

AN ORDINANCE 61511

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

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

SECTION 1. THAT SECTION 42-22 OF CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HEREINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85220)

The rezoning and reclassification of property from "A" Single-Family Residence District to "B-1" Business District, "R-3" Multiple-Family Residence District and "O-1" Office District, listed below as follows:

- A to B-1
The north 268.7' of the east 116.5' of Lot 25, NCB 11880.
- A to R-3
All of Lot 16 and the west 50' of Lot 21, and the west 100' of Lots 19 and 20, NCB 11879.
- A to O-1
All of Lots 17 and 18, the east 122' of Lots 19 and 20, and the east 5' of Lot 21, NCB 11879.
In the 200 block of Ridgecrest
In the 8100 block of Lookover Drive

Provided that 5' of dedication is given along Ridgecrest; that off-street parking and driveways are provided and submitted for approval by the Traffic Engineering Division; and that a 6-foot solid screen fence is erected and maintained along the south property line.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 42, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 42-11.

SECTION 3. THAT THE DIRECTOR OF 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 26th DAY OF September 19 85.

ATTEST: *Arma J. Rodriguez*
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: *[Signature]*
CITY ATTORNEY

| | |
|-----------------------------------|---|
| AVIATION | |
| BUDGET & RESEARCH | |
| BUILDING INSPECTIONS | 1 |
| BUILDING INSPECTIONS-HOUSE NUMBER | |
| CITY WATER BOARD | |
| CITY ATTORNEY | |
| COMMERCIAL RECORDER | 1 |
| CONVENTION & VISITORS BUREAU | |
| CONVENTION FACILITIES | |
| ECONOMIC & EMPLOYMENT DEVELOPMENT | |
| EQUAL EMPLOYMENT OPPORTUNITY | |
| 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 | |
| WASTEWATER MANAGEMENT | |
| ZONING ADMINISTRATION | 1 |
| SPECIAL PROJECTS - CITY MANAGER | |

ITEM NO. 55
 SEP 26 1985

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY Ruber SECONDED BY: Webb

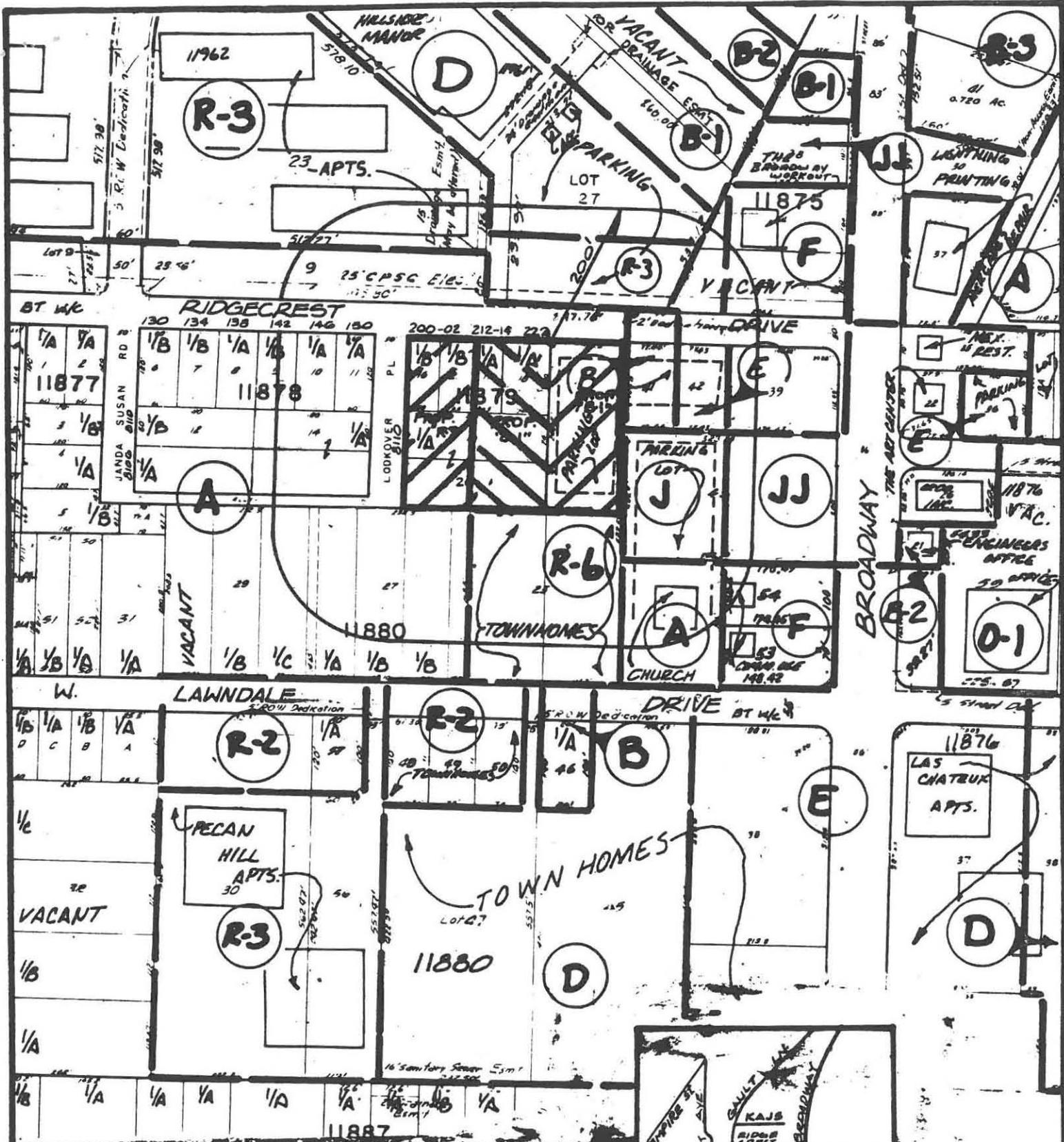
ORD. NO. 61511 ZONING CASE #285220

RESOL. _____ PETITION _____

| | ROLLCALL | AYES | NAYS |
|---------------------------------------|----------|--------------|------|
| MARIA BERRIOZABAL PLACE 1 | | <i>alder</i> | |
| JOE WEBB PLACE 2 | | / | |
| HELEN DUTMER PLACE 3 | | / | |
| FRANK D. WING PLACE 4 | | / | |
| WALTER MARTINEZ PLACE 5 | | / | |
| BOB THOMPSON PLACE 6 | | / | |
| YOLANDA VERA PLACE 7 | | <i>alder</i> | |
| G.E. HARRINGTON PLACE 8 | | / | |
| VAN ARCHER PLACE 9 | | / | |
| JAMES C. HASSLOCHER PLACE 10 | | / | |
| HENRY G. CISNEROS PLACE 11 (MAYOR) | | / | |

Provided that 5' of dedication is given along Ridgecrest; that off-street parking and driveways are provided and submitted for approval by the Traffic Engrg. Div.; and that a 6' solid screen fence is erected and maintained along the south prop. line.

85-55



ZONING CASE Z85220

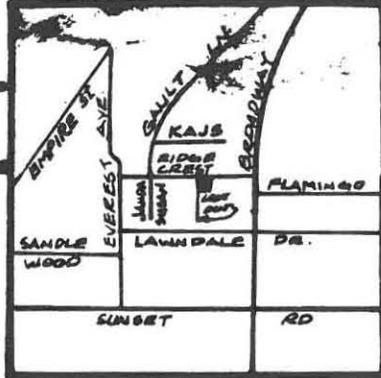
CITY COUNCIL DISTRICT NO: 9 TRACT 1207

REQUESTED ZONING CHANGE GRID 17-60

FROM "A" SINGLE FAM. RESID. DIST. TO "O1" OFFICE DIST., "B1" BUS. DIST. & "R3" MULTIPLE FAM. RESID. DIST.

DATE SEPT. 26, 1985

SCALE 0 100 200 300 400



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 9

CASE: Z85220

NAME: John Winter

The rezoning and reclassification of:

LOCATION "A" to "B-1"

The north 268.7' of the east 116.5' of 25, NCB 11880

"A" to "R-3"

All of Lot 16 and the west 50' of Lot 21, and the west 100' of Lots 19 and 20, NCB 11879

"A" to "O-1"

All of Lots 17, 18 the east 122' of Lots 19 and 20, and the east 5' of Lot 21, NCB 11879

200 Blk of Ridgecrest

8100 Blk of Lookover Drive

FOR INFORMATION ONLY

Subject property is located on the southeast corner of Lookover Place and Ridgecrest Drive, having approximately 335' frontage on Ridgecrest Drive and a maximum depth of 265' on Lookover Place.

FROM: "A" Single Family Residence District

TO: "B-1" Business District, "R-3" Multiple Family Residence District and "O-1" Office District

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

Department of Planning and Zoning

APPLICANT: John Winter

ZONING CASE NO Z85220

APPEAL CASE

YES

NOX

STATUS OF APPLICANT: Owner

OWNER OF PROPERTY: John Winter

OWNER CONCURS WITH THIS REZONING REQUEST:

YESX

NO

DATE OF APPLICATION: May 9, 1985

LOCATION OF PROPERTY

"A" to "B-1"

The north 268.7' of the east 116.5' of 25, NCB 11880

"A" to "R-3"

All of Lot 16 and the west 50' of Lot 21, and the west 100' of Lots 19 and 20, NCB 11879

"A" to "O-1"

All of Lots 17, 18 the east 122' of Lots 19 and 20, and the east 5' of Lot 21, NCB 11879

200 Blk of Ridgecrest

8100 blk of Lookover Dr.

FOR INFORMATION ONLY

Subject property is located on the southeast corner of Lookover Place and Ridgecrest Dr., having approximately 335' frontage on Ridgecrest Dr. and a maximum depth of 265' on Lookover Place.

REQUESTED CHANGE OF PROPERTY

"A" Single Family Residence District to "B-1" Business District, "R-3" Multiple Family Residence District and "O-1" Office District

ZONING COMMISSION PUBLIC HEARING HELD ON August 6, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Chesley Swann, 7744 Broadway, stated that they are requesting the change of zoning for office use.

IN FAVOR

Mr. J.D. Strickle, 8126 Scottshill, stated that he is in favor of the proposed change of zoning because he feels that it will enhance the value of the residential property.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATIONS

DISCUSSION

At its meeting of June 11, 1985, the Zoning Commission postponed action on this case to allow the applicant time to amend his application. The property in question is bordered by business zonings to the east and an established single family neighborhood to the west. It is staff's opinion, that the granting of this request would establish an appropriate transition between the existing businesses and residences.

RECOMMENDATION

Approval is recommended by staff.

TRAFFIC ENGINEERING RECOMMENDATION

Five (5) feet of dedication required along Ridgecrest. Parking and driveways to be submitted for approval to Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirty eight notices mailed out to the surrounding property owners, two returned in opposition and two returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. Cockrell and seconded by Mr. Meza to recommend approval of the requested petition from "A" Single Family Residence District to "B-1" Business District, "R-3" Multiple Family Residence District and "O-1" Office District for the following votes:

Cockrell, Meza, Small, Zamora, Polunsky, Washington, McNeel, Oviedo, Davies, Adams, voting in the affirmative; None voting against; Villarreal being absent.

THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on the 200 Blk of Ridgecrest and the 8100 Blk of Lookover Dr.
2. There were thirty eight notices mailed out, two returned in opposition and two returned in favor.
3. Staff has recommended approval. There are business zonings to the east and residential to the west. It is this Commissioner's opinion, that the proposed development would provide a transitional pattern between these two zonings.

OTHER RECOMMENDATIONS

It is further stipulated that 5' of dedication be given along Ridgecrest an parking and driveways be provided and submitted to the Traffic Section for approval. Also that a 6' solid screen fence be erected and maintained along the south property line.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared Irene Palencia, who being by me duly sworn, says on oath that she is Office Supervisor of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #61511 hereto attached has been published in every issue of said newspaper on the following days, to-wit: September 30th, 1985.

AN ORDINANCE 61511

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. Z85220)

The rezoning and reclassification of property from "A" Single-Family Residence District to "B-1" Business District, "R-3" Multiple-Family Residence District and "O-1" Office District, listed below as follows:

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In 8100 block of Lookover Drive.

Provided that 5' of dedication is given along Ridgecrest; that off-street parking and driveways are provided and submitted for approval by the Traffic Engineering Division; and that a 6-foot solid screen fence is erected and maintained along the south property line.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of 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.

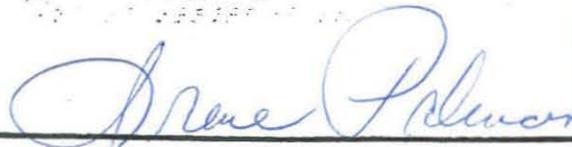
SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this 26th day of September 1985.

/s/ HENRY CISNEROS
MAYOR

ATTEST:
/s/ Norma S. Rodriguez,
City Clerk

9/30



Sworn to and subscribed before me this 30th day of September, 1985.



Notary Public in and for Bexar County,
Texas