

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN.

\* \* \* \* \*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-3007 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z98164

The rezoning and reclassification of property from "O-1" Office District to "B-3NA" Non-Alcoholic Sales Business District on the property listed below as follows:

0.132 acres out of NCB 16092  
1200 Block O'Connor Road

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 - 1024.

SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 24<sup>th</sup> DAY OF September 1998

ATTEST: [Signature]  
City Clerk

[Signature]  
MAYOR  
Howard W. Peak

APPROVED AS TO FORM: [Signature]  
City Attorney

98-35

MEETING OF THE CITY COUNCIL

2:00 PM

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS - FRANCES GONZALES
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

AGENDA ITEM NUMBER:

3A

DATE:

SEP 24 1998

MOTION:

Webster

Bannwolf

ORDINANCE NUMBER:

88538

RESOLUTION NUMBER:

ZONING CASE NUMBER:

Z9816A

TRAVEL AUTHORIZATION:

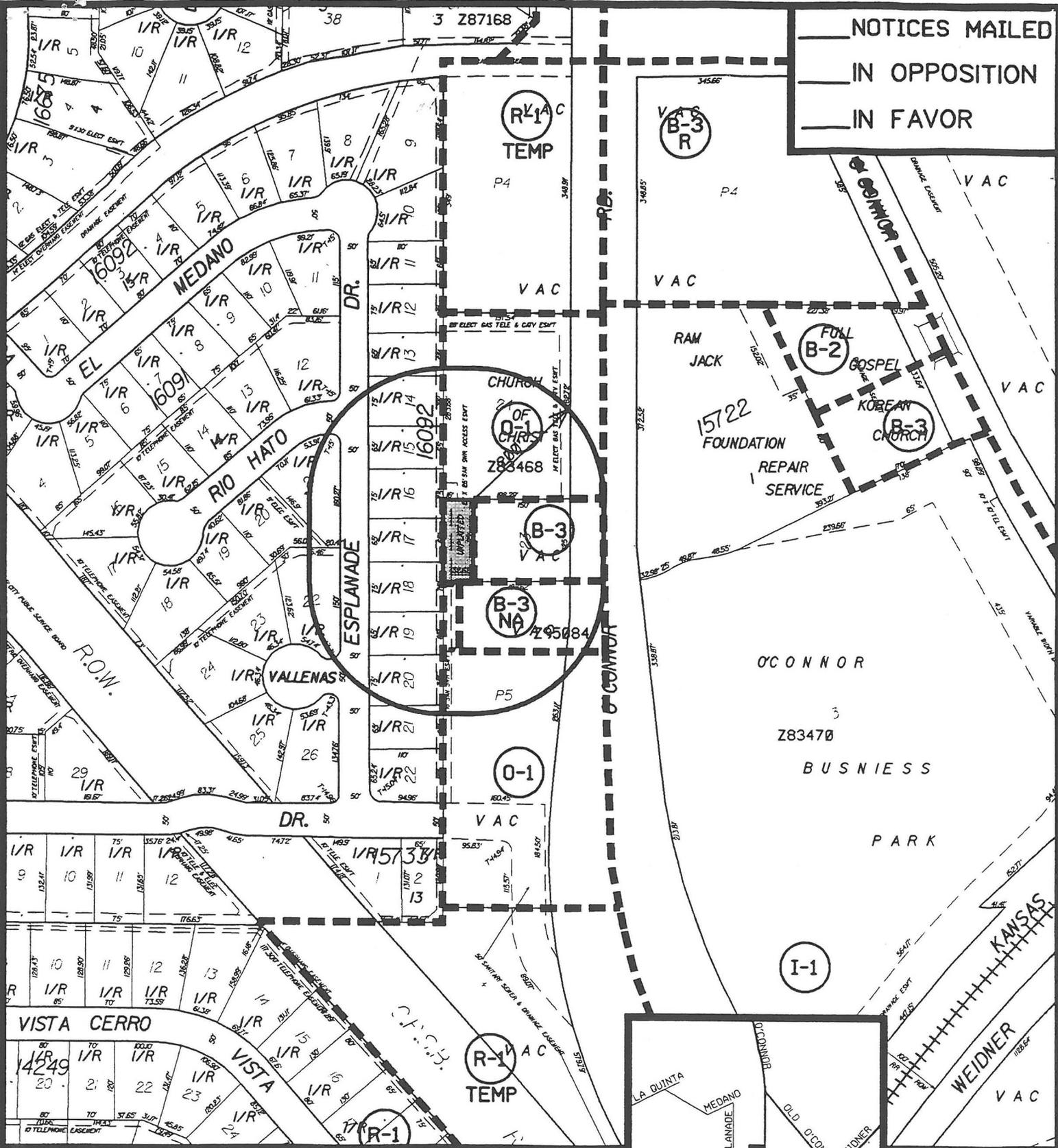
NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		absent	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3		absent	
RAUL PRADO District 4		✓	
RICK VASQUEZ District 5		✓	
JOSE MENENDEZ District 6		✓	
ED GARZA District 7		absent	
ROBERT MARBUT District 8		✓	
TIM BANNWOLF District 9		✓	
JEFF S. WEBSTER District 10		✓	
HOWARD W. PEAK Mayor		✓	

PROPONENT: B3NA for B3NA uses.

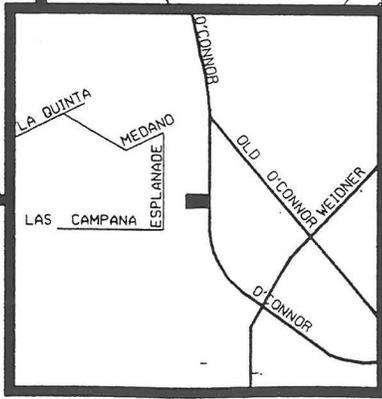
ZONING COMMISSION: Approval.

CITY STAFF: Denial (not compatible with residential zoning to the west).

NOTICES MAILED  
 IN OPPOSITION  
 IN FAVOR



**ZONING CASE Z98164**  
 CITY COUNCIL DISTRICT NO:10  
 REQUESTED ZONING CHANGE  
 FROM "O-1" TO "B-3NA"  
 DATE SEPT. 24, 1998  
 SCALE 1" = 200'



DEPARTMENT OF PLANNING  
 SAN ANTONIO, TEXAS

Tue Sep 15 10:59:50 1998 \\GIS\GIS\DATA\DEPARTMENT\PLANNING\ZONING\Z98164.DWG



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
MUNICIPAL • DEVELOPMENT  
SURVEYING • TRANSPORTATION

### FIELD NOTE DESCRIPTION FOR A 0.132 ACRE TRACT

Being 0.132 acres (5,740 sq. ft.) comprised of a 0.086 acre tract and a 0.046 acre tract as recorded in Volume 6338, Page 629, Real Property Records, and being out of the John Neill Survey No. 303, Abstract No. 552, N.C.B. 16092, County Block 5036, Bexar County, Texas, said 0.132 acres (5,740 sq. ft.) being more particularly described by metes and bounds as follows:

**BEGINNING** at a point at the northeast corner of the said 0.086 acre tract, the northwest corner of Lot 23, Block 15, N.C.B. 16092, Thornwell Subdivision recorded in Volume 9511, Page 57, Plat Records, Bexar County, Texas, said point being in the south boundary line of Lot 24 of the Church of Christ Subdivision as recorded in Volume 9512, Page 138, Plat Records, Bexar County, Texas, said point also being the northeast corner of the hereindescribed tract of land;

**Thence**, with the east boundary line of the said 0.086 acre tract, the west boundary line of Lot 23,

S. 00° 16' 51" W., 115.00 feet

to a point for the southeast corner of the said 0.086 acre tract;

**Thence**, with the south boundary line of the said 0.086 acre tract, a north boundary line of Lot 23,

N. 89° 55' 12" W., 32.67 feet

to a point at the southwest corner of the said 0.086 acre tract and being in the east boundary line of the said 0.046 acre tract;

**Thence**, with the said east boundary line, a west boundary line of Lot 23,

S. 00° 15' 44" W., 10.02 feet

to a point at the southeast corner of the said 0.046 acre tract, the southwest corner of Lot 23;

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**Zoning Case No.:** Z98164

**Date:** August 4, 1998

**Council District:** 10

**Appeal:** No

**Applicant:** Action Installation & Equipment, Inc.

**Owner:** Action Installation  
& Equipment, Inc.

**Zoning Request:** "O-1" Office District to "B-3NA" Non-Alcoholic Sales Business District.

**Property Location:**

A 0.132 acre tract of land out of, NCB 16092.  
1200 Block of O'Connor Road

Property is located on the west side of O'Connor Road, 1,135.21 feet north of the intersection of O'Connor Road and the Missouri Kansas Texas railroad right-of-way, being 150.08 feet west off of O'Connor Road, having a width of 125.02 feet and depth of 48.62 feet.

**Staff Recommendation:**

Denial. Property will be utilized with adjacent property that fronts onto O'Connor Road, a secondary arterial 86 foot right-of-way four lane street. The majority of the property is zoned "B-3" Business District with the rear 48.62 feet being zoned "O-1" Office District. "B-3" Business District allow uses that are more intensive (noise, late night activity, traffic movement), which is not compatible to residential development to the west. Staff recommends that the "O-1" zoning be maintained as a transition zone from the more intensive zoning to the west.

**Zoning Commission Recommendation:**

Approval

**VOTE:**

<b>FOR</b>	<u>7</u>
<b>AGAINST</b>	<u>0</u>
<b>ABSTAIN</b>	<u>0</u>

**Applicants Proposal:**

"B-3" use.

Z98164

ZONING CASE NO. Z98164- August 4, 1998

Applicant: Action Installation & Equipment, Inc.

Zoning Request: "O-1" Office District to "B-3" Business District.

John Gillard, O'Connor Road, stated the rezoning will allow them to install a 25x100 metal building. He further stated he would amend his application to "B-3NA".

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Earl and seconded by Commissioner Williams to recommend approval of the amended "B-3NA" for the following reasons:

1. Property is located on 0.132 acre tract of land out, NCB 16092 on O'Connor Road.
2. There were 18 notices mailed, 1 returned in opposition and 2 returned in favor.
3. Staff recommends denial.

AYES: Carpenter, Earl, Williams, Hophan, Falcone, Anderson, Galloway

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING FOR September 10, 1998.

City Council granted a continuance on this case until September 24, 1998.

RESULTS OF NOTICES FOR COUNCIL HEARING

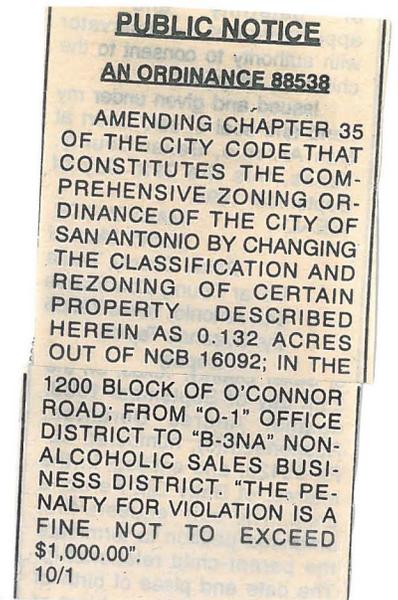
To be provided at Council hearing.

# Affidavit of Publisher

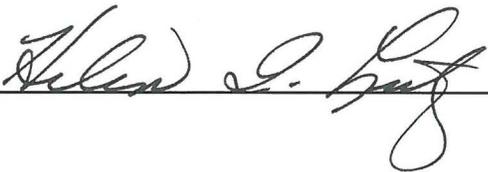
STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO



Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the An Ordinance - #88538 hereto attached has been published in every issue of said newspaper on the following days, to-wit: October 1, 1998.

  
\_\_\_\_\_

Sworn to and subscribed before me this 2nd day of October, 1998.

  
\_\_\_\_\_  
Notary Public in and for Bexar County, Texas

