

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.

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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 HERINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. z85254)

The rezoning and reclassification of property from "R-3" Multiple-Family Residence District, "B-3" Business District and "B-2" Business District to "O-1" Office District and "B-3R" Restrictive Business District, listed below as follows:

R-3, B-2 and B-3 to B-3R

A 5.34 acre tract of land out of NCB 11545, being further described by field notes filed in the Office of the City Clerk.

R-3, B-2 and B-3 to O-1

A 10.35 acre tract of land out of NCB 11545, being further described by field notes filed in the Office of the City Clerk.

Provided that 13-feet of dedication is given along Callaghan Road, and that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

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 10th DAY OF October 19 85.

ATTEST: Norma S. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: _____
CITY ATTORNEY

Miss Vera
300' N.W. 300'
5-0-1 on remainder

ITEM NO. 40.
 DATE: OCT 10 1985

MEETING OF THE CITY COUNCIL DATE: _____

MOTION BY: Vera SECONDED BY: Thompson

ORD. NO. 61597 ZONING CASE #285254

RESOL. _____ PETITION _____
 STAFF RECOMMENDS B-3R ON THE N.W. 300'
 AND "O-1" ON REMAINDER OF PROPERTY.

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

Provided that 13' of dedication is given
 along Callaghan Rd., and that driveways
 and off-street parking are provided and
 submitted for approval by the Traffic
 Engrg. Div.

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBER	1
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	

285254 (REVISED FIELD NOTES)

To be O-1

A 10.35 acre tract of land being a portion of NCB 11545, Blk E, Woodland Hills a recorded in Vol. 980, Page 189, Deed and Plat Records of San Antonio, Bexar County, Texas and being further described as follows:

Being at a point, said point being S. 15° 37' 00" E, 300.00 ft from the intersection of the south R.O.W. line of Callaghan Road and the west R.O.W. line of Horseshoe Bend East.

Thence: With the northwest R.O.W. line of Majestic Drive, 5.29° 51' 16" W. a distance of 936.75' to a point;

Thence: With the north R.O.W. line of Silvercrest Drive, N 71° 14' 58" W. 508.38 ft. to a point;

Thence: With the East R.O.W. line of Woodside Drive, N. 15° 38' 35" W a distance 368.19 ft. to a point;

Thence: N. 79° 17' 29" W a distance of 1087.66 ft to the point of being

To be B-3R

A 5.34 acre tract of land being a portion of NCB 11545, Blk E, Woodland Hills, as recorded in Vol. 980, Page 189, Deed and Plat Records of San Antonio, Bexar County Texas and being further described as follows:

Being at a point, said point being S. 15° 37' 00" E, 200.38 feet from the intersection of the south R.O.W. line of Callaghan Road and the west R.O.W. line of Horseshoe Bend East.

Thence: With the west R.O.W. line of Horseshoe Bend East, S 15° 37' 00" E. a distance of 99.62 ft to a point:

Thence: S. 79° 17' 29" W a distance of 1087.66 ft to a point being on the east R.O.W. line of Woodside Drive:

Thence: N. 15° 38' 35" W. a distance of 100.00 ft said point being the southwest corner of lot 118, NCB 11545

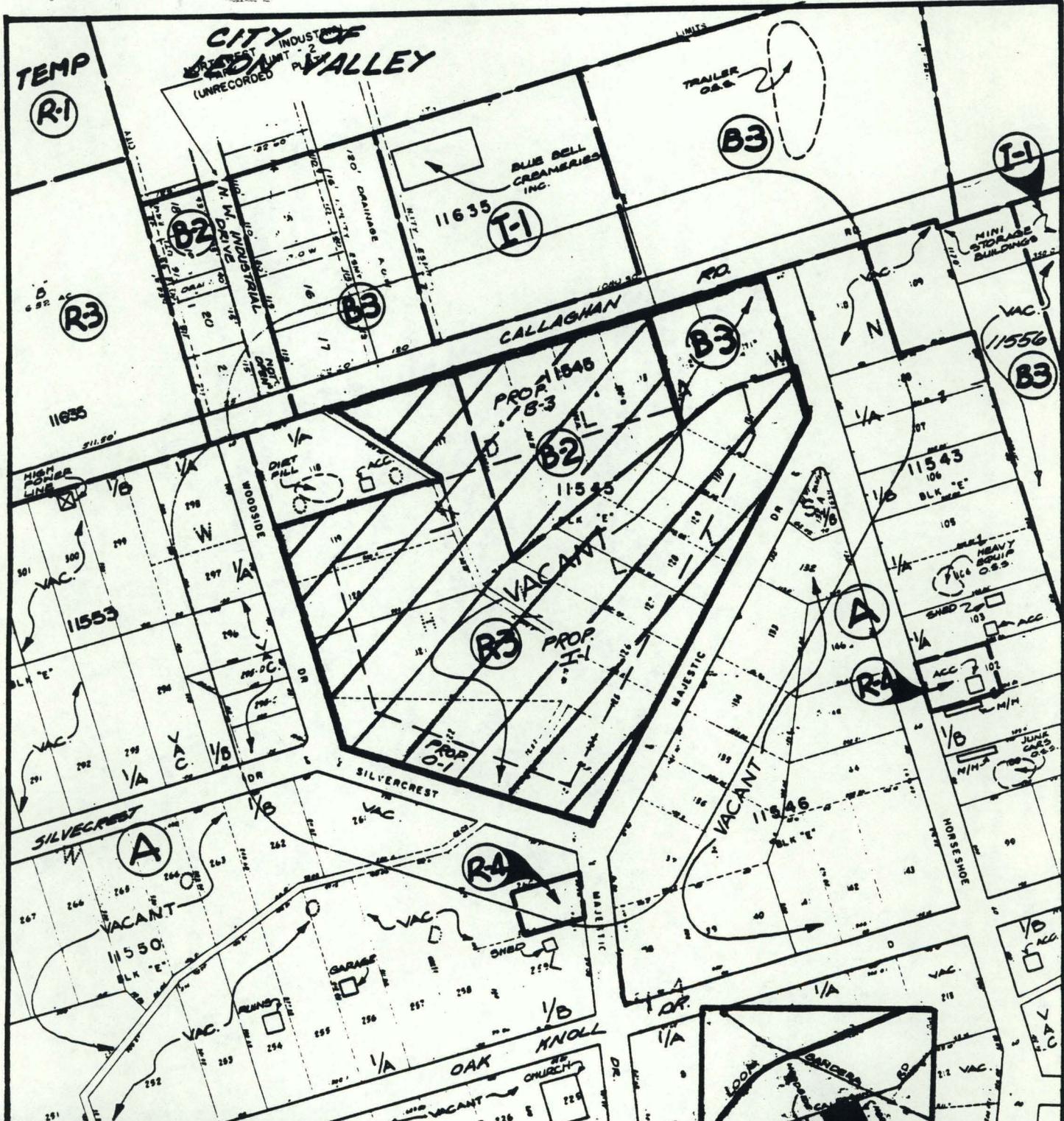
Thence: N. 74° 21' 25" E a distance of 328.00 ft to a point:

Thence: N 56° 23' 45" W. 264.25' ft to a point being on the south R.O.W. line of Callaghan Road.

Thence: With the south R.O.W. line of Callaghan Rd N. 74° 17' 29" E a distance of 682.25 ft to a point

Thence: S 15° 37' 00" E a distance of 200.38 ft to a point:

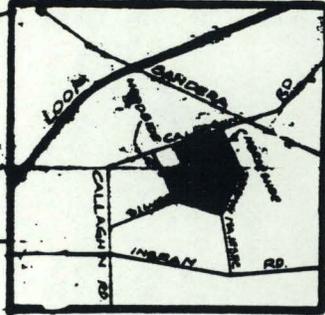
Thence: N 74° 17' 29" E a distance of 250.00 ft to the point of being.



ZONING CASE 285254

CITY COUNCIL DISTRICT NO: 7 CENSUS TRACT 1816 GRID 12-59

REQUESTED ZONING CHANGE
 FROM "B-3" BUS. DIST. TO "I-1" LIGHT INDUSTRY DIST.
 DATE OCT. 10, 1985 RES. DIST. "B-3" BUS. DIST.
 SCALE "O-1" OFF. DIST.



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

APPLICANT: Orah Wall Investment

ZONING CASE NO Z85254

STATUS OF APPLICANT: Owner

APPEAL CASE

YES

NO XX

OWNER OF PROPERTY: Orah Wall Investment

OWNER CONCURS WITH THIS REZONING REQUEST: YES XX

DATE OF APPLICATION: June 6, 1985

LOCATION OF PROPERTY

"R-3" and "B-2" to "B-3"

A 2.7414 acre tract of land out of NCB 11545, being further described by field notes filed in the Office of the Planning Department.

"R-3" to "O-1"

A 4.7382 acre tract of land out of NCB 11545, being further described by field notes filed in the Office of the Planning Department.

"R-3" to "I-1"

A 7.7112 acre tract of land out of NCB 11545, being further described by field notes filed in the Office of the Planning Department.

FOR INFORMATION ONLY

Subject property is located between Callaghan Road and Majestic Drive and between Horseshoe Bend Drive, Woodside Drive and Silver Crest Drive, having 932.25' on Callaghan Road, 300' on Horseshoe Bend Drive, 936.75' on Majestic Drive 508.38' on Silvercrest Drive and 468.19' on Woodside Drive.

REQUESTED CHANGE OF PROPERTY

"R-3" Multiple Family Residence District and "B-3" Business District to "B-3" Business District, "O-1" Office District and "I-1" Light Industry District

ZONING COMMISSION PUBLIC HEARING HELD ON July 23, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Al Groves, stated that they are requesting the change of zoning for warehouse development. He further stated that he would like to amend his petition to "B-3" on Callaghan Road frontage on "O-1" along Majestic Drive, Silvercrest and Woodside for a depth of 100' and "I-1" behind the "O-1".

IN OPPOSITION

Mrs. Harry Campbell, 4666 Callaghan, stated that she is concerned about drainage problems in the area. She further stated that she was not in opposition to the amended petition. She stated that the area is within a flood plain. She stated that she does not want to see industrial development so close to the single family residential area.

Mr. Max Bowman, 4402 E. Horseshoe Bend, stated that he is concerned about the "I-1" zoning adjacent to the single family residential area. He further stated that he was not opposed to the amended petition. He stated that he would not like to see any type of business with outside storage, packing plant or a veterinary clinic.

REBUTTAL

Mr. Groves stated that the drainage problems already exist and they can only correct the drainage that is within their property.

STAFF RECOMMENDATIONDISCUSSION

The property in question fronts onto Callaghan Road and is adjacent to single family zoning and dwellings to the west, south and east. Callaghan Road at the present time entertains other business zoning districts. However, the area to the south of the subject property is still zoned residential and is developed as residences. It is staff's opinion, that the granting of this request would only encourage further encroachment of industrial zoning into this area.

ZONING COMMISSION PUBLIC HEARING HELD ON July 9, 1985INFORMATION PRESENTED BY APPLICANT

Mr. Andy Guerrero, Planner III, informed the Commission that staff would like to request postponement of this case in order to properly advertise the zoning request.

RECOMMENDATION

Denial is recommended by staff.

TRAFFIC ENGINEERING RECOMMENDATION

Thirteen feet (13) of dedication requires along Callaghan Road. Driveways and off-street parking to be submitted to Traffic Engineering.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Oviedo and seconded by Mr. Meza, to postpone this case as requested by staff.

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

STAFF RECOMMENDATIONDISCUSSION

At its meeting of July 9, 1985, the Zoning Commission postponed action on this case because of improper notification.

The property in question fronts onto Callaghan Road and is adjacent to single family zoning dwellings to the west, south and east. Callaghan Road at the present time entertains other business zoning districts. However, the area to the south of the subject property is still zoned residential and is developed as residences. It is staff's opinion, that the granting of this request would only encourage further encroachment of industrial zoning into this area. Staff would recommend that industrial zoning not be granted and that "B-3R" be granted on the northwest 300' and "O-1" Office District on the remaining portion.

RECOMMENDATION

Denial as requested and approval of "B-3R" on the northwest 300' and "O-1" on the remaining portion.

TRAFFIC ENGINEERING RECOMMENDATION

Thirteen feet (13) of dedication requires along Callaghan Road. Driveways and off-street parking to be submitted to Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twenty-three notices mailed out to the surrounding property owners, five returned in opposition and two returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. Davies to recommend denial of the amended petition from "B-2" Business District, "B-3" Business District and "R-3" Multiple Family Residence District to "O-1" Office District on 100' along Majestic Drive, Woodside and Silvercrest and "B-3" Business District fronting Callaghan and "I-1" Light Industry District on the remainder for the following votes:

THE MOTION DIES FOR A LACK OF A SECOND.

SECOND MOTION

MOTION WAS MADE BY Mr. Polunsky and seconded by Mr. Washington, to recommend approval of the amended petition from "B-2" Business District, "B-3" Business District and "R-3" Multiple Family Residence District to "O-1" Office District on 100' along Majestic Drive, Woodside and Silvercrest and "B-3" Business District fronting Callaghan and "I-1" Light Industry District on the remainder for the following votes:

Polunsky, Washington, Zamora, Oviedo, Cockrell, Meza, Adams voting in the affirmative; Davies voting against, Villarreal-Abstaining, McNeel, Small being absent.
THE MOTION CARRIED.

REASONS FOR ACTION

- 1) Subject property is located on Lots 111 thru 117 and 119 thru 131, Blk E, NCB 11545, 4800 Blk of Callaghan Road.
- 2) There were twenty-three notices mailed out, five returned in opposition and two returned in favor.
- 3) Staff has recommended denial and approval of "B-3R" on the northwest 300' and "O-1" on the remaining portion. It is this Commissioner's opinion, that the drainage problem will be addressed by the platting on the subject property.

OTHER RECOMMENDATIONS

It is further stipulated that 13' of dedication be given along Callaghan Road and driveways and off-street parking be provided and submitted to Traffic Section for approval.

RESULTS OF NOTICES FOR COUNCIL HEARING

To be provided at Council Hearing.