

Passed

AN ORDINANCE 33142

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

(CASE NO. 2289)

The rezoning and reclassification of property listed below as follows:

Lot 15, NCB 11961 from "A" Residence District to "B" Residence District; and Lot 13, NCB 11961 from "A" Residence District to "D" Apartment District.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 18th day of March, A. D., 1965.

W. M. Maister
MAYOR

ATTEST: J. H. Israelmann
City Clerk

TO: CITY CLERK

DATE: March 1, 1965

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2289

NAME Mr. & Mrs. J.G. Geis

The rezoning and reclassification of :

"A" to "B"

Lot 15, NCB 11961

FOR INFORMATION ONLY:

Located on the north side of Ridgecrest Drive
274.2' west of Broadway; having 221.47' on
Ridgecrest and a depth of 120'.

"A" to "D"

Lot 13, NCB 11961

FOR INFORMATION ONLY:

Located on the southeast side of Gault Lane
approximately 590' north of Ridgecrest Drive;
having 257.2' on Gault Lane and a maximum
depth of 868.65'.

FROM: "A" Residence District

TO: "B" Residence District and "D" Apartment District

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

DEPARTMENT OF PLANNING

Zoning Case 2289

Appeal Case

Yes _____

No XXX

Applicant: Mr. & Mrs. J. C. Geis

Date of Application: October 7, 1964

Location of Property:

"A" to "B"

Lot 15, NCB 11961

FOR INFORMATION ONLY:

Located on the north side of Ridgcrest Drive
274.2' west of Broadway; having 221.47' on
Ridgcrest and a depth of 120'.

"A" to "D"

Lot 13, NCB 11961

FOR INFORMATION ONLY:

Located on the southeast side of Gault Lane
approximately 590' north of Ridgcrest Drive;
having 257.2' on Gault Lane and a maximum depth
of 868.55'.

Zoning Change Requested:

From "A" Residence District to "B" Residence District and "D" Apartment
District.

ZONING COMMISSION PUBLIC HEARING ON OCTOBER 21, 1964:

Information Presented by Applicant:

Mr. Kost, realtor representing Mr. Geis, stated that Mr. Geis is requesting
this zoning change for the purpose of building a nursing home. He presented
a site plan to the Commission which is on file in the zoning case file in the
office of the Department of Planning. The project he is hoping to build is
single story. He stated that zoning around property is "E" Office, "F" Local
Retail, and "J" Commercial with property on Gault Lane being "D" Apartment and
property directly across Ridgcrest is zoned "A" Residence.

Staff Observations:

Site plan should be available for public hearing. No information available at
this time.

There are apartments being constructed on the opposite side of Gault from this
property.

The "B" Duplex zoning requested seems to be appropriate for east 160' of the
frontage on Ridgcrest. The west 110' should remain in "A" Residence.

The Planning Department recommends approval of the "D" as requested and approval
of the Ridgcrest frontage as stated above.

Replatting will be necessary.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

A report from the Traffic Department stated that they do not object to the changes in zoning of these two lots. Gault Lane is not sufficiently wide enough for the amount of traffic which would be generated. This department feels that Gault Lane should be widened to provide for the additional traffic. There are no schools in the surrounding area.

Results of Notices from Commission Hearing:

Seventeen notices were mailed to the surrounding property owners. Two were returned in opposition to the request; four were returned in favor of the request; and none were returned "unclaimed."

Opponents Present:

There were no opponents present.

Reasons for Opposition:

None

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

1. Zoning this property in this manner afford a buffer to "A" Residence to the west and will conform with the zoning to the south of Ridgecrest.
2. It will be a continuation of "D" Apartment on the north side of Gault Lane.
3. It will also represent good land usage and there was very little opposition to the request.

Other Recommendations:

It is also recommended that this property be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that he is ~~one of~~ the publishers 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 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: _____

March 19, 1965

AN ORDINANCE

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC." PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

* * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:—

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

CASE NO. 2289

The rezoning and reclassification of property listed below as follows:

Lot 15, NCB 11961 from "A" Residence District to "B" Residence District; and Lot 13, NCB 11961 from "A" Residence District to "D" Apartment District.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 18th day of March, A. D., 1965.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Chas. D. Treuter

Sworn to and subscribed before me this 19th day of March, 1965

Stella Orozco

Notary Public in and for Bexar County, Texas

STELLA OROZCO

Affidavit of Publisher

Proving Publication of

AN ORDINANCE

AMENDING SECTION 2 OF "AN
ORDINANCE ESTABLISHING
ZONING REGULATIONS AND
DISTRICTS IN ACCORDANCE
WITH A COMPREHENSIVE PLAN
ETC.", ETC.

Case No. 2289

PASSED AND APPROVED this 18th
day of March, 1965.

Filed _____, 19____

City Clerk

DISTRIBUTION

VOTE

MAR 18 1965

Meeting of the City Council _____ 1964

Motion By Calderon Ord. # 33142

Seconded By Padilla Case # 2289

Item # _____

45-255

Department	Date	Ord. or Resol.	Contract	COUNCIL MEMBER	ROLL CALL	AYE	NAY
Aviation (Int. Airport)				WALTER W. McALLISTER Place 1 Mayor		<input checked="" type="checkbox"/>	
Stinson Field				GEORGE X DIXON X GARZA Place 2 DR. CALDERON		<input checked="" type="checkbox"/>	
Commercial Recorder	3-18	1		ROBERT C. JONES Place 3		<input checked="" type="checkbox"/>	
Finance Director				JACK H. KAUFMAN Place 4		<input checked="" type="checkbox"/>	
Budget				MRS. S.E. COCKRELL, JR. Place 5		<input checked="" type="checkbox"/>	
Controller				JOHN GATTI Place 6, Mayor Pro-Tem		<input checked="" type="checkbox"/>	
Purchasing				ROY S. PADILLA Place 7		<input checked="" type="checkbox"/>	
Int. Audit				DR. GERALD PARKER Place 8		<input checked="" type="checkbox"/>	
Fire Chief				ROLAND C. BREMER Place 9		<input checked="" type="checkbox"/>	
Health Director				Briefed By: <u>B Lauer</u>			
Housing & Insp. Director	3-18	1		<u>no opposition -</u>			
Legal				<u>preliminary site plan principles</u>			
Land							
Library				Additional Information:			
Parks & Recr.							
Personnel							
Planning Director	3-18	1					
Police Chief							
Public Works Director							
Traffic & Transp.							
Urban Renewal							
Other: <u>Taf</u>	3-18	1					