

AN ORDINANCE **53006**

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. 8280 )

The rezoning and reclassification of property from Temporary "A" Single Family Residential District and "A" Single Family Residential District to "I-1" Light Industry District, listed below as follows:

Tract C, NCB 12063  
1727 Bitters Road

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 13th day of November, 1980.

M A Y O R PRO TEM

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney

80-56

(19)

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	2
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, Zoning Attn: Raul J.	2
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 19  
 MEETING OF THE CITY COUNCIL DATE: NOV 13 1980

MOTION BY: Cisneros SECONDED BY: Steen

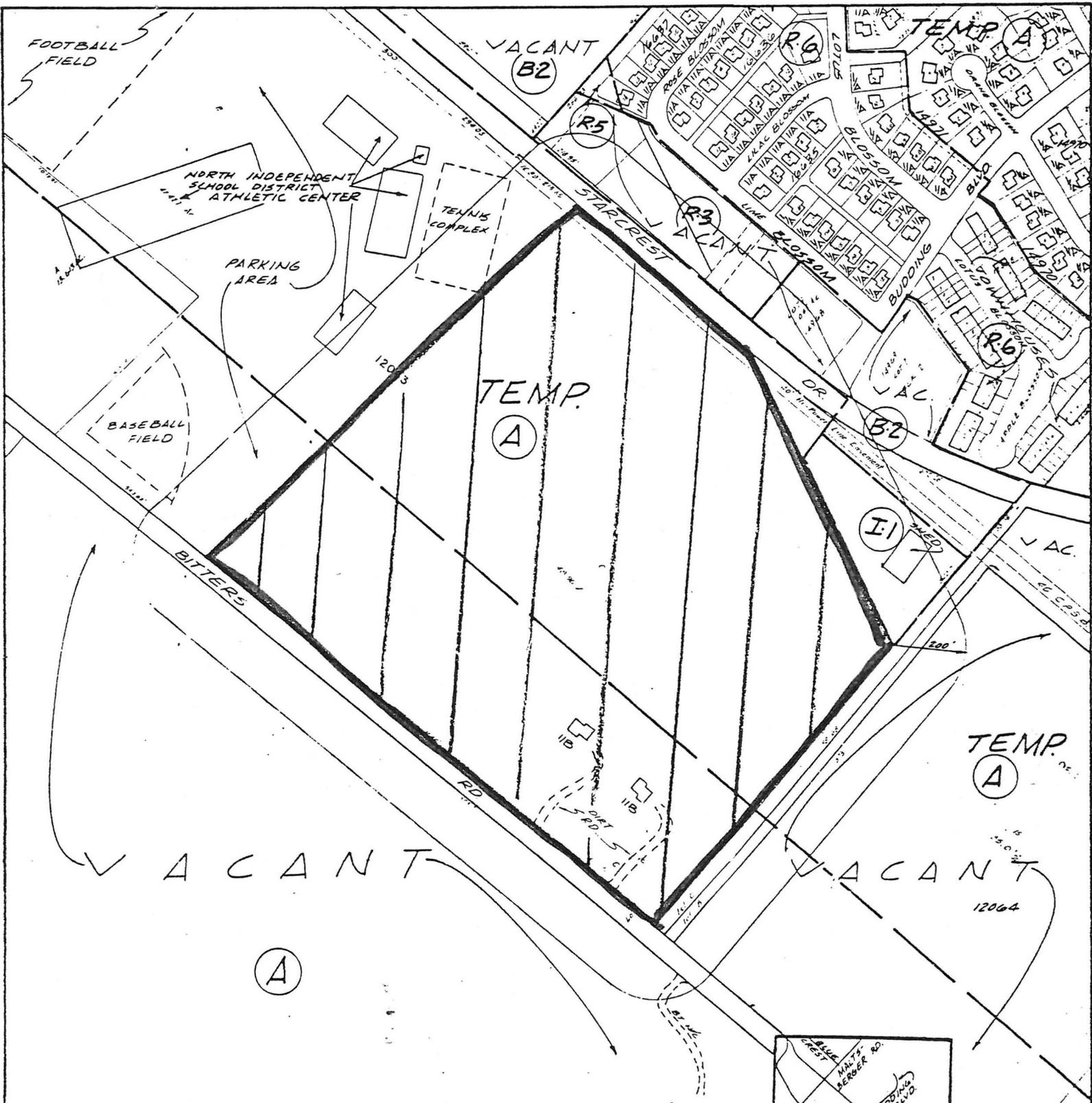
ORD. NO. 53006 ZONING CASE # 8280

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		<del>absent</del>	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		✓	
VAN ARCHER PLACE 9		<del>absent</del>	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		<del>absent</del>	

*Provided that proper platting is accomplished*

80-56



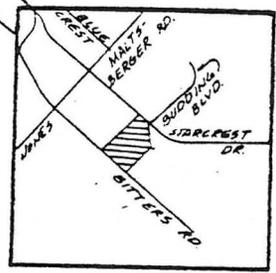
**ZONING CASE 8280**

CITY COUNCIL DIST. NO. 10  
 REQUESTED ZONING CHANGE

FROM TEMP. A SINGLE FAM. RES. TO I-1 LIGHT  
 DIST. F. A SINGLE FAM. RES. DIST. INDUSTRY DIST.

DATE NOV. 13, 1980

SCALE 0 200 400 600



DEPT OF PLANNING

SAN ANTONIO, TEXAS

TO: CITY CLERKS

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 8280 NAME Highway Properties, Inc.

The rezoning and reclassification of :

LOCATION Tract C, NCB 12063  
1727 Bitters Road

FOR INFORMATION ONLY

Subject property is located 1650' southeast of Jones Maltsberger Road, between Starcrest Drive and Bitters Road, having 635' on Starcrest Drive, 1645' on Bitters Road and a distance of 1712.42' between Starcrest Drive and Bitters Road.

FROM: Temporary "A" Single Family Residential District and "A" Single Family Residential District  
TO: "I-1" Light Industry District

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

APPLICANT: Highway Properties, Inc.

ZONING CASE NO. 8280

STATUS OF APPLICANT: Owner

APPEAL CASE

YES \_\_\_\_\_

NO XX

OWNER CONCUR WITH THIS REZONING REQUEST:

YES XX

NO \_\_\_\_\_

DATE OF APPLICATION: October 1, 1980

LOCATION OF PROPERTY:

Tract C, NCB 12063  
1727 Bitters Road

FOR INFORMATION ONLY

Subject property is located 1650' southeast of Jones Maltsberger Road between Starcrest Drive and Bitters Road, having 635' on Starcrest Drive, 1645' on Bitters Road and a distance of 1712.42' between Starcrest Drive and Bitters Road.

REQUESTED CHANGE IN ZONING

From Temporary "A" Single Family Residential District and "A" Single Family Residential District to "I-1" Light Industry

ZONING COMMISSION PUBLIC HEARING HELD ON October 21, 1980

Information Presented by Applicant

Mr. Steve Lee, 634 W. Sunset Road, stated that they are proposing to build office-warehouses on the subject property. He stated that he does not believe that there will be any "B-3" uses in the future. He also stated that he thinks that this will be the highest and best use of the subject property.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

The property in question has access to Bitters Road, a collector street serving commercial oriented traffic for this area and to the Starcrest Blvd., a major arterial for this area. To the southeast and southwest, is land owned by the City of San Antonio for the International Airport facilities. To the northwest at the south intersection of Jones Maltsberger Road, and Bitters Road, there are various commercial and industrial uses and zonings, which are adjacent to the Airport.

Also at this intersection and extending southeast to the subject property is an athletic center. To the northeast there is a subdivision, which is buffered along Starcrest Drive by "R-3" and "B-2". In the staff's opinion, an area of "B-3R" zoning should be maintained along the frontage of Starcrest Drive. The recommended "B-3R" is to provide a buffer to the northeast and restrict the uses of "I-1" zoning from the front of this arterial. The staff, on the remaining portion of the subject property has no objections to the granting of "I-1" zoning. Considering the subject property's proximity of the Airport and the pattern of industrial development which has been established adjacent to the Airport, "I-1" is recommended by staff.

#### Staff Recommendations

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

#### TRAFFIC AND TRANSPORTATION DEPARTMENT RECOMMENDATIONS

The subject property is served by Bitters Road, a local access street and by Starcrest Drive, a designated secondary arterial type "A". We have not seen a plan of development and cannot give a traffic impact statement at this time.

#### RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were six notices mailed out to the surrounding property owners; none returned in opposition and one notice returned in favor.

#### COMMISSION ACTION

A motion was made by the Commission to recommend to the City Council the approval of the requested petition from Temporary "A" Single Family Residential District and "A" Single Family Residential District to "I-1" Light Industry District by the following vote:

Davies, Meza, Dym, Polunsky, Adams, Rodriguez, and Washington voting in the affirmative, with Kachtik voting against, Oviedo and Williams being absent,  
MOTION CARRIED.

#### REASONS FOR ACTION

1. Subject property is located on Tract C, NCB 12063, address being 1727 Bitters Road.
2. There is "I-1" zoning to the southeast of the subject property.

3. The staff has recommended "I-1" zoning on the subject property, save and except the northeast 100' of the subject property.
4. There were six notices mailed out; none returned in opposition and one notice returned in favor.
5. The subject property is surrounded on two sides by the International Airport of San Antonio.
6. The "I-1" zoning would be appropriate in this area.

Other Recommendations

It is further recommended that proper platting be accomplished.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing).

# 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 #53006 hereto attached has been published in every issue of said newspaper on the following days, to-wit: November 18, 1980.

AN ORDINANCE 53006  
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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(CASE NO. 8280)  
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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 13th day of November, 1980.  
s. Bernardo Eureste  
Mayor Pro Tem  
ATTEST:  
s. Richard C. Porter  
Asst. City Clerk

Sworn to and subscribed before me

Irene Palencia

Day of November, 1980.

Stella A. Orozco

Notary Public in and for Bexar County,  
Texas