

AN ORDINANCE 87216

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. Z97002

The rezoning and reclassification of property

FROM: "A" Single Family Residence District, "B" Residence District, "C" Apartment District, "D" Apartment District, "E" Office District, "F" Local Retail District, "G" Local Retail District, "H" Local Retail District, "I" Business District, "J" Commercial District, "JJ" Commercial District, "K" Commercial District, "L" First Manufacturing District, "LL" First Manufacturing District, "M" Second Manufacturing District, "MM" Second Manufacturing District, & "B-3" Business District.

TO: "R-1" Single Family Residence District, "R-1CC" with special City Council approval for a Day Care Center, "R-1CC" with special City Council Approval for Baseball and Athletic Fields, "R-2" Two Family Residence District, "R-2A" Three and Four Family Residence District, "R-3" Multiple Family Residence District, "R-7" Small Lot Home District, , "O-1" Office District, "B-1" Business District, "B-2" Business District, "B-2NA" Non-Alcoholic Sales Business District "B-3" Business District, "B-3R" Restrictive Alcoholic Sales Business District, "B-3NA" Non-Alcoholic Sales Business District, "I-1" Light Industry District, "I-2" Heavy Industry District, "I-2CC" Heavy Industry District with special City Council approval for metal plating.

Property Location:

Target Area is bounded on the west by General Hudnell Dr., on the south by the East Kelly A.F.B. Boundary to Centennial Blvd., on the east by S. Zarzamora Ave. to U.S. Hwy. 90, on the north U.S. Hwy. 90 to General Hudnell Dr.

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to “R-1”

NCB 6317 Block 6 Lots 15 Through 19, 22, 23, & 24

NCB 6318 Block 7 Lots 31 Through 35

NCB 6724 Lots 26 Through 32, 51, 52, 54A, 54B 54C, 91, 92, 104, 105, 106, 107, 108, & 109

NCB 6768 Block 1 Lots 1, 2, 4, 6 Through 16

NCB 6769 Block2 Lots 1 Through 17

NCB 6770 Block 3 All Of Block

NCB 6671 Block 4 All Of Block

NCB 6672 Block 5 Lots 1, 2, & 3

NCB 6673 Block 6 All Of Block

NCB 6674 Block 7 Lots 1 Through 13

NCB 6675 Block 8 All Of Block

NCB 6680 Block 2 the North 50 feet of 46, 47, 48, 49, 50, 51, & 52

NCB 6801 Lot TR 1

NCB 6802 All Of Block

NCB 6802 Block 1 All Of Block

NCB 6803 Block H Lots 23 Through 29, & 32 Through 44

NCB 7245 All Of Block

NCB 7246 Lots 1 Through 14

NCB 8786 Lots TR B, the North IRR. 180.3 feet of Tract E 5.40 AC, the South IRR. 321.39 FTR of the North 501.69 feet of TR-5, the South IRR. 1505.11 feet of Tract D 21.592 AC, & the North IRR. 340 feet of Tract D 8.588 AC

NCB 9030 Block 10 All Of Block Except Lot 16

NCB 9031 Block 15 All Of Block

NCB 9032 Block 16 All Of Block

NCB 9033 Block All Of Block

NCB 9036 Block 8 Lots 1, 2, 3, & 4

NCB 9037 Block 17 Lots 1 Through 5

NCB 9094 Block 21 All Of Block Except Lot 21

NCB 9095 Block 22 All Of Block

NCB 9096 Block 23 All Of Block

NCB 9097 Block 20 All Of Block

NCB 9098 Block 19 All Of Block

NCB 9099 Block 24 All Of Block

NCB 9159 Block 1 All Of Block

NCB 9160 Block 2 Lots 1, 2, 8, 9, 10, & 11

NCB 9161 Block 3 All Of Block

NCB 9162 Block 4 All Of Block  
NCB 9163 Block 5 All Of Block  
NCB 9164 Block 6 All Of Block  
NCB 9165 Block 7 All Of Block  
NCB 9166 Block 8 All Of Block  
NCB 9167 Block 9 All Of Block  
NCB 9168 Block 10 All Of Block  
NCB 9169 Block 11 All Of Block  
NCB 9170 Block 12 All Of Block  
NCB 9171 Block 13 All Of Block  
NCB 9172 Block 14 All Of Block  
NCB 9173 Block 15 All Of Block  
NCB 9174 Block 16 All Of Block  
NCB 9293 All Of Block  
NCB 9294 All Of Block  
NCB 9295 All Of Block  
NCB 9296 All Of Block  
NCB 9297 All Of Block  
NCB 10478 Block 4 Lots 4 through 15  
NCB 10479 Block 5 Lots 2 through 8, 10 through 18, 20 through 24, & 26 through 34  
NCB 13472 Block 1 All Of Block Except Lots 1, 2, 3, & 21  
NCB 13473 Block 2 Lots 7 Through 19, & 23 Through 37  
NCB 13474 Block 3 Lots 4 Through 20, & 24 Through 38  
NCB 13475 Block 4 Lots 3 Through 28, 30, & 31 Through 49  
NCB 13477 Block 6 Lot 16

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“R-1CC” with special City Council approval for a Day Care Center

NCB 6803 Block H Lots 7 Through 15, 19, 20, 21, & 22

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“R-1CC” with special City Council Approval for Baseball and Athletic Fields

NCB 8786 Lot the South IRR. 573 feet of Tract C, & the North IRR. 290 feet of Tract C  
3.65 AC

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“R-2”

NCB 6768 Block 1 Lots 3 & 5  
NCB 6769 Block 1 Lots 22 & 23  
NCB 7246 Lots 15 Through 28  
NCB 13472 Block 1 Lots 1, 2, 3, & 21  
NCB 13473 Block 2 Lots 1 Through 6. 20, 21, 22, & 38

NCB 13473 Block 2 Lots 1 Through 6. 20, 21, 22, & 38

NCB 13474 Block 3 Lots 1, 2, 3, 21, 22, 23, & 39

NCB 13475 Block 4 Lots 1, 2, & 29

NCB 13476 Block 5 Lots 1 Through 7, except Lot 2

NCB 13477 Block 6 All Of Block Except Lot 16

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“R-3”

NCB 6769 Block 2 Lot 18

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“R-7”

NCB 6995 Lots P-100A, P-100 4.046 AC & P-200 .911 AC

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“O-1”

NCB 6774 Block 7 Lots 14, & 15

NCB 6680 Block 2 Lots the South 50 ft. of the North 100 ft. of Lots 46, 47, 48, 49, 50, 51 & 52

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“B-1”

NCB 6996 Block 31 Lots 1 Through 9, and the South 60 feet of the East 110 feet of Block 31

NCB 9093 Block 25 Lot the South IRR 414.11 ft. of BLK

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“B-2”

NCB 6679 Block 1 Lots 1 Through 4, & 8 Through 12

NCB 6772 Block 5 Lots 4 & 5

NCB 6996 Block 31 the North 60 feet of the East 110 feet of Block 31,

NCB 9037 Block 17 Lots 11, 6A, 7A, 8A, 9A, & 10A

NCB 9160 Block 2 Lot 3

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“B-2NA”

NCB 7224 Lots the Southwest IRR 78.91 ft. of 2, The North TRI 154 ft. X 80 ft. of the Southwest 254.9 ft. TRI Part of Block Or Tract C, & the Northeast 21.9 ft. of the Southwest 100 ft. of 2

“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to  
“B-3”

NCB 9093 Block 35 Lot the North IRR 210.5 ft. of BLOCK

**NCB 9093 Block 35 Lot the North IRR 210.5 ft. of BLOCK**

**“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” “B-3” to “B-3R”**

**NCB 6679 Block 1 Lots 13, 14 & 15**

**NCB 9036 Block 8 Lots 7 Through 13**

**“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM”, “B-3” to “B-3NA”**

**NCB A-62 Lot the Northwest IRR of TR 3 R3 D7 or P-115**

**NCB A-62 P-117, P-117A, P-118 & P-119 a 50 foot Wide Strip Along Humble Ave.**

**Remainder to be “I-1”**

**NCB 6679 Block 1 Lots 16, 17 & 18**

**NCB 6772 Block 5 Lots 7, 8, & 9**

**NCB 6774 Block 7 Lots 16, the Northeast TRI of 17, & TR F**

**NCB 6680 Block 2 Lots 45, 46, 47, 48, 49, 50, 51 & 52 Except the North 100 ft. of 46, 47, 48, 49, 50, 51 & 52**

**NCB 9030 Block 10 Lot 16**

**NCB 9036 Block 8 Lot 5 & 6**

**NCB 9094 Block 21 Lot 21**

**“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to “I-1”**

**NCB A-62 P-137A**

**NCB A-62 P-137**

**NCB A-62 ARB A-4 OR P-136 R-5, DIST 7, TR 4 #1020746**

**NCB A-62 P-119, R-5, DIST 7, TR 4**

**NCB A-62 TR-4B OR P-118**

**NCB A-62 P-117, P-117A, P-118 & P-119 Save and Except a 50 foot Strip Along Humble Ave.**

**NCB 6680 Block 2 Lots 1 Through 4 & 53**

**NCB 6996 Block 31 All of Block Except for Lots 1 Through 9, the North 60 feet of the East 110 feet of Block 31, and the South 60 feet of the East 110 feet of Block 31**

**NCB 6997 Block 32 Lot the West 566.5 ft. of the East 720.18 ft. of Block, Or TR. 10, TR. 11, & TR. 12, & the Northeast TRI 153.68 ft. of Block Or TR. 13**

**NCB 17319 Block 3 Lot 1**

**“A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “LL”, “M”, “MM” to “I-2CC” with Special City Council Approval for Metal Platting**

**NCB A-62 P-116, R-4, DIST 7 TR 4 .0049 AC**

**NCB 6997 Block 32 All of Block Except for the West 566.5 ft. of the East 720.18 ft. of Block, Or TR. 10, TR. 11, & TR. 12, & the Northeast TRI 153.68 ft. of Block Or TR. 13**

**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 8TH DAY OF JANUARY 19 98

ATTEST:   
City Clerk

  
MAYOR  
Howard W. Peak

APPROVED AS TO FORM:   
CITY ATTORNEY

**MEETING OF THE CITY COUNCIL**

**FRIO CITY ROAD REZONING PROJECT**

ALAMO/DOME
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: 44

DATE: JAN 08 1998

MOTION: Tangney Prado

ORDINANCE NUMBER: 87216

RESOLUTION NUMBER: \_\_\_\_\_

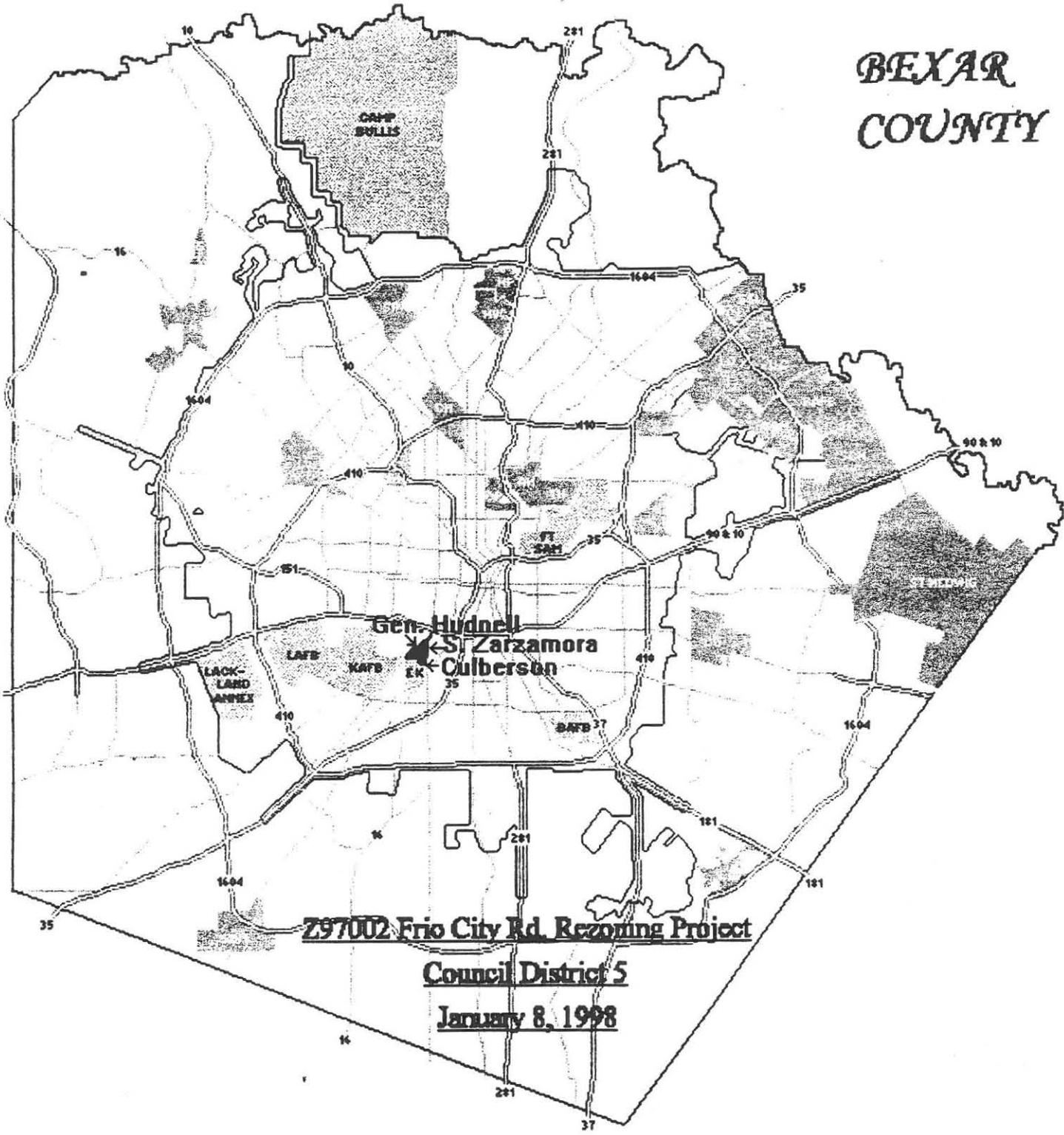
ZONING CASE NUMBER: 797002

TRAVEL AUTHORIZATION: \_\_\_\_\_

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

*as per attached*

**BEXAR  
COUNTY**



**Z97002 Frio City Rd. Rezoning Project**

**Council District 5**

**January 8, 1998**

**Zoning Case No.:** Z97002

**Date:** January 8, 1998

**Council District:** 5

**Area:** Frio City Road Rezoning  
Project Area

**Applicant:** City of San Antonio

**Zoning Request:**

**From :**

“A” Single Family Residence District, “B” Residence District, “C” Apartment District, “D” Apartment District, “E” Office District, “F” Local Retail District, “G” Local Retail District, “H” Local Retail District, “I” Business District, “J” Commercial District, “JJ” Commercial District, “K” Commercial District, “L” First Manufacturing District, “LL” First Manufacturing District, “M” Second Manufacturing District, “MM” Second Manufacturing District, “B-3” Business District.

**To :**

“R-1” Single Family Residence District, “R-2” Two Family Residence District, “R-2A” Three and Four Family Residence District, “R-3” Multiple Family Residence District, “R-7” Small Lot Home District, , “O-1” Office District, “B-1” Business District, “B-2” Business District, “B-2NA” Non-Alcoholic Sales Business District “B-3” Business District, “B-3R” Restrictive Alcoholic Sales Business District, “B-3NA” Non-Alcoholic Sales Business District, “I-1” Light Industry District, “I-2” Heavy Industry District, “I-2CC” Heavy Industry District with special City Council approval for metal plating.

**Property Location:**

Target Area is bounded on the west by General Hudnell Dr., on the south by the East Kelly A.F.B. Boundary to Centennial Blvd., on the east by S. Zarzamora Ave. to U.S. Hwy. 90, on the north U.S. Hwy. 90 to General Hudnell Dr.

**Zoning Commission Recommendation:**

**Approval**

**VOTE:**

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

**Appeals:**

The following property owners are appealing the Recommendation of the Zoning Commission to City Council:

**No Appeals have been filed.**

**Applicants Proposal:**

To replace 1938 zoning districts with applicable 1965 zoning districts reflecting neighborhood concerns and current land use.

**Case History and Discussion:**

1. This case was initiated by staff as part of the Planning ongoing efforts to rezone older city neighborhoods that still retain 1938 zoning districts to zoning districts using the 1965 zoning ordinance.
2. On February 26, and July 21, 1997 staff held neighborhood meetings to hear the concerns and desires of property owners, and citizens groups in the area. **The most pressing concerns voiced by neighborhood groups were the restriction of the future expansion of alcoholic beverage serving establishments, incompatible uses, and industrial uses intruding into neighborhood housing areas.**

The Project area is at present a mixed use area with A, B, C, D, E, F, H, I, J, JJ, K, L, LL, M, MM and 1965 zoning districts with a total of 700 acres, 2,000 parcels, and over 1,200 property owners.

Prior to the October 28, 1997 Zoning Commission Hearing 8 Requests for Amendment to the Zoning Plan were received.

**Staff Recommendation:**

Approval of the Zoning Plan as Per attached exhibit map except for the requests for amendments as presented in the attached spreadsheets and work package as follows:

**Req. A**

The request of Ernest G. Olivares, owner, to change **“B” Residence District to “R-2” Two Family Residence District** on Lots 106, 107, 108, & 109, NCB 6724. The owner has two existing duplexes and plans for a further two.

Staff recommendation is for **approval**. The requested change is in keeping with the neighborhood makeup and will not cause a major intrusion. The owner has the available lot sizes necessary. Staff originally recommended “R-1”.

**Req. B**

The request of Travis Enterprises Joint Venture, L.E. Travis Jr. owner, to change **“F” Local Retail District to “B-3” Business District** on Lot the North Irregular 210.5 ft. of the Block, Block 25 NCB 9093, 100 Humble. The present uses are all with in the B-3, B-3R, or B-3NA, range. At present there is no alcohol consumption or sales.

Staff recommendation is for **approval**. The requested change would occur on property actually fronting on South Zarzamora Street, a major arterial. Staff originally recommended "B-3NA".

**Req. C**

The request of Steves & Sons, Inc., owners, Lewis T. Tarver, Jr. of Matthews and Branscomb, representing, to change "**L**" **First Manufacturing District** to "**I-2**" **Heavy Industry District** on Lots 7 and 8, Block 32, NCB 6997, 203 and 157 Humble.

Staff recommendation is for **approval**. The requested change would be in line with the current zoning and present land use. Staff originally recommended "I-1".

**Req. D**

The request of Oscar & Maria Acuna to change "**C**" **Apartment District** to "**B-2**" **Business District** on Lot 3, Block 2, NCB 9160, 1818 West Malone Ave.

Staff recommendation is for **approval**. The requested change would provide a transitional buffer from the more intense commercial uses along South Zarzamora. Staff original recommended "R-1".

**Req. E**

Stanley Structures, Inc., owner, John Colglazier, Colglazier Properties, Inc., representing, to change "**LL**" **First Manufacturing District** to "**I-2**" **Heavy Industry District** on 48.23 acres of NCB A-62.

Staff recommendation is for **approval**. The requested change would be in line with the current zoning and present land use. Staff originally recommended "I-1".

**Req. F**

The request of Joe Ruben Rodriguez, owner, to change "**LL**" **First Manufacturing District** to "**B-3R**" **Restrictive Business District** on Lots 13, 14, & 15, Block 1, NCB 6679, 2019 Frio City Road.

Staff recommendation is for **approval**. The present uses are compatible with a "B-3" use and would provide a buffer from the industrial uses to the east and south. Staff originally recommended "B-2".

**Req. G**

The request of Fred Briscoe, Our Casas, owners, and Melvin Solka, representing, to change "**J**" **Commercial District** to "**R-7**" **Small Lot Home Residence District** on Lots P-100 & P-100A, NCB 6995.

Staff recommendation is for **approval**. The requested change is in line with surrounding land uses and would provide a buffer along the railroad tracks. Staff originally recommended "B-3NA".

**Req. H**

The request of Robert B. Ripley, owner, to change "LL" First Manufacturing District to "I-2" Heavy Industry District on Lots 1, 2, 3, 53, and the north 50 feet of 4, Block 2, NCB 6680, 2107 Frio City Road.

Staff recommendation is for **denial and approval of "B-3NA SUP" with a special use permit for the outside storage of materials and vehicles on Lot 53, and "I-1" for lots 1, 2, 3, & the north 50 feet of 4.** Lot 53 will provide a buffer between the industrial uses along Frio City Road and the new residential development to the rear of these properties. Staff originally recommended "B-3NA SUP".

SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES FOR THE FRIO CITY ROAD  
REZONING MEETING OCTOBER 28, 1997

1. The Zoning Commission of the City of San Antonio met in regular session at the Normoyle Center at 6:00 P.M.
2. The meeting was called to order by the Chairman and the roll was called by the Secretary.

**PRESENT: Carpenter, Emerson, Thuss, Sanchez, Wright, Falcone, Anderson**

**ABSENT: Earl, Williams, Hophan**

3. Directors report.

Mr. Emil Moncivais, Director of Planning, stated the purpose of the Frio City Road Rezoning is to update the area from the 1938 zoning regulations as directed by the City Council.

**COMMISSION ACTION**

Chairman Carpenter requested a motion to accept the staff recommendations and officially open the meeting.

The motion was made by Mr. Falcone and seconded by Mr. Wright to recommend approval the Frio City Road Rezoning Plan as presented and to officially open the meeting.

**6:00 P.M. - Public hearings and consideration zoning cases:**

**5. ZONING CASE NO. Z97002 H**

Applicant: Robert B. Ripley

Zoning Request: "LL" First Manufacturing District to "I-2" Heavy Industry District

Mark Ripley, representative, stated that the zoning request is for a construction company with outside covered lumber storage and a cabinet shop.

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 Mr. Williams and seconded by Mr. Wright to recommend approval of "I-1" for Lots 1, 2, 3, 53 and the north 50 feet of 4 for the following reasons:

1. Property is located on Lots 1, 2, 3, 53 and the north 50 feet of 4, Block 2, NCB 6680, 2107 Frio City Road.

AYES: Carpenter, Williams, Emerson, Thuss, Sanchez, Wright, Falcone, Anderson

NAYS: None

**THE MOTION CARRIED.**

**6. ZONING CASE NO. Z97002-I**

Applicant: Sylvia Mora

Zoning Request: "B" Residence District to "R-3" Multiple Family Residence District and "F" Local Retail District to "B-2NA" Non-Alcoholic Sales District

Sylvia Mora, 1226 South Zarzamora, stated that the zoning request is for the development of apartments for senior citizens.

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 Mr. Anderson and seconded by Mr. Williams to recommend approval "B-2NA" on Lots 22 and 23 and "R-3" on Lot 18 for the following reasons:

1. Property is located Lots 18, 22, 23, Block 2, NCB 6769.
2. Staff recommended approval.

AYES: Carpenter, Williams, Emerson, Thuss, Sanchez, Wright, Falcone, Anderson

NAYS: None

**THE MOTION CARRIED.**

**7. ZONING CASE NO. Z97002-J**

Applicant: Joe Ramon

Zoning Request: "F" Local Retail District to "B-3NA" SUP for contractors office without the salvage operation.

Phil Garay, representative stated that the zoning request is for a contractors office without the salvage operation.

**OPPOSED**

Mr. Syria Mora, 5002 Fairford, stated that the current use has demolition and deposes of health hazard wastes which may be abusing the ordinance. Would encourage the Commission to deny this request for the safety of the neighborhood.

Mr. Ramon R. Esparza, 750 W. Kirk, stated that he has a petition on file with the City to remove the salvage operation from the area.

Mr. Antonio Pena, 255 Vogel Street, stated the salvage operation and materials stored there is causing serious health hazard for the children of the area.

**REBUTTAL**

Phil Garay, stated once the property is cleaned, they will initiated a control factor that will eliminate some of the noise and safety concerns. He stated that he will be meeting with the Councilman and concern citizens on November 5, 1997.

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 Mr. Falcone and seconded by Ms. Emerson to recommend postponement, pending the applicant files a new request for the "B-3NA" request and notices are mailed to the surrounding property owners for the following reasons:

1. The property is located on Lots 1 and 2, NCB 72224, 1325 Frio City Road.
2. Staff recommends "B-2NA" Non-Alcoholic Sales District

AYES: Falcone, Emerson

NAYS: Carpenter, Williams, Thuss, Sanchez, Wright, Anderson

**THE MOTION FAILED.**

**SECOND MOTION**

The motion was made by Mr. Anderson and seconded by Mr. Wright to recommend approval for a "B-2NA" for the following reasons:

1. The property is located on Lots 1 and 2, NCB 72224, 1325 Frio City Road.
2. Staff recommends "B-2NA" Non-Alcoholic Sales District

AYES: Carpenter, Williams, Emerson, Thuss, Sanchez, Wright, Falcone, Anderson

NAYS: None

**THE MOTION CARRIED.**

**8. ZONING CASE NO. Z97002-K**

Applicant: Gary Wilk

Zoning Request: "M" Second Manufacturing District to "B-3NA" Non-Alcoholic Sales District for front 50 feet and "I-1" Light Industry District for the remaining.

Gary Wilk, stated that he requests "I-1" for the entire property instead of having a 50' buffer as required in the "B-3NA". The property will be used as outside storage and inventory.

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 Mr. Williams and seconded by Mr. Anderson to recommend approval of "I-1" for the entire property for the following reasons:

1. Property is located at 601 Humble Avenue, NCB A-62, P-120, Pt of R-5, Dist. 7, TR 4 and R-6, Dist. 7, TR 3.

AYES: Carpenter, Williams, Emerson, Thuss, Sanchez, Wright, Anderson

NAYS: None

**THE MOTION CARRIED.**

**9. ZONING CASE NO. Z972002**

Applicant: City of San Antonio

Zoning Request: "A" Single Family Residence District, "B" Residence District, "C" Apartment District, "D" Apartment District, "E" Office District, "F" Local Retail District, "G" Local Retail District, "H" Local Retail District, "I" Business District, "J" Commercial District, "JJ" Commercial District, "K": Commercial District, "L" First Manufacturing District, "LL" First Manufacturing District, "M" Second Manufacturing District, "MM" Second Manufacturing District. To "R-1" Single Family Residence District, "R-2" Two Family Residence District, "R-2A" Three and Four Family Residence District, "R-3" Multiple Family Residence District, "R-7" Small Lot Home Residence District, "O-1" Office District, "B-2" Business District, "B-2L" Business District, "B-2NA" Non-Alcoholic Sales District, "B-3" Business District, "B-3R" Restrictive Business District, "B-3NA" Non-Alcoholic Sales District, "I-1" Light Industry District, and "I-2" Heavy Industry District.

**COMMISSION ACTION**

The motion was made by Mr. Williams and seconded by Mr. Anderson to recommend approval of the Frio City Road Rezoning Plan as amended.

AYES: Carpenter, Williams, Emerson, Thuss, Sanchez, Wright, Anderson  
NAYS: None

**THE MOTION CARRIED.**

**19. Adjournment**

There being no further business the meeting was adjourned at 7:15 p.m.

APPROVED:

David Carpenter, Chairperson

ATTEST:

Executive Secretary

**RESULTS OF NOTICES FOR COUNCIL HEARING**

To be provided at Council Hearing.

**“Frio City Road Project Amendments and Postponements”**

Revised

Requesting that the following sites be pulled from the main case for future consideration. (the rest of the case can go to a vote)

**REQUESTING POSTPONEMENT**

#1 NCB 6680 Block 2 Lots 4<sup>s</sup> through 27

NCB 62 BLK LOT S 62F OF 6 RANGE 1 D6

NCB A-62 30.6 X 380.46 STRIP THRU P-141 PT OF 19.766 AC TR OCL 8 & 9, R-1 DIST 6

NCB A-62 P-141 PT OF 19.766 AC TR

NCB A-62 LOT EAST 167.42 FT OF S IRR 311.53 FT OF 2 & 3 1.451 AC

NCB A-62 P-135B

NCB A-62 BLK Lot P-134A

NCB A-62 BLK Lot P-134B

NCB A-62 ARB A-2 EXC W TRI 35.74 FT of S 164.92 FT Or P-138 R-5 DIST 7 TR 8

NCB 62 BLK LOT A5 EXC SW TRI 30.72 FT & SE TRI 5.7 FT Or P-125 1.615 AC

NCB 62 BLK LOT 13 WILKS INDUSTRIAL SUBD UNIT NO 1

NCB A-62 LOT A-11 Or P-124 PT OF OCL 8 & 9 R-1 DIST-6

#3

NCB A-62 BLK LOT 40 X 313.89ESMT W Of 13 & ARB CIR 1 INC 40 FTESMTOR P-127, P-123, P128

NCB A-62 BLK LOT P-135A

NCB 62 LOT P128B (.145), P135D (3.947), NCB 16703 BLK 1 LOT 1 (6.340)

#4 - NCB 12660 ALL OF BLOCKS

~~NCB 6996 BLK 31 LOT W 90 FT OF N 200 FT OF BLK~~

#5 NCB A-62 P-120 PT OF R-5, DIST 7, TR 4 & R-6, DIST 7, TR3

**REQUESTING AMENDMENTS**

#6 PROPOSED ZONING(R2): NCB 6724 LOTS 105, 106, 107, 108 (REQUESTING R-1)

#7 PROPOSED ZONING(B2): NCB 6769 LOTS 22 & 23 (REQUESTING R-2)

#8 PROPOSED ZONING(B2): NCB 7224 LOTS THE Southwest IRR 78.91 ft. of 2, the North TRI 154 ft. X 80ft. of the Southwest 254.9 ft. TRI Part of Block Or Tract C, & the Northeast 21.9 ft. of the Southwest 100ft. of 2 (REQUESTING B2-NA)

*2  
check  
of plans*

#9

PLANNING ADMINISTRATION  
LIST OF PROPERTY OWNERS BY NCB

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NAME / ADDRESS	PARCEL ADDRESS	PROPERTY DESCRIPTION	PROPERTY VALUE
J R FAMON & SONS INC 1325 FRIO CITY RD SAN ANTONIO TX 78226-1403	01325 FRIO CITY RD	NCB 7224 BLK LOT 1 & 2 NCB 6774 BLK 7 SW TRI PT 17 & 20' DRAINAGE ALLEY	\$114,900

*2 wks w/ explanation*