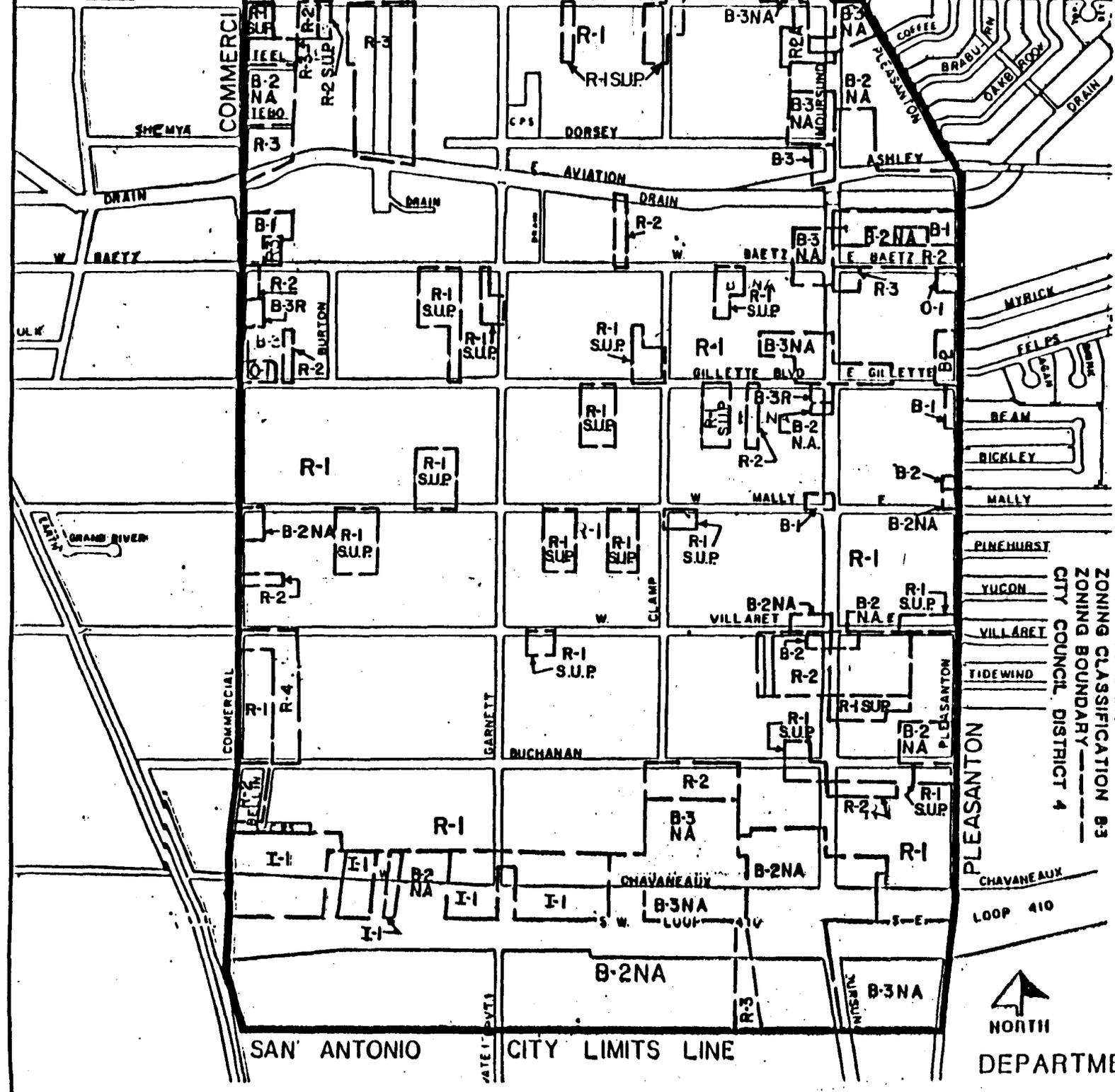
ABSENT: Adams, Smith, Giesich

THE MOTION CARRIED.

REQUEST #43 - Jesse & Elena A. Oviedo, 415 Gillette Blvd.

COMMISSION ACTION

MOTION was made by Ms. Cockrell and seconded by Mr. Burney, to recommend approval of "R-1" One Family Residence District.

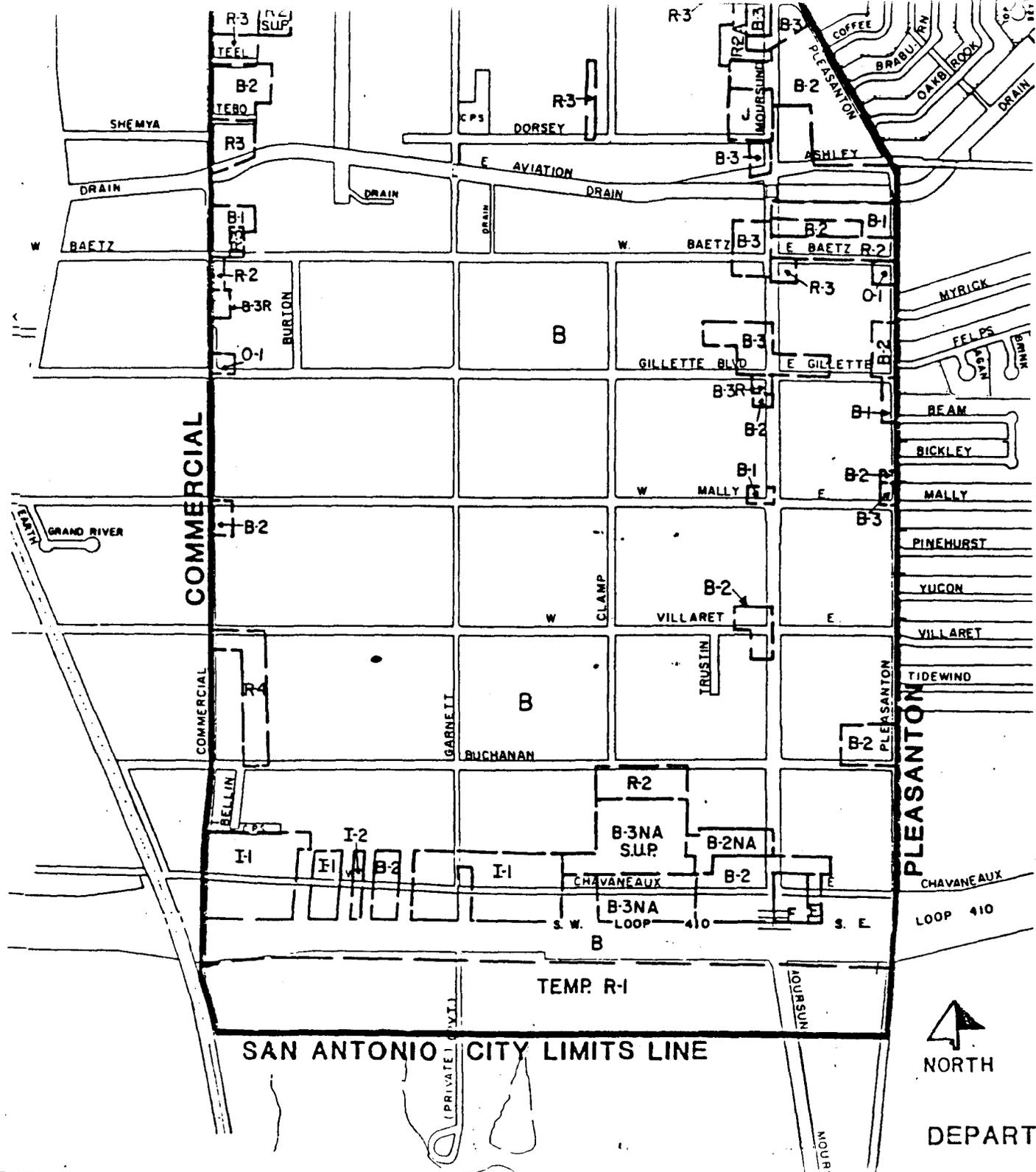


NOTE:
 IF YOUR PROPERTY DOES NOT LIE WITHIN THE HEARING AREA, YOUR PROPERTY WILL NOT BE CONSIDERED FOR ZONING BUT YOU HAVE BEEN NOTIFIED IN COMPLIANCE WITH STATE STATUTES A LARGE SCALE MAP OF THIS HEARING AREA IS ON FILE IN THE DEPARTMENT OF PLANNING 114 W. COMMERCE ST. 4TH FLOOR AND MAY BE EXAMINED BY THE PUBLIC.

LEGEND

- AREA BOUNDARY ———
- ZONING CLASSIFICATION B-3
- ZONING BOUNDARY - - - -
- CITY COUNCIL DISTRICT 4





LEGEND

AREA BOUNDARY ———

ZONING CLASSIFICATION B-3

ZONING BOUNDARY - - - - -

CITY COUNCIL DISTRICT 4



arbor development company
501 elm street • suite 200
dallas, texas 75202

(214) 742-3232

February 23, 1988

Ms. Teree Caldwell Johnson
Assistant City Manager
City Hall-Military Plaza
San Antonio, Texas 78205

Dear Ms. Johnson:

Enclosed is a letter regarding the rezoning of the Aristocrat Apartments in southwest San Antonio. It is my understanding that the rezoning issue will be discussed at your February 25th City Council meeting. Please place a copy of this letter (I have enclosed copies) in each City Council member's packet for the February 25th meeting.

It is very important that our position is expressed in the meeting and we will be anxious to hear the decision that is made.

Sincerely,



Chip Johnson
President

CJ/rj

Enclosure

arbor development company
501 elm street • suite 200
dallas, texas 75202

(214) 742-3232

February 23, 1988

Mayor Henry Cisneros
and Council Members
City Hall
P. O. Box 9066
San Antonio, Texas 78285

Dear City Council Members:

We represent the owners of 555 W. Hutchins, a small 48 unit apartment complex in southwest San Antonio. We recently learned from the planning department that the area is being rezoned by the city, and that our property may be changing from a C classification to an R-3. We were also told that this new classification involves a reduction in density from the existing zoning.

We wish to express to you our serious concern and adamant opposition to any arbitrary rezoning of our property. We have not been contacted by anyone in the city, and discovered this zoning issue during a routine call to the planning department. We know very little about the details of the issue, and hereby request a detailed written briefing on exactly what is happening.

Prior to making any final decisions, we urge you to consider the legal and constitutional implications surrounding the issue, and the rights of individual property owners that are affected by such a decision.



Harry McCaffrey, President
Aristocrat San Antonio, Inc., Owner



Chip Johnson, President
Arbor Management Co., Managing Agent

SIGN IN ROSTER

PERSONS WISHING TO SPEAK ON ZONING CASE

Z 87155

PLEASE PRINT LEGIBLY

SPEAKER NO.	NAME	ADDRESS	PROPOSED PLAN		ZONING REQUESTING	LEGAL DISCRIPTION			STAFF USE
			FAVOR	OPPOSITION		LOT	BLK.	NCB	
	Wille, To BER	4431 Highway, Rd		✓		4	11130		OPPOSITION TO THE R-2 IN THE REAR
	XXXXXXXXXX	XXXXXXXXXX		✓		XXXXXXXXXX	XXXXXXXXXX		XXXXXXXXXX
	DANIEL WHITE	103 E BAEZ		✓	I-1 OR B-3 NA.	117 118	10 11107		
	JAMES W. BROWN	SUITE 201 BANK		✓	II	NCB	11147		OPEN AIR SALES
	WALTER S. S. S.	510 W VILLAGE		✓	B-3 NA.	37	3 10107		
	MERNOB BENS	203 MOORSUND	✓	FAVOR OF	B-3	66	58 11105		
	ROBERT R. RIVAS	523 GILLETTE		✓	R-2	11	12 11108		
	LOUIS F. FUGUS	402 BURTON		✓	R-1 S.U.P FOR 4-UNITS	1	40 9324		
	WALTER R. R. R.	2224 COMMERCIAL ARL GROSSVENDOR		✓	B-3	PART OF	1108		interception crossing in city commercial
	BARBARA DEFUENCE	734 CANTRELL	FAVOR OF	OF	B-3	123	124 9400		
	XXXXXXXXXX	XXXXXXXXXX		✓	R-1 B-1	95	11 1110		

SIGN IN ROSTER

PERSONS WISHING TO SPEAK ON ZONING CASE

281150

PLEASE PRINT LEGIBLY

SPEAKER NO.	NAME	ADDRESS	PROPOSED PLAN		ZONING REQUESTING	LEGAL DISCRIPTION			STAFF USE
			FAVOR	OPPOSITION		LOT	BLK.	NCB	
1	✓ [unclear]	[unclear]		✓		4	31	11130	[unclear]
2	[unclear]	[unclear]				[unclear]	[unclear]	[unclear]	[unclear]
3	✓ [unclear]	[unclear]		✓	[unclear]	[unclear]	[unclear]	[unclear]	[unclear]
4	✓ James U. [unclear]	[unclear]		✓	I1	NCB		11117	[unclear]
5	✓ [unclear]	[unclear]		✓	B-3NA	37	3	10107	[unclear]
6	✓ [unclear]	[unclear]	✓		FAVOR OF B-3				[unclear]
7	✓ [unclear]	[unclear]		✓	(R-2)	11	12	11108	[unclear]
8	✓ Flores	[unclear]			[unclear]	1	47	11114	[unclear]
9	✓ [unclear]	[unclear]		✓	B3				[unclear]
10	✓ BENJAMIN PUENTE CANTRELL	[unclear]		FAVOR OF	B-3	12-3			[unclear]
11	✓ [unclear]	[unclear]			[unclear]				[unclear]

Affidavit of Publisher

66-11-100
Nov 11, 1988
GREGG
MILBURN
1988

THE STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Stella Orozco, who being by me duly sworn, says on oath that she is Legal Editor 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 66677 hereto attached has been published in every issue of said newspaper on the following days, to-wit: March 2, 1988.

Stella Orozco

Sworn to and subscribed before me this 2nd day of March 1988.

Kay Finley

Notary Public in and for Bexar County, Texas

NOTICE**AN ORDINANCE 9877**

AMENDING CHAPTER 35 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 AS

From: "B" Residence District, "C" Apartment District, "JJ" Commercial District, and "B-2NA" Non-Alcoholic Sales District

To: "R-1" One Family Residence District

- NCB 8366, All of NCB.
 NCB 9309, Lots 5 and 88 thru 92.
 NCB 9310, Lots 1, 4 thru 8, 95, 96 and 97.
 NCB 9311, Lots 4 thru 10.
 NCB 9312, Lots 1 thru 4 and 7 thru 11.
 NCB 9313, Lots 1 thru 4, 9 and 10.
 NCB 9314, Lots 3 thru 7, 9, 11 and 12.
 NCB 9316, Lots 1, 2, 3, 5, 6, 7 and 14 thru 20.
 NCB 9317, All of NCB.
 NCB 9318, All of NCB.
 NCB 9319, All of NCB, save and except Lots 3 and 4.
 NCB 9320, All of NCB, save and except Lot 8.
 NCB 9321, All of NCB.
 NCB 9322, Lots 6 thru 15.
 NCB 9323, Lots 5 thru 15.
 NCB 9324, All of NCB, save and except Lot 1.
 NCB 9325, All of NCB.
 NCB 9326, All of NCB.
 NCB 9327, Lots 1 thru 16, 19 and 20.
 NCB 9328, All of NCB, save and except Lots 1, 9, 19 and 20.
 NCB 9329, Lots 1 thru 7 and 14 thru 20.
 NCB 9330, Lots 1 thru 6 and 15 thru 20.
 NCB 9331, All of NCB.
 NCB 9332, All of NCB.
 NCB 9333, All of NCB, save and except Lots 8, 9 and 10.
 NCB 9334, All of NCB.
 NCB 9335, All of NCB, save and except Lots 1 thru 6.
 NCB 9336, Lots 7 thru 15.
 NCB 9351, Lots 3 thru 17.
 NCB 9352, All of NCB.
 NCB 9353, All of NCB.
 NCB 9354, All of NCB.
 NCB 9355, All of NCB, save and except Lots 9 and 10.
 NCB 9356, All of NCB, save and except Lots 13, 18 and 20.
 NCB 9357, All of NCB.

- NCB 9358, All of NCB, save and except Lot 9 and 10.
 NCB 9359, All of NCB.
 NCB 9360, All of NCB, save and except Lots 19 and 20.
 NCB 9361, All of NCB.
 NCB 9362, All of NCB, save and except Lots 18 and 19.
 NCB 9363, All of NCB, save and except Lots 7 thru 9.
 NCB 9364, Lots 13 thru 18 and 22 thru 24.
 NCB 9369, Lots 13 thru 18 and 22 thru 27.
 NCB 9370, All of NCB, save and except Lot 6.
 NCB 9371, All of NCB.
 NCB 9372, All of NCB, save and except Lot 6 and 7.
 NCB 9373, All of NCB.
 NCB 9374, All of NCB.
 NCB 9375, All of NCB, save and except Lots 11 and 12.
 NCB 9376, Lots 1 thru 8 and 13 thru 20.
 NCB 9377, All of NCB.
 NCB 9378, All of NCB.
 NCB 9379, All of NCB, save and except Lots 3 and 10.
 NCB 9380, All of NCB, save and except Lots 5 and 10.
 NCB 9381, All of NCB, save and except Lots 21 and 22.
 NCB 9382, Lots 14 thru 17 and 23 and 24.
 NCB 9400, Lots 13, 14, 19, 20, 21 and 24.
 NCB 9401, All of NCB.
 NCB 9402, All of NCB.
 NCB 9403, All of NCB.
 NCB 9404, All of NCB, save and except Lots 1, 17 and the west 25' of Lots 2.
 NCB 9405, All of NCB, save and except Lot 7.
 NCB 9406, Lots 1 thru 8, 14 thru 20 and the west 25' of Lot 13.
 NCB 9407, All of NCB, save and except Lots 3, 9, 10, 11, 12 and 20.
 NCB 9408, All of NCB, save and except Lots 6 and 7.
 NCB 9409, All of NCB, save and except Lots 1, 2, and 12.
 NCB 9410, All of NCB.
 NCB 9411, All of NCB, save and except Lot 11.
 NCB 9412, All of NCB.
 NCB 9413, Lots 13 thru 25.
 NCB 9426, Lots 3 thru 7 and 9 thru 18.
 NCB 9427, All of NCB, save and except Lot 2, Block 334 and Lot 14, Block 333.
 NCB 9428, All of NCB.
 NCB 9429, All of NCB.
 NCB 9430, All of NCB, save and except Lots 1 thru 4.
 NCB 9431, Lots 1 thru 6 and 24 thru 27.

- NCB 9432, Lots 26 thru 30.
 NCB 9433, All of NCB.
 NCB 9434, All of NCB.
 NCB 9435, All of NCB.
 NCB 9436, All of NCB, save and except Lots 1 and 2.
 NCB 9453, All of NCB, save and except Lots 1 thru 8.
 NCB 9454, All of NCB.
 NCB 9457, All of NCB, save and except Lots 8 thru 10.
 NCB 9461, All of NCB.
 NCB 9462, All of NCB.
 NCB 9463, All of NCB, save and except Lots 4 thru 6 and Lots 11 and 12.
 NCB 9468, All of NCB, save and except Lots 3 and 8.
 NCB 9469, All of NCB.
 NCB 9470, All of NCB, save and except Lots 8, 9, 21, 25, 26, 34, 35, 39, 46 and the west 160' of Lot 45.
 NCB 9500, All of NCB.
 NCB 9501, All of NCB.
 NCB 9502, All of NCB, save and except Lots 4 thru 14.
 NCB 11085, All of NCB.
 NCB 11086, All of NCB, save and except Lot 20.
 NCB 11087, All of NCB.
 NCB 11088, All of NCB.
 NCB 11090, All of NCB.
 NCB 11091, All of NCB, save and except Tract A.
 NCB 11092, All of NCB, save and except Lot 413.
 NCB 11095, All of NCB.
 NCB 11096, All of NCB.
 NCB 11098, All of NCB.
 NCB 11099, Lots 23 thru 27, 51 thru 55, 62 thru 65, 67 thru 75 and the west 120' of Lot 22.
 NCB 11100, All of NCB.
 NCB 11101, All of NCB, save and except Lots 74 and 103.
 NCB 11102, All of NCB, save and except Lots 60, 61, 64, 65, 80, 91 thru 101, the south 300' of Lot 62 and the north 235' of Lot 69.
 NCB 11103, All of NCB, save and except Lots 403 and 404 and the west 81' of the north 202' of Tract A, the East 100' of the west 181.75' of the north 435.60' of Block 59, the west 550' of the east 690' and the west 110' of the east 470' of Block 59.
 NCB 11105, All of NCB, save and except Lot 66.
 NCB 11106, All of NCB, save and except Lots 74, 87-A, 89 and 90.
 NCB 11107, Lot 115 and the west 229.80' of the south 380' of Lot 2.
 NCB 11108, All of NCB, save and except Lot 11, 12 and the west 60.3' of Lot 1, and the south 209.7' of the east 60.3' of Lot 1, and the south 100' of Lot 7.
 NCB 11109, All of NCB, save and except Lots 178, 186, 188, 189, 190, 191, 192, and the east 60.5' of Lot 183.

- NCB 11110, All of NCB, save and except the west 75' and the south 172' of the east 121.1' of Lot 188.
 NCB 11111, All of NCB, save and except Lots 173, 174, 175, and the west 122.4' and the north 200' of the west 83.7' of the east 183.7' of Lot 171.
 NCB 11112, All of NCB.
 NCB 11113, All of NCB.
 NCB 11114, All of NCB, save and except Lot 9.
 NCB 11115, All of NCB, save and except Lots 1, 2, 13, 49, 127, 128, and 129.
 NCB 11117, All of NCB, save and except Lot 233.
 NCB 11118, All of NCB, save and except Lot 203.
 NCB 11119, All of NCB, save and except Lots 191-1, 191-2, 197-C, and 199 and the east 108' of Lot 198.
 NCB 11120, All of NCB, save and except Lot 154.
 NCB 11122, All of NCB, save and except Lots 1, 262 and 265-A.
 NCB 11123, All of NCB, save and except Lots 255 and 257.
 NCB 11124, All of NCB, save and except the east 255' of Lot 250 and the north 150' of Lot 253.
 NCB 11125, All of NCB, save and except Lot 143.
 NCB 11127, All of NCB, save and except Lots 18 thru 21, and 27 thru 30.
 NCB 11128, All of NCB, save and except the north 120' of the east 128.6' of Lot 305.
 NCB 11129, All of NCB, save and except Lot 299 and Lots 302 thru 318.
 NCB 11130, Lots 1 thru 7 and the east 25' of the north irregular 397' of Blk. 31.
 NCB 11145, All of NCB, save and except Lots 1 thru 7.
 NCB 11146, All of NCB.
 NCB 11147, All of NCB, save and except Lots M, K and 7-B and the east 210' of Lot 450.
 NCB 11148, Lot 5-B.
 NCB 11149, The east 980.8' of Tract 5-C.
 NCB 11981, Lots 2 and 3.
 NCB 13016, All of NCB, save and except Lots 15 thru 19 and the north 130' of Lot 29.
 NCB 13097, All of NCB.
 NCB 13098, All of NCB.
 NCB 13099, All of NCB.
 NCB 13455, All of NCB.
 NCB 13478, All of NCB.
 NCB 13479, All of NCB.
 NCB 13480, All of NCB.

From: "B" Residence District and "C" Apartment District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for a duplex.

NCB 9316, Lot 4.
NCB 9327, Lots 17 and 18.
NCB 9328, Lots 9, 19 and 20.
NCB 9355, Lots 9 and 10.
NCB 9362, Lots 18 and 19.
NCB 9372, Lots 6 and 7.
NCB 9379, Lots 3 and 10.
NCB 9400, Lot 18.
NCB 9404, Lots 1, 17 and the west 25' of Lot 2.
NCB 9407, Lots 3 and 20.
NCB 9408, Lot 6.
NCB 9409, Lots 1, 2 and 12.
NCB 9426, Lot 8.
NCB 9468, Lot 8.
NCB 11086, Lot 20.
NCB 11109, Lots 186, 188, 189, 190, 191, 192 and the east 60.5' of Lot 183.

NCB 11110, The west 75' and the south 172' of the east 121.1' of Lot 188

From: "B" Residence District and "C" Apartment District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for a triplex.

NCB 9408, Lot 7.
NCB 9468, Lot 3.
NCB 9470, Lots 25 and 26.

From: "C" Apartment District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for apartments.

NCB 9324, Lot 1, (4-units).
NCB 9335, Lots 1 and 2, (8-units).
NCB 9405, Lot 7, (4-units).

From: "B" Residence District

To: "R-2" S.U.P. Two Family Residence District Special Use Permit for a mobile home.

NCB 11103, The west 81' of the north 202' of Tract A.

From: "B" Residence District and "C" Apartment District.

To: "R-1" S.U.P. One Family Residence District Special Use Permit for (2) residences on a lot.

NCB 9310, Lot 9.
NCB 9320, Lot 8.
NCB 9328, Lot 1.
NCB 9356, Lots 18 and 20.
NCB 9370, Lot 6.
NCB 9411, Lot 11.
NCB 11091, Tract A.
NCB 11099, Lot 50.
NCB 11101, Lot 103.
NCB 11109, Lot 178.

NCB 11111, The west 122.4' and the north 200' of the west 83.7' of the east 183.7' of Lot 171.

NCB 11117, Lot 233.
NCB 11118, Lot 203.
NCB 11119, Lot 199.
NCB 11122, Lot 262.
NCB 11123, Lots 255 and 257.
NCB 11124, The north 150' of Lot 253.

NCB 11128, The north 120' of the east 128.6' of Lot 305.

NCB 11129, Lot 299.
NCB 11130, The west irregular 306' of the south irregular 237.3' of Block 31.

NCB 11981, Lot 1.

From: "C" Apartment District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for a nursing home.

NCB 9333, Lots 8, 9, and 10.

From: "B" Residence District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for a duplex and a residence.

NCB 11101, Lot 74.
NCB 11147, The east 210' of Lot 450.

From: "B" Residence District and "C" Apartment District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for a fourplex.

NCB 9356, Lot 13.
NCB 9360, Lot 19 and 20.
NCB 9363, Lots 7, 8 and 9.
NCB 9380, Lots 5 and 10.
NCB 11102, The north 235' of Lot 69.

From: "R-3" Multiple Family Residence District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for a youth center.

NCB 9364, Lots 19, 20 and 21.

From: "B" Residence District

To: "R-1" S.U.P. One Family Residence District Special Use Permit for (3) residences and a duplex.

NCB 11125, Lot 143.

From: "B" Residence District, "C" Apartment District and "R-3" Multiple Family Residence District

To: "R-2" Two Family Residence District

NCB 9309, Lot 4.
NCB 9311, Lots 1, 2, and 3.
NCB 9312, Lots 5 and 6.
NCB 9315, Lots 1, 2 and 3.
NCB 9319, Lots 3 and 4.
NCB 9323, Lot 4.
NCB 9335, Lots 3, 4, 5 and 6.
NCB 9336, Lots 4, 5 and 6.
NCB 9381, Lots 21 and 22.
NCB 9382, Lots 25, 26 and 27.
NCB 9400, Lots 16 and 17.
NCB 9470, Lot 39.
NCB 11099, Lot 60.
NCB 11106, Lot 74.
NCB 11108, Lots 11 and 12.
NCB 11120, Lot 154.

NCB 11119, The east 108.9' of Lot 198.

NCB 11122, Lot 1.

NCB 11129, Lots 304 thru 318.

NCB 11130, The north irregular 397' of the west irregular 406' of Block 31, save and except the north 100' of the west 160' and the east 25'.

NCB 11145, Lots 1 thru 17.
NCB 11147, Tract M.

From: "B" Residence District and "F" Local Retail District

To: "R-2A" Three and Four Family Residence District

NCB 9463, Lots 4, 5, and 6.
NCB 11102, Lots 64, 65, 93, and the south 300' of Lot 62.

From: "B" Residence District and "C" Apartment District

To: "R-3" Multiple Family Residence District

NCB 9313, Lots 5, 6, 7, and 8.
NCB 9382, Lot 13.
NCB 9400, Lots 15, 22 and 23.
NCB 9427, Lot 2, Block 334, and Lot 14, Block 333.
NCB 9430, Lots 1, 2, 3, and 4.
NCB 9432, Lots 14, thru 20.
NCB 9502, Lots 4 thru 14.
NCB 11089, All of NCB.

NCB 11103, The east 100' of the west 181.75' of the north 435.60' of Block 59, the west 550' of the east 690', save and except the west 110' of the east 470' of Block 59.

NCB 11150, Parcels 5-C, 5-D, and 5-E.

**From: "B-3" Business District,
"F" Local Retail District and "JJ"
Commercial District**

**To: "B-3NA" Non-Alcoholic
Sales District**

NCB 9309, Lots 77, 78 and 79.
NCB 9310, Lots 88, 89, 90, 90-
A, 90-B, 90-C and 91.
NCB 9313, Lots 125 and 126.
NCB 9314, Lots 125 thru 134.
NCB 9315, Lots 4 thru 7, 11 thru
15, and 135 thru 144.
NCB 9316, Lots 21 thru 32.
NCB 9322, Lots 4 and 5.
NCB 9323, Lots 16, 17 and 18.
NCB 9351, Lots 18, 19 and 20.
NCB 9358, Lots 9 and 10.
NCB 9369, Lots 1 thru 12.
NCB 9376, The north 70' of
Lots 11 and 12.
NCB 9382, Lots 1 thru 5, and 8
thru 12.
NCB 9400, Lots 4 thru 12.
NCB 9407, Lots 11 and 12.
NCB 9413, Lots 9 thru 12.
NCB 9431, Lots 7 thru 12, 14
and 15.
NCB 9432, Lots 7 thru 13.
NCB 9453, Lots 1 thru 8.
NCB 9457, Lots 8 thru 10.
NCB 9463, Lots 11 and 12.
NCB 9470, Lots 21, 34 and the
east 200' of Lot 45.
NCB 11099, Lots 61, 76 and the
east 300' of Lot 22.
NCB 11102, Lots 97 thru 101.
NCB 11106, Lots 87-A, 89 and
90.
NCB 11107, all of Lot 1, save
and except the southeast 50'.
NCB 11111, Lots 173, 174 and
175.

NCB 11114, Lot 9.

NCB 11115, Lot 49.

NCB 11151, All of NCB.

**From: "F" Local Retail District
To: "B-3R" Restrictive Busi-
ness District**

NCB 9470, Lot 35.

From: "F" Local Retail District

To: "B-3" Business District

NCB 9400, Lots 1, 2 and 3.

**From: "I-2" Heavy Industry Dis-
trict**

To: "I-1" Light Industry District

NCB 11149, Lots 16, 17, 18 and
19.

"THE PENALTY FOR VIOLA-
TION IS A FINE NOT TO
EXCEED \$1,000.00".

3/2

**From: "B-1" Business District,
"C" Apartment District and "F"
Local Retail**

To: "B-2" Business District

NCB 9312, Lots 110 thru 114.

NCB 9313, Lot 127.

NCB 9322, Lots 16, 17, 18 and
21.

NCB 9323, Lots 1, 2 and 3.

Lot 9364, Lots 1, 2, and 3.

NCB 9413, Lots 1, 2, and 3.

**From: "B" Residence District,
"B-2" Business District, "B-3"
Business District, "E" Office Dis-
trict, "F" Local Retail District,
"JJ" Commercial District and
Temporary "R-1" Residence Dis-
trict**

**To: "B-2NA" Non-Alcoholic
Sales District.**

NCB 9309, Lots 3, 93, and 94.

NCB 9314, Lots 8 and 10.

NCB 9322, lots 19 and 20.

NCB 9329, Lots 21 thru 32.

NCB 9330, Lots 7, 11 thru 14,
and 21 thru 25.

NCB 9336 Lots 1, 2, 3, 16, 19,
and 20.

NCB 9364, Lots 4 thru 12.

NCB 9375, Lots 11, and 12.

NCB 9376, Lots 9, 10, and the
south 70' of Lots 11 and 12.

NCB 9406, Lots 9, 10, 11, 12,
and the east 25' of Lot 13.

NCB 9407, Lots 9, and 10.

NCB 9413, Lots 7 and 10.

NCB 9426, Lots 19 and 20.

NCB 9436, Lots 1 and 2.

NCB 9456, All of NCB.

NCB 11092, Lot 413.

NCB 11102, Lots 61, 80, 94, 95,
and 96.

NCB 11107, Lot 118, the south-
east 50' of Lot 1, the west 180' of
Lot 127, Lot 2, save and except
the west 229.80' of the south 380'.

NCB 11119, Lot 191-2.

NCB 11122, Lot 265-A.

NCB 11124, The east 225' of
Lot 250.

NCB 11130, The east 408' of
the south 230', Block 31, and the
north 100' of the west 160' of
Block 31.

NCB 11147, Lots K and 7-B.

NCB 11148, Lot 8, the east 110'
of Lot 6-B, the east 460.5' of 7-B,
the east 380' of the west 1,060' of
Lot 7-B, and the west 122.5' of Lot
7-B.

NCB 11149, Lots 6 thru 12, 14,
15, 20, and 21.

NCB 11150, All of NCB, save
and except parcels 5-C, 5-D, and
5-E.

NCB 11982, All of NCB.

NCB 13016, The south 35' of
Lot 29.