

AN ORDINANCE

32797

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. 2231)

The rezoning and reclassification of property from "A" Residence District to "J" Commercial District listed as follows: 4.064 acres out of NCB 10780 being further described as follows: "BEGINNING at a point on the south line of Sinclair Road, 500.0 feet east from its intersection with the east right-of-way line of South W. W. White Road for the northwest corner of said 4.064 acres, being the northeast corner of Southwestern Bell Telephone Co. Tract; THENCE east 200.0 feet to a point, the northeast corner of this tract; THENCE south 588.7 feet to a point on the south line of said 83.16 acres, the southeast corner of this tract; THENCE west with south line of said Sultenfuss tract, a distance of 400.0 feet, the southwest corner of this tract; THENCE north 296.4 feet to a point for a corner, being the southwest corner of the Southwestern Bell Telephone Co. tract; THENCE east 200.0 feet to a point, the southeast corner of said Telephone Company tract; THENCE with east line of said Telephone Company tract, a distance of 292.3 feet to the place of beginning.

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 1st day of Oct, A. D., 1964.

Mr. McAllister
MAYOR

ATTEST: James Kenny
City Clerk

64217

DISTRIBUTION

VOTE

OCT 1 1964

Meeting of the City Council _____ 1964

Motion By J Ord. # 32797

Item # 8

Seconded By P Case # 2231

Department	Date	Ord. or Resol.	Contract	COUNCIL MEMBER	ROLL CALL	AYE	NAY
Aviation (Int. Airport)				WALTER W. McALLISTER Place 1 Mayor		✓	✓
Stinson Field				GEORGE de la GARZA Place 2		✓	ab
Commercial Recorder				ROBERT C. JONES Place 3		✓	✓
Finance Director				JACK H. KAUFMAN Place 4		✓	✓
Budget				MRS. S.E. COCKRELL, JR. Place 5		✓	✓
Controller				JOHN GATTI Place 6, Mayor Pro-Tem		✓	✓
Purchasing				ROY S. PADILLA Place 7		✓	✓
Int. Audit				DR. GERALD PARKER Place 8		✓	✓
Fire Chief				ROLAND C. BREMER Place 9	absent	absent	absent
Health Director				Briefed By:			
Housing & Insp. Director				Jones			
Legal				Shelley - Street widening			
Land				C			
Library				Additional Information:			
Parks & Recr.				Ms. Glen Walker			
Personnel				One member tried			
Planning Director				to sell 4 acres			
Police Chief				150000 Bedy			
Public Works Director				15000 sq Hard Slab	Walker		
Traffic & Transp.				plus office space	Mr 44236		
Urban Renewal							
Other:				Jones opposed to			
				I use New Ord			
				grant I use Do			
				need working facilities & Industry			

Applicant: Antone J. Sultenfuss, and Florence Sultenfuss
Haecker, et al.

Date of Application: July 30, 1964

Location of Property:

4.064 acres out of NCB 10780 being further described by field notes filed in the office of the Department of Planning.

FOR INFORMATION ONLY:

Located on the south side of Sinclair Road 500' east of S. W. White Road; having 200' on Sinclair and a depth of 588.7'.

Zoning Change Requested:

From "A" Residence District to "J" Commercial District

ZONING COMMISSION PUBLIC HEARING ON AUGUST 12, 1964:

Mr. Frank Sultenfuss, representing Antone J. Sultenfuss and Florence Sultenfuss Haecker, et al, owners and applicants, stated that they are requesting the "J" Commercial zoning for the purpose of selling it to the Precision Manufacturing Company for relocation of their machine shop operation.

✓ Mr. Glen Walker, representing the Precision Machine Company, proposed purchaser, stated that their present manufacturing operation is located on Pleasanton Road. Their operation deals primarily with government contracts as a means of existence. They have 55 prime contracts in their company now and the majority of them are with Kelly Field. Their company is growing beyond their present location and they have been looking for other areas to build in. This particular area appears to be desirable to them. Mr. Walker explained that the Southwestern Bell Telephone Company is located 300' east of Sinclair and W. W. White and between the telephone company to the east there is nothing except unimproved property owned by the applicant. They contend that the location of their company on the property will be an enticement for future improvement and growth in that area. There have been no improvements in the area since the telephone company purchased their area site in 1958. Their company will manufacture and fabricate metal, plastic and rubber parts. They have 40 employees on the payroll at present. They need the "J" zoning in order to construct a masonry all airconditioned building for their operation. The area immediately behind the telephone company will be hard surfaced and used as an employee parking lot and eventually they intend to grow to the extent of the property. Mr. Walker further stated that they looked at many "J" facilities available and the majority of them were on the north side of town. However, the majority of their labor force is located in the subject area. They are looking for a place which is satisfactory to them and to their employees. They are trying to develop an area which is satisfactorily located so that they can keep their employees.

Staff Observations:

This area is not considered appropriate for "JJ" Commercial zoning.

The zoning plan for this area recommends residential zoning for this property.

It is believed that suitable sites exist that are already zoned "JJ" Commercial.

The Planning Department recommends that this application be denied.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

A report from the Traffic and Transportation Department stated that they have no objection to the proposed change in zoning.

Results of Notices from Commission Hearing:

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

Opponents Present:

There were no opponents present.

Reasons for Opposition by Opponents Present:

None

COMMISSION ACTION:

Recommended denial.

Reasons for Action:

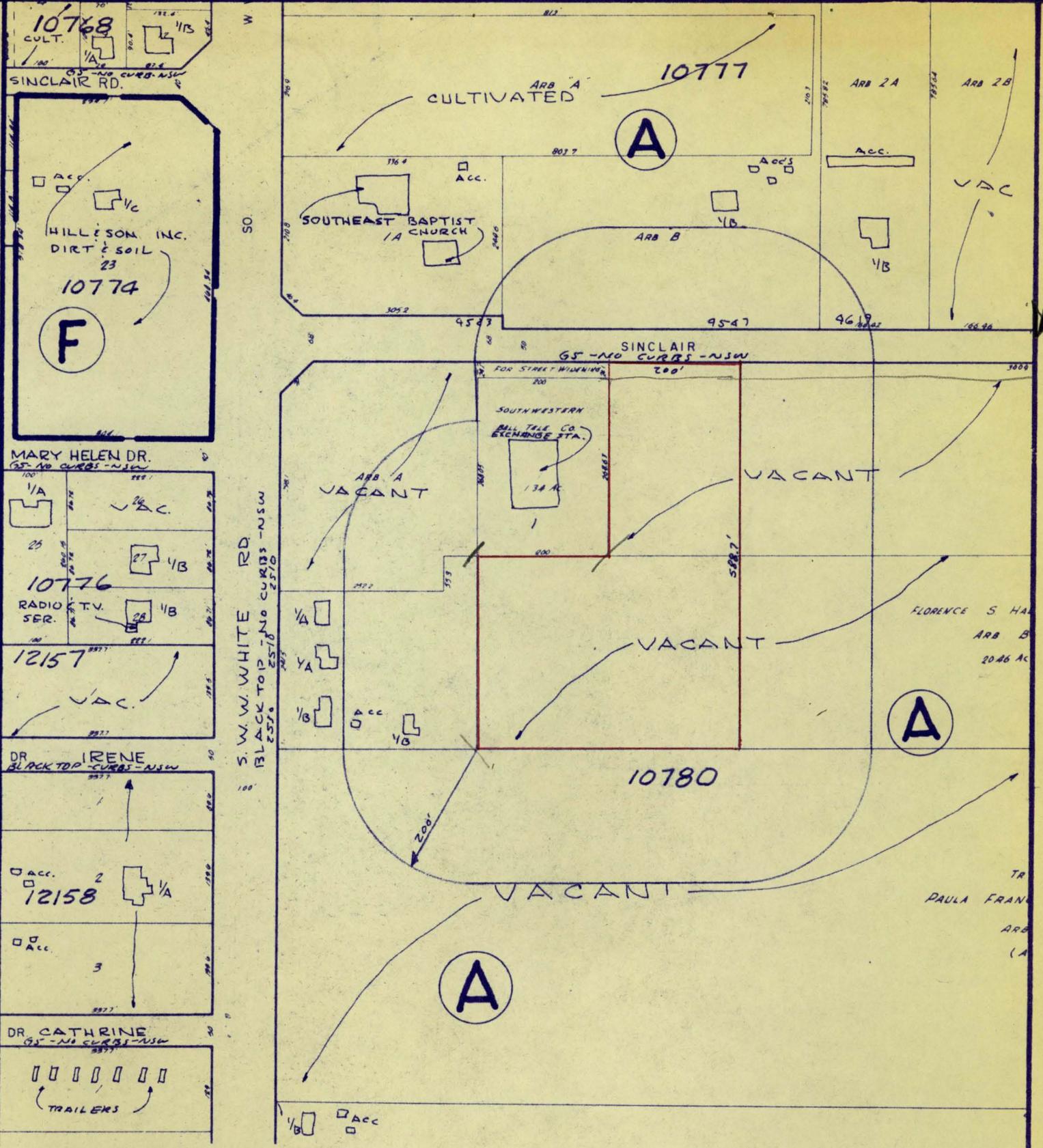
1. This area is not considered appropriate for "J" Commercial zoning or use.
2. The trend in this area is towards the construction of residences.
3. While the Commission looks with favor and encouragement on all business enterprises in our City, the Commission feels that in this instance there is plenty of "J" and "L" zoned property for this type use in the area.

Other Recommendations:

None

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



ZONING CASE 2231
 REQUESTED ZONING CHANGE
 FROM "A" RES. TO "J" COMM.
 DATE OCT. 1964
 SCALE 1" = 200'



TO: CITY CLERK

DATE: September 14, 1964

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2231 NAME Antone J. Sultenfuss & Florence Sultenfuss Haecker, et al

The rezoning and reclassification of:

4.064 acres out of NCB 10780 being further described by field notes filed in the office of the Department of Planning.

FOR INFORMATION ONLY:

Located on the south side of Sinclair Road 500' east of S. W. W. White Road; having 200' on Sinclair and a depth of 588.7'.

FROM: "A" Residence District

TO: "J" Commercial District

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

Department of Planning

FIELD NOTES

4.064 ACRES - Sinclair Road

For: GLENN D. WALKER

A certain tract of land containing FOUR and SIXTY-FOUR THOUSANDTHS (4.064) ACRES ONE of a tract formerly containing 83.16 Acres owned by the Heirs of Antone Sultenfuss and now owned by Florence and Edward Haecker. Said 4.064 Acres being out of N. Montoya Survey 21, Abstract 469, County Block 5132, and now being a part of New City Block 10,780, and the said 4.064 Acres fronts on south side of Sinclair Road, in the City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point on the south line of Sinclair Road, 500.0 Feet East from its intersection with the east right-of-way line of South W.W. White Road for the Northwest Corner of said 4.064 Acres, being the Northeast Corner of Southwestern Bell Telephone Company Tract;

THENCE East 200.0 Feet to a point, the Northeast Corner of this tract;

THENCE South 588.7 Feet to a point on the south line of said 83.16 Acres, the Southeast Corner of this tract;

THENCE West with south line of said Sultenfuss Tract, a distance of 400.0 Feet, the Southwest Corner of this tract;

THENCE North 296.4 Feet to a point for a corner, being the Southwest Corner of the Southwestern Bell Telephone Company Tract;

THENCE East 200.0 Feet to a point, the Southeast Corner of said Telephone Company Tract;

THENCE with east line of said Telephone Company Tract, a distance of 292.3 Feet to the place of beginning.

Field Notes compiled July 15, 1964, from former survey.

James C. Adams
Licensed State Land Surveyor &
Registered Public Surveyor No. 24
ADAMS LAND SURVEY COMPANY

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 ~~was~~ the publisher~~s~~ 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: _____

October 2, 1964

AN ORDINANCE

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.

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W. White Road for the northwest corner of said 4.064 acres, being the northeast corner of Southwestern Bell Telephone Co. Tract; THENCE east 200.0 feet to a point, the northeast corner of this tract; THENCE south 588.7 feet to a point on the south line of said 83.16 acres, the southeast corner of this tract; THENCE west with south line of said Sultenfuss tract, a distance of 400.0 feet, the southwest corner of this tract; THENCE north 296.4 feet to a point for a corner, being the southwest corner of the Southwestern Bell Telephone Co. tract; THENCE east 200.0 feet to a point, the southeast corner of said Telephone Company tract; THENCE with east line of said Telephone Company tract, a distance of 292.3 feet to the place of beginning.

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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 1st day of October, A. D., 1964.

W. W. McALLISTER
Mayor

ATTEST:

JAMES C. KENNY
Asst. City Clerk

III¹⁵. Charles D. Treuter

Sworn to and subscribed before me this 2nd day of October, 1964

Stella Orozco

Notary Public in and for Bexar County, Texas

STELLA OROZCO