

AN ORDINANCE **52251**

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. 8074)

The rezoning and reclassification of property from "B" Two Family Residential District to "B-3" Business District and "I-1" Light Industry District, listed below as follows:

"B" to "B-3"

A 9.915 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the City Clerk

"B" to "I-1"

A 91.145 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the City Clerk.

Provided that proper platting 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 Building and Zoning Administration 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 29th day of May, 1980.

Lila Cockull
M A Y O R

ATTEST: *Terma J. Rodriguez*
C i t y C l e r k

80-27

APPROVED AS TO FORM: *[Signature]*
City Attorney

(11)

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	3
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
FINANCE - GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

*ATTN: HOUSE NUMBER
MR. DIETMANN*

ITEM NO. 11

MEETING OF THE CITY COUNCIL DATE: MAY 29 1980

MOTION BY: Dutmer SECONDED BY: Steen

ORD. NO. 52251 ZONING CASE 8074

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		✓	
VAN ARCHER PLACE 9		✓	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)			absent

*Resolved that proper
action is accomplished*

80-27

TO: CITY CLERKS

RECEIVED

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 8074 NAME General Investment Corporation
1980 MAY 12 AM 9 57

The rezoning and reclassification of : CITY CLERK

LOCATION "B" to "B-3"

A 9.915 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the Building and Zoning Department. In the 9100 Block of S. Presa Street

FOR INFORMATION ONLY

Subject property is located on the northeast side of S. Presa Street (U.S. Hwy. 181), being 1864.26' northwest of the cutback of S. Presa Street and Southton Road, having 2878.30' on S. Presa Street and a maximum depth of 150'.

"B" to "I-1"

A 91.145 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the Building and Zoning Department.

FOR INFORMATION ONLY

Subject property is located on the northeast side of S. Presa Street (U.S. Hwy. 181), being 1864.26' northwest of the cutback of S. Presa Street and Southton Road, being 150' off of S. Presa Street with a maximum width of 2878.30' and a depth of 2211.77'.

CITY CLERK

FROM: "B" Two Family Residential District

TO: "B-3" Business District and "I-1" Light Industry District

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

FIELD NOTES

91.145 ACRES - SPUR 122 (U.S. HIGHWAY 181)

GENERAL INVESTMENT CORPORATION

A certain tract of land containing NINETY ONE and ONE HUNDRED FORTY FIVE THOUSANDTHS (91.145) ACRES out of the North part of a 101.06 acres tract comprising 47.395 acres out of James McKay Survey 48, Abstract 522, County Block 5159 and 43.75 acres out of William Small Survey 26, Abstract 670, County Block 5158. The said 91.145 acres tract is situated within the corporate limits of the city of San Antonio and being a part of New City Block 10920 and lies North of Spur 122 (U.S. Highway 181), being more particularly described as follows:

BEGINNING at a lead point set in a concrete monument in the center line of the old Corpus Christe Road, being the most Western point of the closed portion of the old Corpus Christi Road closed by order of commissioners Court July 31, 1942 and being the Northwest corner of said 91.145 acres tract;

THENCE with center line of old Corpus Christi Road, South 89 deg. 53' East, 2554.71 feet to an iron pin, the Northeast corner of this tract, being the Northwest corner of a tract formerly containing 98.522 acres;

THENCE with fence along the East line of this tract, being the West line of said 98.522 acres tract, South 0 deg. 41' West, 2199.55 feet to a point for the Southeast corner of this tract;

THENCE in a Westerly direction with a curve to the right whose radius is 11249.16 feet to a distance of 1160.12 feet to a point of tangent;

THENCE North 60 deg. 52' West, 1720.69 feet to a point on fence line on the West line of said 91.145 acres tract, the Southwest corner of this tract;

THENCE with fence along the West line of this tract, being the East line of Vernon L. Gemblar estate tract of 12.854 acres, North 1 deg. 01' East, 855.44 feet to the place of BEGINNING.

Field notes compiled from former
survey on May 9, 1980

Richard R. Jacob
Registered Public Surveyor No. 262
ADAMS LAND SURVEY COMPANY

FIELD NOTES

9.915 ACRES - SPUR 122 (U.S. HIGHWAY 181)

GENERAL INVESTMENT CORPORATION

A certain tract of land containing NINE and NINE HUNDRED FIFTEEN THOUSANDTHS (9.915) ACRES out of the South part of a 101.06 acres tract and being out of James McKay Survey 48, Abstract 522, County Block 5159. The said 9.915 acres tract is situated within the corporate limits of the city of San Antonio and being a part of New City Block 10920 and fronts on the North side of Spur 122 (U.S. Highway 181), being more particularly described as follows:

BEGINNING at an iron pipe at fence corner on the North line of Spur 122 (U.S. Highway 181) for the Southwest corner of said 101.06 acres tract, being the Southeast corner of Vernon L. Gembler estate tract of 12.854 acres for the Southwest corner of this tract;

THENCE with fence along the West line of said 101.06 acres tract, being the East line of said 12.854 acres tract, North 1 deg. 01' East, 170.07 feet to a point for the Northwest corner of this tract;

THENCE South 60 deg. 52' East, 1720.69 feet to a point for a point of curve;

THENCE in a Southeasterly direction with a curve to the left whose radius is 11249.16 feet to a distance of 1160.12 feet to a point on fence line on the East line of said 101.06 acres tract, being the West line of a 30.00 acres tract formerly out of a 98.522 acres tract, the Northeast corner of this tract;

THENCE with fence along the East line of said 101.06 acres tract, being the West line of said 30.00 acres tract, South 0 deg. 41' West, 162.22 feet to an iron pipe on fence line on the North line of said Spur 122 (U.S. Highway 181), the Southeast corner of this tract;

THENCE with fence along the North line of Spur 122 (U.S. Highway 181) in a Westerly direction with a curve to the right whose radius is 11399.16 feet to a distance of 1237.76 feet to an iron pipe at point of tangent;

THENCE continuing with fence along the North line of said Spur 122 (U.S. Highway 181), North 60 deg. 52' West, 1640.54 feet to the place of BEGINNING.

Field notes compiled from former survey on May 9, 1980

Richard R. Jacobs

Registered Public Surveyor No. 262
ADAMS LAND SURVEY COMPANY

APPLICANT: General Investment Corporation

ZONING CASE NO. 8074

STATUS OF APPLICANT: Owner

APPEAL CASE

YES _____

NO XX

OWNER CONCUR WITH THIS REZONING REQUEST:

YES XX

NO _____

DATE OF APPLICATION: April 7, 1980

LOCATION OF PROPERTY:

"B" to "B-3"

A 9.915 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the Building and Zoning Department.
In the 9100 Block of S. Presa Street

FOR INFORMATION ONLY

Subject property is located on the northeast side of S. Presa Street (U. S. Hwy 181) being 1864.26' northwest of the cutback of S. Presa Street and Southton Road, having 2878.30' on S. Presa Street and a maximum depth of 150'.

"B" to "I-1"

A 91.145 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the Building and Zoning Department.

FOR INFORMATION ONLY

Subject property is located on the northeast side of S. Presa Street (U. S. Hwy 181), being 1864.26' northwest of the cutback of S. Presa Street and Southton Road, being 150' off of S. Presa Street with a maximum width of 2878.30' and a depth of 2211.77'.

REQUESTED CHANGE IN ZONING

From "B" Two Family Residential District to "B-3" Business District and "I-1" Light Industry District

ZONING COMMISSION PUBLIC HEARING HELD ON May 6, 1980

Information Presented by Applicant

Mr. Charles Martin Wender, representing General Investment Corporation, stated that the tract of land under consideration is proposed for the development of a good quality industrial park that add growth to this area. Their goals are to build a modern and complimentary site for this area. They have hired an engineer and a architect to develop a good site plan of development. The land to the east has been donated for the Texas A & M Trade Center.

At this time, Mr. Wender was asked by the Commission as to whether they would be in favor of "B-3" and "I-1" as recommended by staff. Mr. Wender advised the Commission that they would not be in favor of the staff recommendations. They do not want to be restricted by the recommended "B-3". They feel that control of the development of this property can be made thru good planning.

IN FAVOR

Ms. Pat Turner, stated that she supports the requested change in zoning. The zoning industry would add to economic development and growth factors of the area as well to that to the City of San Antonio. They feel that they can work together with the principles and have two complexes that would architecturally compliment each other. Also the site is suitable for attracting light industry. They have assurances from the developer that they will continue to work together and to develop in harmony both the skill center and the light industrial park.

Mr. Henry Minten, 3875 E. Southcross Blvd., stated that he feels that the requested change in zoning is suitable for the subject property.

Ms. Reba Malone, 306 Golden Crown, stated that she is the President of the Southeast Development Agency. Their organization is a group of businessmen and residents in the southeast area that for the last four years have been working collectively to increase interest in the southeast area as well as their image. They feel that they need the industrial growth in the area to compliment the Texas A & M facilities as well as to provide job opportunities for the people in that area.

Mr. Walter Schultze, stated that he is a member of the Southeast Development Agency and they feel that the industrial zoning will create additional development in the area. It is also felt that industry is what starts an area.

Mr. Wender, stated that he would like to request a 50' area of "B-3" zoning on the southwest portion of the property. In that area they will work to shield S. Presa Street from anything that would be in their industrial park. Fifty feet instead of 150' would give their engineer enough leeway to place the industry in a more favorable position.

IN OPPOSITION

Mr. Frank Manoko, 9011 Old Corpus Christi Road, stated that they would be in favor of the "B-3" zoning on the southwest 150' because it would correspond with their property that they have had there for the past eight years. He feels that it would be an asset to the property rather than a detriment.

REBUTTAL

Mr. Wender stated that they will build a quality industrial park and he is only requesting "B-3" on 50' and would like to keep the rest of the property for light industrial.

STAFF RECOMMENDATIONS

Discussion

The property in question fronts onto S. Presa Street, a major arterial for this area. To the north of this property is Brook's Air Force Base and to the west there is "I-1" and "B-3" zoning. To the east is the proposed site of the Texas A and M Trade Center and to the south the Zoning Commission recently recommended approval of "I-1" zoning. In the staff's opinion, industrial development along the northeast side of Presa Street is appropriate. Staff recommends that an area of "B-3" zoning be provided along Presa for a depth of 150'. This area will provide a buffer along the major arterial, which provides access to the Missions National Historic Park.

Staff Recommendations

Denial of "I-1" as requested and approval of "B-3" on the southwest 150' and "I-1" on the remaining portion.
Proper platting

TRAFFIC AND TRANSPORTATION DEPARTMENT RECOMMENDATIONS

The subject property is served by S. Presa Street, a designated secondary arterial type "A". We have not reviewed a plan of development for the area, but with proper access and an internal circulation system, this rezoning should not be detrimental to traffic along the arterial.

HISTORIC IMPACT STATEMENT

RECOMMENDATION

Approval of "I-1" with "B-3" frontage along S. Presa Street.

HISTORIC IMPACT

Rezoning for industrial use on this property should have no adverse effect on the adjacent Mission Historic District or the Missions of San Antonio National Park if area fronting South Presa is zoned "B-3" frontage on this major road leading to the Missions Park.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were sixteen notices mailed out to the surrounding property owners; two notices returned in opposition and five notices returned in favor.

COMMISSION ACTION

A motion was made by the Commission to recommend to the City Council the denial of the original request from "B" Two Family Residential District to "I-1" Light Industry District and in lieu thereof recommend approval of "B-3" Business District on the southwest 150' and "I-1" Light Industry District on the remaining property, by the following vote:

Adams, Rodriquez, Kachtik, Davies, Meza, Oviedo, Specia, and Washington voting in the affirmative, with Lopez, Polunsky, and Williams being absent, MOTION CARRIED.

REASONS FOR ACTION

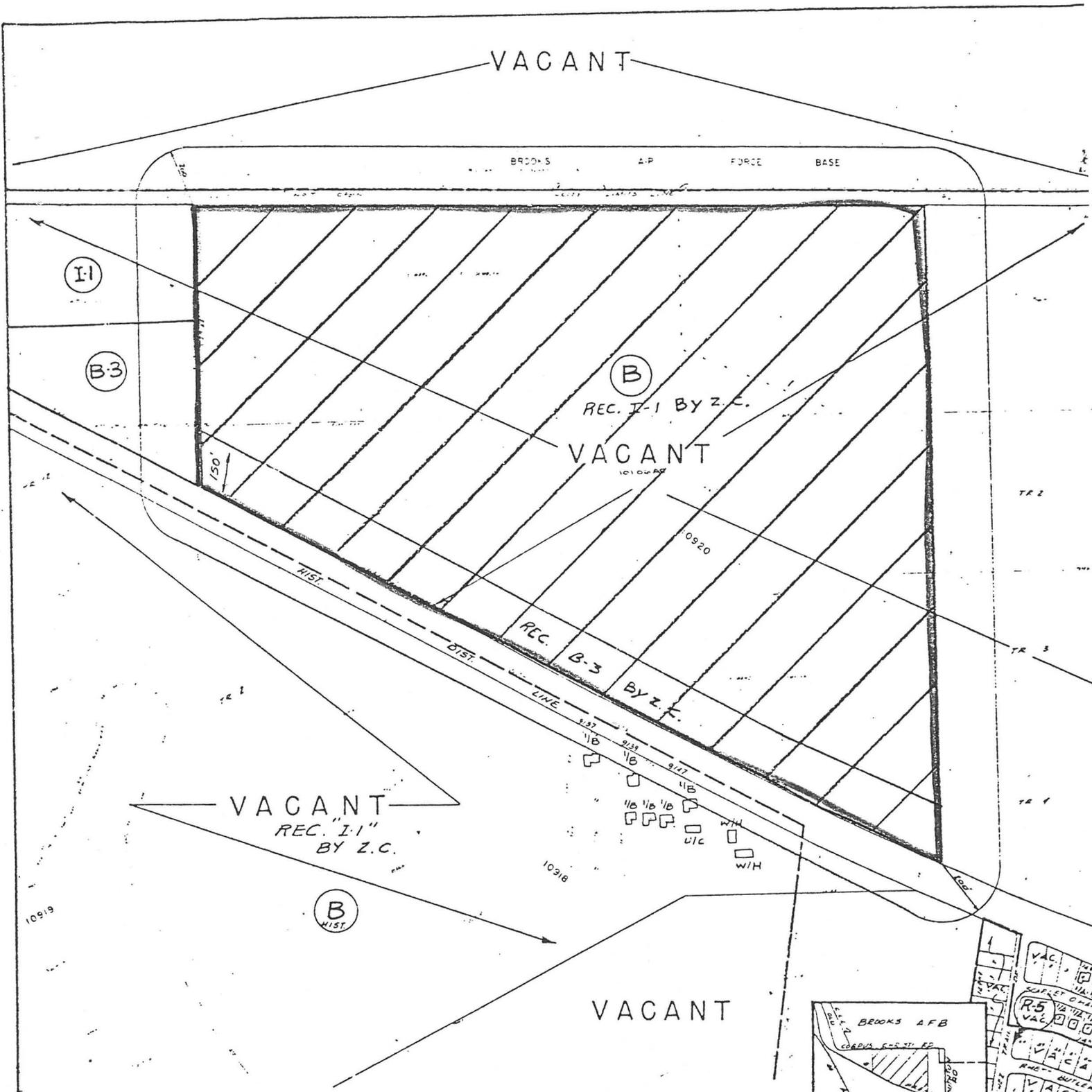
1. S. Presa Street is a major arterial for this area and the "B-3" zoning would provide a buffer along this street which is an access into the National Historic Park area.
2. The subject property is to the south of Brooks Air Force Base and will be adjacent to the Texas A & M Trade Center and industrial zoning is occurring in this area.
3. There were sixteen notices mailed out; two notices returned in opposition and five notices returned in favor.

Other Recommendations

It is further recommended that proper platting be accomplished.

RESULTS OF NOTICES FOR COUNCIL HEARING

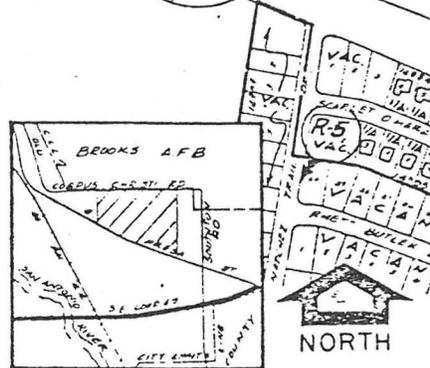
(To be provided at Council Hearing).



ZONING CASE 8074

CITY COUNCIL DIST. NO. 3
 REQUESTED ZONING CHANGE
 FROM "B" TWO FAM. RES. DIST. TO "I-1" LIGHT INDUSTRY
 DATE MAY 29, 1980 DIST. & "B-3" BUS. DIST.

SCALE



DEPT. OF BUILDING &
 ZONING
 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 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 #52251 hereto attached has been published in every issue of said newspaper on the following days, to-wit: June 2, 1980



Irene Palencia

Sworn to and subscribed before me this 2nd Day of June, 1980.

Stella Orzco

Notary Public in and for Bexar County,
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 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 #52251 hereto attached has been published in every issue of said newspaper on the following days, to-wit: June 2,, 19 80

AN ORDINANCE 52251

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 4222 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. 8074)

The rezoning and reclassification of property from "B" Two Family Residential District to "B-3" Business District and "I-1" Light Industry District, listed below as follows:

"B" to "B-3"

A 9.915 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the City Clerk.

"B" to "I-1"

A 91.145 acre tract of land out of NCB 10920, being further described by field notes filed in the Office of the City Clerk.

Sworn to and subscribed Irene Palencia Provided that proper platting is accomplished. 2nd Day of June, 1980.

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 Building and Zoning Administration 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 29th day of May, 1980.
s/ LILA COCKRELL
MAYOR

ATTEST:
s/ Norma S. Rodriguez
City Clerk

Lila Cockrell
Public in and for Bexar County,