

AN ORDINANCE 36496

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. 3297)

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

Lot 6, NCB 10780, save & except a 30' strip extending from Sinclair Road, south a distance of 295.15'.

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 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 16th day of May 1968.

W. M. Maester
M A Y O R

ATTEST: *J. H. Inellman*
C I T Y C L E R K

APPROVED AS TO FORM: *Howard B. Walker*
C I T Y A T T O R N E Y

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,

she
says on oath that she is one of the publishers 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 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: May 17

1968

AN ORDINANCE

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PASSED AND APPROVED this 16th day of May 1968.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN,
City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 17th day of May, 1968

Stella Prozo

Notary Public in and for Bexar County, Texas

Affidavit of Publisher

Proving Publication of

AN ORDINANCE

AMENDING CHAPTER 42 OF THE CITY
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CHANGING THE CLASSIFICATION
AND RE-ZONING OF CERTAIN PRO-
PERTY DESCRIBED HEREIN

* * *

Case No. 3297

PASSED AND APPROVED this 16th
day of May, 1968

Filed _____, 19____

City Clerk

THE STATE OF TEXAS

CITY OF SAN ANTONIO

OFFICE OF THE CLERK

TO: CITY CLERK

DATE: April 29, 1968

REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE 3297

NAME Bobby Pell

The rezoning and reclassification of:

Lot 6, NCB 10780, save & except a 30'
strip extending from Sinclair Road, south
a distance of 295.15'.

FOR INFORMATION ONLY:

Located on the west side of
Loop 410, 295.15' south of Sinclair
Road; having 304' on Loop 410 &
a depth of 1018.97'.

FROM: "A" Single-Family Residence District

TO: "I-1" Light Industry District

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

Department of Planning

Zoning Case #3297

Appeal Case

Yes _____

No XXX

Applicant: Bobby Pell

Date of Application: March 14, 1968

Location of Property:

Lot 6, NCB 10780, save & except a 30' strip extending from Sinclair Road, south a distance of 295.15'.

FOR INFORMATION ONLY:

Located on the west side of Loop 410, 295.15' south of Sinclair Road; having 304' on Loop 410 & a depth of 1018.97'.

Zoning Change Requested:

From "A" Single-Family Residence District to "I-1" Light Industry District.

ZONING COMMISSION PUBLIC HEARING ON APRIL 10, 1968:

Information Presented by Applicant:

Mr. W. F. Castella, Consulting Engineer, advised the Commission that he represents Gifford-Hill Western, Inc., distributors of plastic and aluminum pipe. They are requesting rezoning to "I-1" Light Industry District for the purpose of establishing their sales office, warehouse and yard on subject property and later plan to manufacture plastic irrigation pipe from plastic pellets. They are delivered in 1,000 lb. boxes. This is an undeveloped area and it is his feeling this type of development will be an asset to the area. The type of construction planned is very attractive. The office building will be constructed near the front of the property to house the sales staff and after they are established and the need arises, they plan to construct another building on the rear of the property where they will store plastic pellets and manufacture plastic pipe. This process has no odor or waste in connection with the operation. The pipe on the ground will be placed on racks and will not be obnoxious to anyone. It will represent a clean and attractive operation. Mr. Castella stated they will have a 30' easement extending north for access to Sinclair Road for the purpose of utilities. They have discussed this with the utilities company and this is a satisfactory arrangement. Water, gas and electricity is available to the property. Septic tanks will be used until sewer is available. The plant operation itself does not require septic tank usage. The property owners within the 200' radius do not object to the proposed zoning or use of the property. The property is being purchased, subject to rezoning.

Staff Observations:

There are many established industrial areas where large tracts with nearby utilities are available.

The character of this area has not been definitely established, but what development there is, is residential.

Considering the cost of providing industrial utilities and services, it is more economical to locate industries in established industrial areas rather than to encourage numerous, scattered industrial uses.

The Planning Department recommends denial of this application.

Traffic and Transportation Department Recommendations:

This property is oriented for access to a two-way frontage road that is two-way because of its very light traffic at the present time. As a whole, this entire area needs access from alternate directions other than as it is. It is hoped that eventually a compatible road network to accommodate the needs of this area will be developed.

Results of Notices Received Before Hearing:

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

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

1. Subject property is located near the intersection of Sinclair Road and Loop 410, fronting on the access road to Loop 410. The Commission feels that residential development has not really taken hold in this area and industrial sites must be found and developed in the southeast part of the City.
2. The area is sparsely populated with residential development; consequently, the Commission does not feel that it would be a detriment to the existing residences.
3. The Commission feels it would be good land use.

Other Recommendations:

It is further recommended that the property be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)

