

AN ORDINANCE **41843**

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. 4847)

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

The east 183' of the north 150' of Lot 34, NCB 11888 (Arb. Tract 33-A)
100 Block of West Sunset Road

Provided that proper replatting is accomplished.

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 his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 15th day of February 1973.

John Mats
M A Y O R

ATTEST: *M. Jackson*
C I T Y C L E R K

APPROVED AS TO FORM: *Harold L. Walker*
City Attorney

73-8

DISTRIBUTION

AVIATION DIRECTOR	
CITY WATER BOARD	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HOUSING & INSPECTIONS	1
INTERGOVERNMENTAL SERV.	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
MUNICIPAL COURTS	
MUNICIPAL FACILITIES	
PARKS & RECREATION DIR.	
PERSONNEL DIRECTOR	
PLANNING DIRECTOR	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
PUBLIC SAFETY-ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

ITEM NO. I.

MEETING OF THE CITY COUNCIL DATE: FEB 15 1973

MOTION BY: Becker SECONDED BY: Calderon

ORD. NO. 41843 ZONING CASE 4847

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
CAROL R. HABERMAN PLACE NO. 1		✓	
ED H. HILL PLACE NO. 2			<i>absent</i>
CHARLES L. BECKER PLACE NO. 3		✓	
DR. ROBERT L.M. HILLIARD PLACE NO. 4		✓	
LEO MENDOZA, JR. PLACE NO. 5		✓	
MANUEL H. CALDERON PLACE NO. 6		✓	
PLEAS C. NAYLOR, JR. PLACE NO. 7			<i>abs</i>
ALVIN G. PADILLA, JR. PLACE NO. 8		✓	
JOHN GATTI PLACE NO. 9			<i>abs</i>

replat

73-8

TO: City Clerk

Date January 29, 1973

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4847 NAME H.Glenn Huddleston

The rezoning and reclassification of:

The east 183' of the north 150' of Lot 34,
NCB 11888 (Arb. Tract 33-A)
100 Blk. of West Sunset Road

FOF INFORMATION ONLY

Located southwest of the intersection of
West Sunset Road and Broadway; having
183' on Sunset Road and 150' on Broadway.

FROM: "A" Single Family Residence District

TO: "O-1" Office District

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

Department of Planning

NAME OF APPLICANT: H. Glenn Huddleston

ZONING CASE 4847

DATE OF APPLICATION: November 15, 1972

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY:

The east 183' of the north 150' of Lot 34,
NCB 11888 (Arb. Tract 33-A)
100 Blk. of West Sunset Road

FOR INFORMATION ONLY

Located southwest of the intersection of
West Sunset Road and Broadway; having
183' on Sunset Road and 150' on Broadway.

ZONING CHANGE REQUESTED:

From "A" Single Family Residential District
to "O-1" Office District

ZONING COMMISSION PUBLIC HEARING ON DECEMBER 13, 1972:

Information presented by Applicant:

Mr. Glenn Huddleston, 8100 Broadway, stated to the Commission that he is the proposed purchaser of two contiguous lots on the corner of Broadway and Sunset. He is requesting this change because they intend to construct a two story garden type office building and they also wish to plat the lots into one lot. There are several office buildings south and north of Broadway. He further stated that the property is in the center of office development.

STAFF RECOMMENDATIONS:

Discussion:

Subject property is located at the southwest corner of the intersection of Broadway and West Sunset Road. In December of 1972, another applicant requested "B-2" zoning for this property. The Planning Staff recommended denial of this, saying that "O-1" Office uses were more appropriate. The Planning Commission denied the request for "B-2" zoning. The Staff feels that "O-1" is appropriate in this area of mixed residential and office uses.

Recommendation:

Approval

Traffic and Transportation Department Recommendations:

Access to the proposed must be carefully planned because of the grade differences between the street and the proposed property.

Results of Notices Received Before Hearing:

There were twenty-six notices mailed to the surrounding property owners, one returned in opposition and eight returned in favor.

COMMISSION ACTION:

By a vote of six in favor and three being absent, the Commission recommended approval of this request.

Reasons for Action:

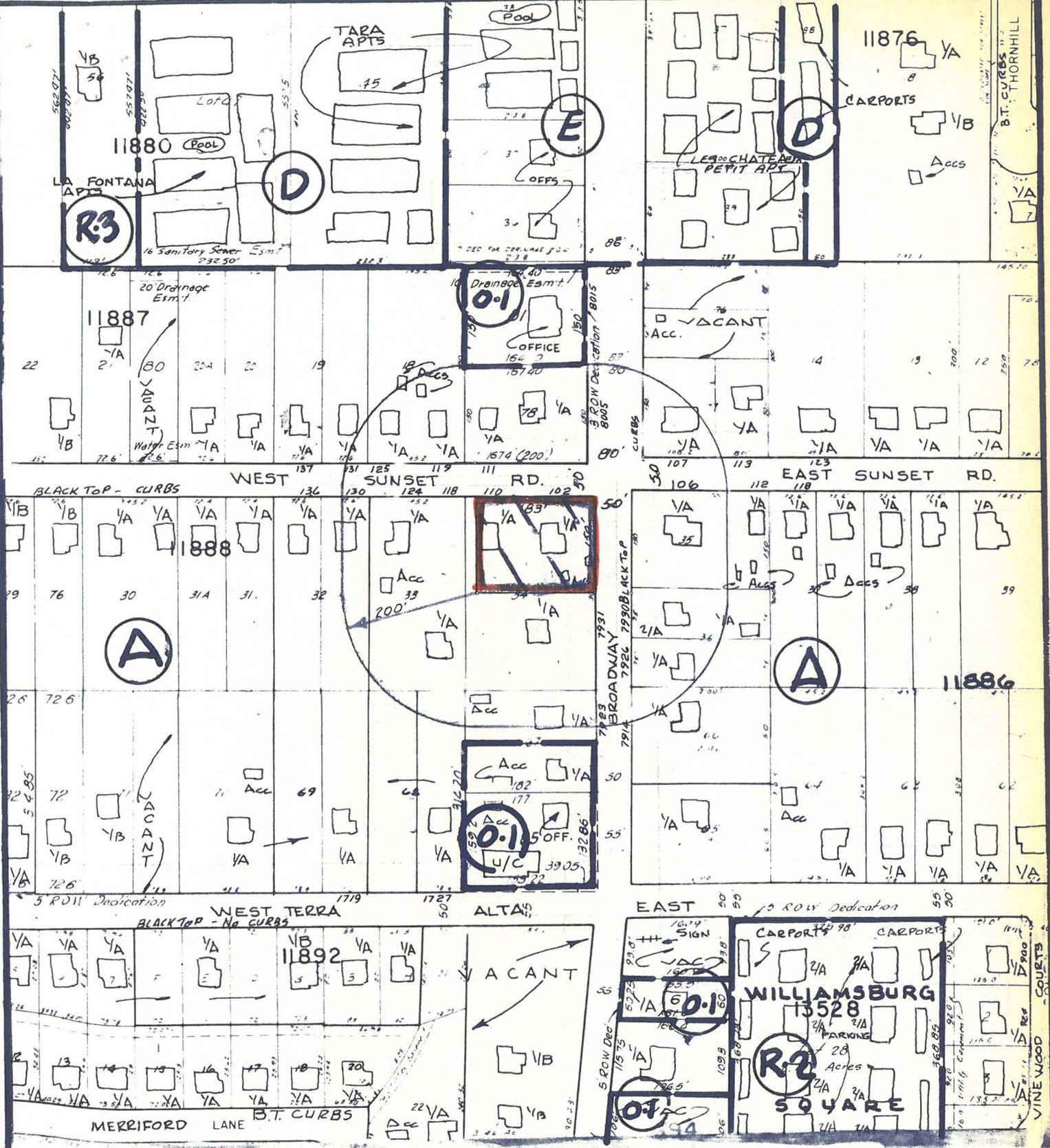
- (1) Property is located on the 100 Block of West Sunset Road.
- (2) It is also located on Broadway.
- (3) Zoning request is very compatible with the surrounding area.
- (4) There is "O-1" to the north and south of subject property.
- (5) It is felt that the property is sufficient in size to accommodate off-street parking.
- (6) There was minimal opposition to this request.
- (7) Requested change would be the best land use.

Other Recommendations:

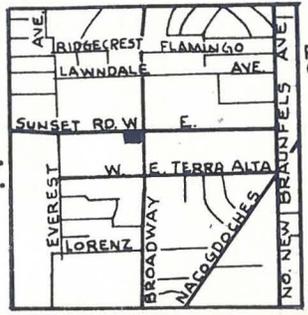
It is further recommended that property be platted and that applicant work with the Traffic Department.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)



ZONING CASE 4847
 REQUESTED ZONING CHANGE
 FROM "A" RES. DIST. TO "O-1" OFFICE DIST.
 DATE FEB. 1973
 SCALE 0 100 200 300 400



CITY PLANNING DEPT.
 SAN ANTONIO, TEXAS

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

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

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

says on oath that she 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 41843 Case No. 4847 hereto attached has been published in

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

February 16, _____, 1973

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PASSED AND APPROVED this 15th day of February 1973.

JOHN GATTI
Mayor

ATTEST:

G. V. JACKSON, JR.
Asst. City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 16th day of February, 1973

Hella Orozco

Notary Public in and for Bexar County, Texas