

AN ORDINANCE 31933

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. 2015)

The rezoning and reclassification of property from "B" Residence District to "JJ" Commercial District listed below as follows:

Lot 22, Block 6, NCB 11099, except the West 100' which is to remain "B" Residential 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 27 day of Nov., A. D., 1963.

[Signature]
MAYOR

ATTEST: [Signature]
City Clerk

VOTE

NOV 27 1963

Meeting of the City Council _____, 196__

Resolution

Ordinance

Motion by Member of Council

Jones - Kaufman

Ord. No. 31933

	Roll Call	Aye	Nay	Aye	Nay
WALTER W. McALLISTER Member of Council Pl. 1			X		
GEORGE de la GARZA Member of Council Pl. 2			X		
ROBERT C. JONES Member of Council Pl. 3		✓			
JACK H. KAUFMAN Member of Council Pl. 4		✓			
MRS. S.E. COCKRELL, JR. Member of Council Pl. 5			X		
JOHN GATTI Member of Council Pl. 6			<i>absent</i>		
ROY S. PADILLA Member of Council Pl. 7		✓			
DR. GERALD PARKER Member of Council Pl. 8		✓			
ROLAND C. BREMER Member of Council Pl. 9		✓			

Resigning granted

Yes _____
No XXX

Applicant: Joel White

Date of Application: September 11, 1963

Location of Property:

"B" Residence to "JJ" Commercial

Lot 22, Blk. 6, NCB 11099

FOR INFORMATION ONLY:

Located on the west side of Pleasanton Road, 435.6' north of Ansley Blvd. having 100' on Pleasanton Road and a depth of 435.6'.

Zoning Change requested:

From "B" Residence to "JJ" Commercial

ZONING COMMISSION PUBLIC HEARING ON OCTOBER 9, 1963:

Information Presented by Applicant:

Mr. Ralph Ogden, attorney representing Mr. Joel White, owner and applicant, stated that they are requesting "J" Commercial zoning for the subject property in order that they might place an automobile garage and repair shop at that location. The subject property has been operating as the Goodwill Industries until a fire destroyed the commercial type building leaving only a large concrete slab approximately 80' x 235'. Mr. Ogden explained that his client plans to do auto repair on the property and at a later date place a nice building on the property; he can not do so now because of his financial condition. He explained that the property is only for commercial development as most property in the area is presently being used commercially. In answer to the Commission's question as to whether his client plans to use the old slab for the new building he believes his client might consider using it for parking. Also in answer to the Commission's question as to whether his client would be willing to accept "JJ" zoning on the subject property instead of the requested "J" zoning, Mr. Ogden stated that his client would be willing to accept "JJ" zoning.

Staff Observations:

A zoning plan for this portion of Pleasanton Road, proposed several years ago by the Planning Department recommends "JJ" Commercial zoning for this property.

"JJ" uses now exist to the north and east of this property.

The Planning Department recommends that "JJ" Commercial zoning be approved, rather than the "J" Commercial requested, in order to maintain an adequate setback from Pleasanton Road.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

No nearby schools.

Results of Notice for Commission Hearing:

Thirteen notices were mailed to the surrounding property owners; five were returned in opposition to the request; two were returned in favor of the request; and none were returned "unclaimed."

Opponents Present:

Mr. John M. Klein, 136 Petaluma, Lot 23, Blk. 6, NCB 5718

Reasons Presented for Opposition by Opponents Present:

1. Such a zoning change would result in nothing but a junk yard.
2. Applicant has place of business which is nothing but an eyesore.
3. Purchased his home in this location because he felt it was a nice, quiet, clean community.

COMMISSION ACTION:

Recommended approval

Reasons for Action:

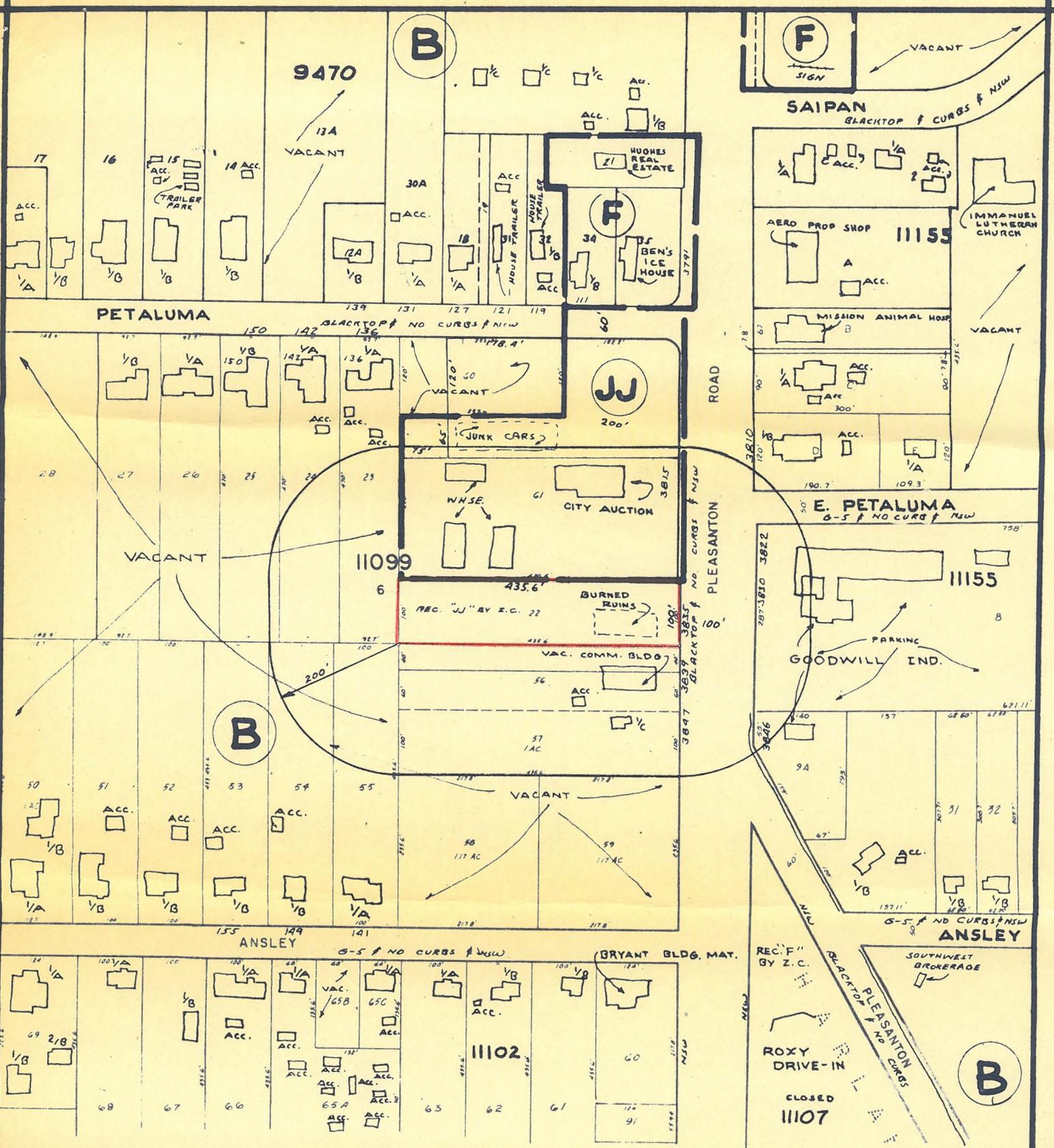
1. Existing on the subject property is the burned ruins occurring from a recent fire upon the land owned by the Goodwill Industries which was located on the property:
2. The applicant intends to construct new improvements for a garage operation.
3. Subject property is immediately south of "JJ" zoning and usage.
4. The recommended "JJ" zoning conforms with a zoning plan for Pleasanton Road in this area as recommended by the Planning Department.

Other Recommendations:

Applicant is to install a visual screen barrier upon the west boundary line of subject property.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



ZONING CASE 2015

REQUESTED ZONING CHANGE
FROM "B" RES. TO "JJ" COMM.

DATE OCTOBER 1963

SCALE: 1" = 200'



DATE: November 1, 1963

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE #2015 NAME Joel White

The rezoning and reclassification of:

"B" to "JJ"

Lot 22, Block 6, NCB 11099

FOR INFORMATION ONLY:

Located on the west side of Pleasanton Road, 435.6' north of Ansley Blvd., having 100' on Pleasanton Road and a depth of 435.6'.

FROM: "B" Residence

TO: "JJ" Commercial

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

Department of Planning

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: _____

November 29, 19 63

AN ORDINANCE

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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 27th day of November, A. D., 1963.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 29th. day of November, 19 63

Stella Orozco

Notary Public in and for Bexar County, Texas

STELLA OROZCO