

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 HEREAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. 285276)

The rezoning and reclassification of property from
"B" Residence District, Historic "B" Residence District, "C" Apartment District, Historic
"C" Apartment District, "D" Apartment District, "F" Local Retail District, Historic "F"
Local Retail District, "GG" Local Retail District, Historic "GG" Local Retail District,
"I-1" Business District, "J" Commercial District, Historic "J" Commercial District, "JJ"
Commercial District, Historic "JJ" Commercial District, "L" First Manufacturing District,
Historic "L" First Manufacturing District, "LL" First Manufacturing District, Historic
"LL" First Manufacturing District, Historic "B-3" Business District, "B-3" Business
District, Historic "I-1" Light Industry District, "I-1" Light Industry District, Historic
"M" Second Manufacturing District, "M" Second Manufacturing District, "I-2" Heavy Industry
District, Historic "R-4" Mobile Home Residence District, Historic "R-1" One Family
Residence District for a non-profit ballpark, Historic Landmark "B" Residence District and
Historic "B" Residence District, to
"R-1" One Family Residence District, Historic "R-1" One Family Residence District,
Historic Landmark "R-1" One Family Residence District, "R-5" One Family Residence District,
Historic "R-5" One Family Residence District, "R-7" Small Lot Homes District, Historic
"R-7" Small Lot Homes District, Historic "R-2" Two Family Residence District, "R-3"
Multiple Family Residence District, Historic "R-3" Multiple Family Residence District,
Historic "R-3" Multiple Family Residence District for a non profit ballpark, "R-4" Mobile
Home Residence District, Historic "R-4" Mobile Home Residence District, Historic "B-2"
Business District, "B-2" Business District, Historic "B-2NA" Non Alcoholic Sales District,
"B-3NA" Non Alcoholic Sales District, Historic "B-3NA" Non Alcoholic Sales District,
"B-3R" Restrictive Business District, Historic "B-3R" Restrictive Business District, "B-3"
Business District, Historic "B-3" Business District, Historic Landmark "R-2" Two Family
Residence District, "I-1" Light Industry District, Historic "I-1" Light Industry District,
"I-2" Heavy Industry District, Historic "I-2" Heavy Industry District, "B-3NA" S.U.P. Non-
Alcoholic Sales Special Use Permit for a Tire Wholesale and Warehouse, "B-3NA" S.U.P. Non-
Alcoholic Sales Special Use Permit for a Auto Parts Wholesale and Warehouse, "B-2" S.U.P.
Business Special Use Permit for on-premise consumption of alcoholic beverages, "B-2" S.U.P.
Business District Special Use Permit for a plumbing company, "B-3" S.U.P. Business District
Special Use Permit for a electric contractor with outside storage, "B-2" S.U.P. Business
District, Special Use Permit for a auto body shop and automobile sales, "B-2" S.U.P.
Business District, Special Use Permit for a automobile reparis installation of trailer
hitches and on premise consumption of alcoholic beverages, "B-2" S.U.P. Business District,
Special Use Permit for automobile brake repair shop, "B-3" S.U.P. Business District, Specia
Use Permit for chemical and petroleum storage, Historic "B-1" S.U.P. Business District,
Special Use Permit for a party house with on premise consumption of alcoholic beverages,
"B-3NA" S.U.P. Non Alcoholic Sales District, Special Use Permit for repair and installation
of refrigeration, Historic "B-3NA" S.U.P. Non Alcoholic Sales District, Special Use Permit
for manufacuring clothing, shoes and the assemble of plastics products, Historic "B-3R"
S.U.P. Restrictive Business District, Special Use Permit for a wholesale food Distributor,
listed below as follows:

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District, "F" Local Retail District, Historic "F" Local Retail District "J", "JJ" Commercial District, Historic "J" Commercial District, and Historic "L" First Manufacturing District

TO: "R-1" One Family Residence District and Historic "R-1" One Family Residence District.

All of NCB's 2975, 3578, 3582, 3583, 3586, 3587, 3590, 3979, 6733, 6734, 6915, 3978 save & except Lot 9.

NCB 3057 Lots 7 thru 34.
 NCB 2929 Lots 8, 9 & 10
 NCB 2961 Lots 23 thru 33, 44 thru 46 & the east 124.66' of lot 47.
 NCB 3120 Lots 4 thru 12 and the west 196.4' of Tract A-9
 NCB 3577 Lots 1 & 14 thru 21
 NCB 3579 Lots 1 thru 12
 NCB 3580 Lots 1 thru 4, 9 thru 12
 NCB 3581 Lots 1 thru 6, 10 thru 14
 NCB 3584 Lots 1 thru 7, 11 thru 17
 NCB 3585 Lots 1 thru 7, 12 thru 18
 NCB 3588 Lots 1 thru 5, 10 thru 15 and the east 25' of Lot 9
 NCB 3589 Lots 1, 2 & 3
 NCB 3976 Lots 15 thru 24
 NCB 3977 Lots 1 thru 10, 17 thru 26
 NCB 3980 Lots 1 thru 10, 17, 19 thru 26
 NCB 3981 Lots 1 thru 10
 NCB 3982 Lots 1 thru 14
 NCB 6306 Lots 3 thru 13
 NCB 6732 Lots 19 thru 36.

All of NCB 6916 save & except Lots 32 thru 39

All of NCB 3957 (Riverside Park)

NCB 7666 Tracts 1 thru 6 (City Park)
 NCB 7673 Tracts 1 thru 16 (City Park)
 NCB 8616 Tracts 1, 2-A, 5, 6, 7-A & 7-B (City Park)

FROM: Historic Landmark, "B" Residence District, Historic "B" Residence District

TO: Historic Landmark, "R-1" One Family Residence District, Historic "R-1" One Family Residence District.

All of NCB 3975, save & except Lots 1 thru 5, and Tracts A-29, A-30

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District

TO: "R-5" One Family Residence District, Historic "R-5" One Family Residence District

All of NCB's 2910, 6152, 6153, 6155, 6719, 6720, 7669, , 7744, 7745, 7748, 7749, 7750, 7757, 7758, 7761, 7762, 7770, 7772, 7773, 7784, and 6919, save & except Lots 35 thru 39.

NCB 2907 Lots 5 thru 10, 13 thru 17
 NCB 2909 Lots 12 thru 22
 NCB 2911 Lots 22 thru 28
 NCB 3381 Lots 9 thru 38, 42 thru 50
 NCB 3382 Lots 7 thru 58
 NCB 3400 Tract 2

NCB 3849 Lots 4 thru 8
 NCB 6102 The south 145' of Lot 37, fronting on Thelka Street.
 NCB 6150 Lots 8 thru 64
 NCB 6151 Lots 11 thru 40 & the east 75' of Lots 1, 2 & 3
 NCB 6154 Lots 5 thru 41
 NCB 6916 Lots 32 thru 39
 NCB 6917 Lots 23 thru 39
 NCB 6918 Lots 1 thru 18, 24 thru 41
 NCB 7707 Lots 12 thru 41
 NCB 7717 Lots 12 thru 37
 NCB 7718 Lots 12 thru 31
 NCB 7728 Lots 12 thru 31
 NCB 7729 Lots 15 thru 21
 NCB 7730 Lots 25 thru 28
 NCB 7759 Tracts A, B, Lots 1, 2, 3, 7, 8 & 9
 NCB 7760 Lots 1 thru 4, 7 thru 10
 NCB 7771 Lot 33
 All of NCB 7746, save & except Lots 27, 28, 31, 32 & 33
 All of NCB 7747, save & except Lots 1, 2, 3, 5, 6, & 7

FROM: "B" Residence District, Historic "B" Residence District
TO: "R-7" Small Lot Homes District, Historic "R-7" Small Lots Homes
District.

All of NCB's 6516, 6517

NCB 3981 Lots 13 thru 17
 NCB 3982 Lots 17 thru 29
 NCB 6512 Lots 1 thru 10, Lots 17 thru 28
 NCB 6513 Lots 1 thru 12, Lots 17 thru 28
 NCB 6514 Lots 1 thru 12 & Lot 15
 NCB 6515 Lots 1 thru 18

FROM: Historic "B" Residence District
TO: Historic "R-2" Two Family Residence District

NCB 6916 Lots 35 thru 39
 NCB 3982 Lot 15 & 16
 NCB 3978 Lot 9
 NCB 3980 Lot 18
 NCB 7730 Lots 22, 23 & 24
 NCB 3000 west irregular 190' of Lot 50, west irregular 220' of Lot 51, west irregular 234' of Lot 52, save and except the west triangle 15' of Lots 50, 51 and 52.

FROM: "C" Apartment District, "J" Commercial District, Historic "B" Residence District, Historic "R-4" Mobile Home Residence District, Historic "F" Local Retail District, "GG" Local Retail District
TO: "R-3" Multiple Family Residence District, Historic "R-3" Multiple Family Residence District.

All of NCB's 2850, 2851, 2853, 2854, 6489
 NCB A-9 Tract A-6 save & except the northeast 125' and Tract 6-M, Tract A-7, save & except the south 125' of east 203.5'
 All of NCB 6487 save & except Lots 12 thru 29
 All of NCB 6488, save & except Lot 60
 NCB 3975 Tracts A-29, Tract A-30

NCB 7672 Lots 12, 14, 15, 19, 20, 21, 23, 24, 25 and Tract A
 NCB 7718 Lots 5 thru 11
 NCB 7728 Lots 1 thru 3
 NCB 7729 Lots 11, 12, 13 & 14
 NCB 7730 Lots 7, 8, 9 & 10
 NCB 6917 Lot 8, east 5' of Lot 7 and west 3' of Lot 9.

FROM: Historic "O-1" One Family Residence District for a non-profit ballpark
TO: Historic "R-3" Apartment District for a non-profit ballpark

NCB A-20

Tract A-15 & Lot 44

FROM: "D" Apartment District, Historic "F" Local Retail District, Historic "J" Commercial District, Historic "L" First Manufacturing District
TO: "R-4" Mobile Home Residence District, Historic "R-4" Mobile Home Residence District.

NCB A-20

Tracts B,C, Lot 37, Tract A-16 and Arb. Tract 22-A

NCB 7665

Tract 8 save & except the northeast 330' of Tract 8 and the northeast irr. 250' of the southeast 90' of Tract 8.

NCB 7729

Lots 29,30,31

NCB 7730

Lots 29,30

FROM: Historic "F" Local Retail District
TO: Historic "B-2NA" Non Alcoholic Sales District

NCB 7707

Lots 1 thru 11

FROM: "B" Residence District, Historic "C" Apartment District, "F" Local Retail District, Historic "F" Local Retail District, "GG" Local Retail District, Historic "GG" Local Retail District, "I" Business District, "J" Commercial District, Historic "J" Commercial District, Historic "JJ" Commercial District, Historic "B-3" Business District, "I-1" Light Industry District, Historic "I-1" Light Industry District, Historic "L" First Manufacturing District, Historic "LL" First Manufacturing District, and Historic "M" Second Manufacturing.
TO: "B-2" Business District, Historic "B-2" Business District

NCB A-9

Lot 19, Tracts H,J,F, K, L,M,N,O and the south 125' of the east 203.5' of A-7, the northeast 125' of Tract A-6 save & except Tract 6-M.

NCB A-20

Parcels 100, A-11,A-12, Lots 38,39,40 & 41

NCB 2929

Lots 3 thru 7

NCB 2961,

Lots 11,12,13,16 thru 21

NCB 3120

The east irr. 120' of Tract A-9

NCB 3577

Lots 3,4,5,6,7 & 8

NCB 3580

Lots 5,6,7 & 8

NCB 3581

Lots 7,8, & 9

NCB 3584

Lots 8,9 & 10

NCB 3585

Lots 8,9,10 & 11

NCB 3588

Lots 6,7,8 and west 25' of Lot 9

NCB 3589

Lots A-5, A-6

NCB 3957

Lots 1,2,3 & Parcel 100

NCB 3975

Lots 1 thru 5

NCB 3976

Lots 3 thru 11

NCB 3977

Lots 11 thru 16

NCB 3980

Lots 14,15,16

NCB 3981

Lots 11 & 12

NCB 6487

Lots 12 thru 29

NCB 6512

Lots 14,15 & 16

NCB 6514

Lots 14,15

NCB 6513

Lots 14,15, & 16

NCB 6614

Lots 1 thru 8

NCB 6732

Lots 1 thru 18

NCB 6916

Lots 40 thru 45

NCB 6917

Lots 1 thru 6, 10 thru 19, west 20' of Lot 7 and east 22' of Lot 9.

NCB 6918

Lots 23, 31 and the south 12.5' of Lot 22.

NCB 7456

Lot 7 and Parcel 100, save & except the northeast 150'

NCB 7672 Lots 1 thru 8
 NCB 7718 Lots 1 thru 4
 NCB 7728 Lots 4 thru 11
 NCB 7730 Lots 1,2,3,4,5 & 6
 NCB 7746 Lots 27,28,31,32 & 33
 NCB 7747 Lots 1,2,3,5,6 & 7
 NCB 7759 Lots 4,5,6,10,11,12
 NCB 7760 Lots 11,13 & 14

FROM: "J" Commercial District, Historic "J" Commercial District
TO: "B-3NA" Non Alcoholic Sales District, Historic "B-3NA" Non Alcoholic
Sales District

NCB A-20 Tract A-2, Tracts D,E,Lots 31,32 & 33
 NCB 3057 Lots 1,2,3,4 & 6
 NCB 3120 Lots 1,2 & 3
 NCB 6306 Lots 1 & 2

FROM: "B-3" Business District, "J" Commercial District, Historic "F" Local
Retail District, Historic "L" First Manufacturing District
TO: "B-3R" Restrictive Business District, Historic "B-3R" Restrictive
Business District.

NCB 3382 Lots 3,4,5
 NCB 6150 Lots 1 thru 5
 NCB 6151 Lots 4 thru 10, the west irr. 86.7' of Lots 1,2 & 3
 NCB 6154 Lots 1 thru 4
 NCB 7672 Tract 11
 NCB 7771 Lots 27 thru 32, and 20' alley.

FROM: "B" Residence District, "J" Commercial District, Historic "J"
Commercial District, "L" First Manufacturing District, "LL" First
Manufacturing District, Historic "L" First Manufacturing District,
"I-1" Light Industry District and Historic "F" Local Retail District
TO: "B-3" Business District, Historic "B-3" Business District

NCB A-9 Lot 17
 NCB A-20 Tracts B-2,B-3,B-4,B-5,10-B,Lot 45 and the south 130' of the east 160'
 of Tract 10-K
 NCB 2929 Lots 1 & 2
 NCB 2978 Tracts A-2 & A-3
 NCB 3057 Lot 5
 NCB 3589 The south irregular 75' of Lot 4, the south irr. 80' of Lot 5 and the south
 irregular 95' of Lot 6 or A-7.
 NCB 3976 Lots A-11,A-12,A-13, A-14
 NCB 7456 The northeast 150' of Parcel 100.
 NCB 6306 Lots 14 & 15
 NCB 6614 Lots 9 & 10
 NCB 6918 Lots 19,20,21, and the 12.5' of Lot 22
 NCB 7665 Lots 10,14, Tracts 9,9-A,9-B the northeast 330' of Tract 8 and the northeast
 irr. 250' of the southwest 90' of Tract 8.
 NCB 7672 Lots 9 and 22
 NCB 6917 Lots 10, 20,21 & 22

FROM: "J" Commercial District, Historic "J", "L" First Manufacturing District
Historic "L" First Manufacturing District, "M" Second Manufacturing
District, Historic "M" Second Manufacturing District
TO: "I-1" Light Industry District, Historic "I-1" Light Industry District

NCB A-9 Lots 18,20, Tracts 3-A,3-B,3-D & A-9
 NCB A-17 Tracts 3-A,3-B, Lot 16, Tracts A-5,A-6,A-7,A-8,A-9,A-10,A-17,A-13 & the south
 440' of the west 420' of Tract A-4.
 NCB A-20 Tract A-22, Tracts 5, P,G,6,A-6, F, Tract 9, 10-K save & except the south
 130' of the east 160' of Tract 10-K, Tract H,Z,10-D, Lots 34,35,36,42 and
 Tract B-6.
 NCB 3057 Lots 35,36,37,38,39 & 40
 NCB 7665 Lots 18 thru 24, Tract A & southwest 28.62' of Tract 9
 NCB 7456 Lot 1, Tracts A-2,A-3,A-4,A-6,A-12, Tract A-6B, Tract A, Arb. 102 (State
 of Texas Highway Department property)

FROM: "L" First Manufacturing District and Historic "L" First Manufacturing
District
TO: "I-2" Heavy Industry District and Historic "I-2" Heavy Industry District

NCB A-17 Tract A-11, Tract A-12, Tract A-4, save & except the south 440' of the
 west 420'

FROM: "C" Apartment District
TO: Historic Landmark "R-1" Single Family Residence District

NCB 3400 East irregular 251.84' of the north 385' of Lot 1, save & except the west
 75', NCB 3400.

FROM: "C" Apartment District
TO: Historic Landmark "R-2" Two Family Residence District

NCB 3400 The west 75' of the east irr. 251.84' of the north 385' of Lot 1.

SPECIAL USE PERMITS

FROM: "B-3" Business District
TO: "B-3NA" S.U.P. Non-Alcoholic Sales
Special Use Permit for a Tire
Wholesale and Warehouse

NCB A-9 The remaining portion of Tract 10

FROM: "B-3" Business District
TO: "B-3NA" S.U.P. Non Alcoholic Sales
Special Use Permit for a Auto Parts
Wholesale and Warehouse.

NCB 2852, Lot 18

FROM: "GG" Local Retail District
TO: "B-2" S.U.P. Business Special Use
Permit for on-premise consumption
of alcoholic beverages.

NCB A-9, Tract 6-M

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District,
Special Use Permit for on-premise consumption
of alcoholic beverages

NCB 3976, Lots 1 and 2

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a plumbing company.

NCB 3980, Lots 11,12 and 13

FROM: "J" Commercial District
TO: "B-3" S.U.P. Business District, Special Use Permit
for a electric contractor, with outside storage.

NCB 6102, Lot 36

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a auto-body shop and
automobile sales

NCB 2961, The west 123.30' of Lot 47

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a plumbing company.

NCB 3000, The east 200' of Lots 50,51 and 52

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a automobile repairs
installation of trailer-hitches and
on premise consumption of alcoholic
beverages.

NCB 2961, Lots 22,41 thru 43 and Tract A-4

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for on-premise consumption
of alcoholic beverages.

NCB 6513, Lot 13

FROM: "B" Residence District, "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special Use Permit
for automobile brake repair shop

NCB 6512, Lots 11,12 and 13

FROM: "I-2" Heavy Industry District
TO: "B-3" S.U.P. Business District Special
Use Permit for chemical and petroleum storage

NCB 7665, Lot 28, save & except the northeast 100'

FROM: Historic "F" Local Retail District
TO: Historic "B-2" S.U.P. Business District
Special Use Permit for on premise consumption
of alcoholic beverages.

NCB 7760, Lots 5 and 6

FROM: Historic "F" Local Retail District
TO: Historic "B-1" S.U.P. Business District,
Special Use Permit for a party house with
on premise consumption of alcoholic beverages.

NCB 7717, Lots 1 thru 11

FROM: "J" Commercial District
TO: "B-3NA" S.U.P. Non Alcoholic Sales
District, Special Use Permit for repair
and installation of refrigeration.

NCB 6102, Lot 37, save & except the south 145' of Lot 37, fronting on Thelka Street.

FROM: Historic "J" Commercial District
TO: Historic "B-3NA" S.U.P. Non Alcoholic
Sales District, Special Use Permit for
manufacturing clothing, shoes and the
assemble of plastics products.

NCB 7456, Lot 8

FROM: Historic "I-1" Light Industry District
TO: Historic "B-3R" S.U.P. Restrictive Business
District, Special Use Permit for a wholesale
food distributor.

NCB 7649, Lot 26

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 IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS 19th DAY OF September 19 85.

ATTEST: Korma S. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

85-54

AVIATION
 BUDGET & RESEARCH
 BUILDING INSPECTIONS 1
 BUILDING INSPECTIONS-HOUSE NUMBER 1
 CITY WATER BOARD
 CITY ATTORNEY
 COMMERCIAL RECORDER 1
 CONVENTION & VISITORS BUREAU
 CONVENTION FACILITIES
 ECONOMIC & EMPLOYMENT DEVELOPMENT
 EQUAL EMPLOYMENT OPPORTUNITY
 FINANCE DIRECTOR
 ASSESSOR 1
 CONTROLLER
 TREASURY DIVISION
 GRANTS
 INTERNAL AUDIT
 RISK MANAGEMENT
 FIRE DEPARTMENT
 HUMAN RESOURCES & SERVICES
 INFORMATION RESOURCES
 LIBRARY
 MARKET SQUARE
 METROPOLITAN HEALTH DISTRICT
 MUNICIPAL COURTS
 PARKS & RECREATION
 PERSONNEL
 PLANNING 1
 POLICE DEPARTMENT
 PUBLIC UTILITIES
 PUBLIC WORKS
 ENGINEERING
 CENTRAL MAPPING
 REAL ESTATE
 TRAFFIC ENGINEERING
 PURCHASING & GENERAL SERVICES
 WASTEWATER MANAGEMENT
 ZONING ADMINISTRATION 1
 SPECIAL PROJECTS - CITY MANAGER

ITEM NO. 37
 DATE: SEP 19 1985

MEETING OF THE CITY COUNCIL
 MOTION BY Dutmer SECONDED BY Archer
 ORD. NO. 61454 ZONING CASE #285276
 RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		/	
JOE WEBB PLACE 2		/	
HELEN DUTMER PLACE 3		/	
FRANK D. WING PLACE 4		/	
WALTER MARTINEZ PLACE 5		/	
BOB THOMPSON PLACE 6		/	
YOLANDA VERA PLACE 7		/	
G.E. HARRINGTON PLACE 8		/	
VAN ARCHER PLACE 9		/	
JAMES C. HASSLOCHER PLACE 10			X
HENRY G. CISNEROS PLACE 11 (MAYOR)		/	

No change.
With amendment (De Villiers
 Property re-adjustment) Special Use
 Permit

85-54

District Description
 (Main L) MUN. CODE (C) (2)
 * Chapter 402

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 1, 3 and 4

CASE: Z85276

NAME: City of San Antonio

The rezoning and reclassification of:

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District, Historic "C" Apartment District, "D" Apartment District, "F" Local Retail District, Historic "F" Local Retail District, "GG" Local Retail District, Historic "GG" Local Retail District, "I-1" Business District, "J" Commercial District, Historic "J" Commercial District, "JJ" Commercial District, Historic "JJ" Commercial District, "L" First Manufacturing District, Historic "L" First Manufacturing District, "LL" First Manufacturing District, Historic "LL" First Manufacturing District, Historic "B-3" Business District, "B-3" Business District, Historic "I-1" Light Industry District, "I-1" Light Industry District, Historic "M" Second Manufacturing District, "M" Second Manufacturing District, "I-2" Heavy Industry District, Historic "R-4" Mobile Home Residence District, Historic "R-1" One Family Residence District for a non-profit ballpark, Historic Landmark "B" Residence District and Historic "B" Residence District.

TO: "R-1" One Family Residence District, Historic "R-1" One Family Residence District, Historic Landmark "R-1" One Family Residence District, "R-5" One Family Residence District, Historic "R-5" One Family Residence District, "R-7" Small Lot Homes District, Historic "R-7" Small Lot Homes District, Historic "R-2" Two Family Residence District, "R-3" Multiple Family Residence District, Historic "R-3" Multiple Family Residence District, Historic "R-3" Multiple Family Residence District for a non profit ballpark, "R-4" Mobile Home Residence District, Historic "R-4" Mobile Home Residence District, Historic "B-2" Business District, "B-2" Business District, Historic "B-2NA" Non Alcoholic Sales District, "B-3NA" Non Alcoholic Sales District, Historic "B-3NA" Non Alcoholic Sales District, "B-3R" Restrictive Business District, Historic "B-3R" Restrictive Business District, "B-3" Business District, Historic "B-3" Business District, Historic Landmark "R-2" Two Family Residence District, "I-1" Light Industry District, Historic "I-1" Light Industry District, "I-2" Heavy Industry District, Historic "I-2" Heavy Industry District, "B-3NA" S.U.P. Non-Alcoholic Sales Special Use Permit for a Tire Wholesale and Warehouse, "B-3NA" S.U.P. Non-Alcoholic Sales Special Use Permit for a Auto Parts Wholesale and Warehouse, "B-2" S.U.P. Business Special Use Permit for on-premise consumption of alcoholic beverages, "B-2" S.U.P. Business District Special Use Permit for a plumbing company, "B-3" S.U.P. Business District Special Use Permit for a electric contractor with outside storage, "B-2" S.U.P. Business District, Special Use Permit for a auto body shop and automobile sales, "B-2" S.U.P. Business District, Special Use Permit for a automobile reparis installation of trailer hitches and on premise consumption of alcoholic beverages, "B-2" S.U.P. Business District, Special Use Permit for automobile brake repair shop, "B-3" S.U.P. Business District, Special Use Permit for chemical and petroleum storage, Historic "B-1" S.U.P. Business District, Special Use Permit for a party house with on premise consumption of alcoholic beverages, "B-3NA" S.U.P. Non Alcoholic Sales District, Special Use Permit for repair and installation of refrigeration, Historic "B-3NA" S.U.P. Non Alcoholic Sales District, Special Use Permit for manufacuring clothing, shoes and the assemble of plastics products, Historic "B-3R" S.U.P. Restrictive Business District; Special Use Permit for a wholesale food Distributor.

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

Department of Planning and Zoning

CITY COUNCIL PUBLIC HEARING
 SEPTEMBER 19, 1985

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District, "F" Local Retail District, Historic "F" Local Retail District "J", "JJ" Commercial District, Historic "J" Commercial District, and Historic "L" First Manufacturing District
TO: "R-1" One Family Residence District and Historic "R-1" One Family Residence District.

All of NCB's 2975, 3578, 3582, 3583, 3586, 3587, 3590, 3979, 6733, 6734, 6915, 3978 save & except Lot 9.
 NCB 3057 Lots 7 thru 34.
 NCB 2929 Lots 8, 9 & 10
 NCB 2961 Lots 23 thru 33, 44 thru 46 & the east 124.66' of lot 47.
 NCB 3120 Lots 4 thru 12 and the west 196.4' of Tract A-9
 NCB 3577 Lots 1 & 14 thru 21
 NCB 3579 Lots 1 thru 12
 NCB 3580 Lots 1 thru 4, 9 thru 12
 NCB 3581 Lots 1 thru 6, 10 thru 14
 NCB 3584 Lots 1 thru 7, 11 thru 17
 NCB 3585 Lots 1 thru 7, 12 thru 18
 NCB 3588 Lots 1 thru 5, 10 thru 15 and the east 25' of Lot 9
 NCB 3589 Lots 1, 2 & 3
 NCB 3976 Lots 15 thru 24
 NCB 3977 Lots 1 thru 10, 17 thru 26
 NCB 3980 Lots 1 thru 10, 17, 19 thru 26
 NCB 3981 Lots 1 thru 10
 NCB 3982 Lots 1 thru 14
 NCB 6306 Lots 3 thru 13
 NCB 6732 Lots 19 thru 36.
 All of NCB 6916 save & except Lots 32 thru 39
 All of NCB 3957 (Riverside Park)
 NCB 7666 Tracts 1 thru 6 (City Park)
 NCB 7673 Tracts 1 thru 16 (City Park)
 NCB 8616 Tracts 1, 2-A, 5, 6, 7-A & 7-B (City Park)

FROM: Historic Landmark, "B" Residence District, Historic "B" Residence District
TO: Historic Landmark, "R-1" One Family Residence District, Historic "R-1" One Family Residence District.

All of NCB 3975, save & except Lots 1 thru 5, and Tracts A-29, A-30

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District
TO: "R-5" One Family Residence District, Historic "R-5" One Family Residence District

All of NCB's 2910, 6152, 6153, 6155, 6719, 6720, 7669, , 7744, 7745, 7748, 7749, 7750, 7757, 7758, 7761, 7762, 7770, 7772, 7773, 7784, and 6919, save & except Lots 35 thru 39.
 NCB 2907 Lots 5 thru 10, 13 thru 17
 NCB 2909 Lots 12 thru 22
 NCB 2911 Lots 22 thru 28
 NCB 3381 Lots 9 thru 38, 42 thru 50
 NCB 3382 Lots 7 thru 58
 NCB 3400 Tract 2

NCB 3848 Lots 4 thru 8
 NCB 3849 Lots 4 thru 8
 NCB 6102 The south 145' of Lot 37, fronting on Thelka Street.
 NCB 6150 Lots 8 thru 64
 NCB 6151 Lots 11 thru 40 & the east 75' of Lots 1,2 & 3
 NCB 6154 Lots 5 thru 41
 NCB 6916 Lots 32 thru 39
 NCB 6917 Lots 23 thru 39
 NCB 6918 Lots 1 thru 18, 24 thru 41
 NCB 7707 Lots 12 thru 41
 NCB 7717 Lots 12 thru 37
 NCB 7718 Lots 12 thru 31
 NCB 7728 Lots 12 thru 31
 NCB 7729 Lots 15 thru 21
 NCB 7730 Lots 25 thru 28
 NCB 7759 Tracts A, B, Lots 1,2,3,7,8 & 9
 NCB 7760 Lots 1 thru 4, 7 thru 10
 NCB 7771 Lot 33
 All of NCB 7746, save & except Lots 27,28,31,32 & 33
 All of NCB 7747, save & except Lots 1,2,3,5,6,& 7

FROM: "B" Residence District, Historic "B" Residence District
TO: "R-7" Small Lot Homes District, Historic "R-7" Small Lots Homes District.

All of NCB's 6516,6517

NCB 3981 Lots 13 thru 17
 NCB 3982 Lots 17 thru 29
 NCB 6512 Lots 1 thru 10, Lots 17 thru 28
 NCB 6513 Lots 1 thru 12, Lots 17 thru 28
 NCB 6514 Lots 1 thru 12 & Lot 15
 NCB 6515 Lots 1 thru 18

FROM: Historic "B" Residence District
TO: Historic "R-2" Two Family Residence District

NCB 6916 Lots 35 thru 39
 NCB 3982 Lot 15 & 16
 NCB 3978 Lot 9
 NCB 3980 Lot 18
 NCB 7730 Lots 22,23 & 24
 NCB 3000 west irregular 190' of Lot 50, west irregular 220' of Lot 51, west irregular 234' of Lot 52, save and except the west triangle 15' of Lots 50,51 and 52.

FROM: "C" Apartment District, "J" Commercial District, Historic "B" Residence District, Historic "R-4" Mobile Home Residence District, Historic "F" Local Retail District, "GG" Local Retail District
TO: "R-3" Multiple Family Residence District, Historic "R-3" Multiple Family Residence District.

All of NCB's 2850,2851,2853,2854,6489
 NCB A-9 Tract A-6 save & except the northeast 125' and Tract 6-M, Tract A-7, save & except the south 125' of east 203.5'
 All of NCB 6487 save & except Lots 12 thru 29
 All of NCB 6488, save & except Lot 60
 NCB 3975 Tracts A-29, Tract A-30
 NCB 6102 Lot 37, save & except the west 280' and save & except the south 145' of Lot 37, fronting on Thelka Street.
 NCB 7672 Lots 12,14,15,19,20,21,23,24,25 and Tract A
 NCB 7718 Lots 5 thru 11
 NCB 7728 Lots 1 thru 3
 NCB 7729 Lots 11,12,13 & 14
 NCB 7730 Lots 7,8,9 & 10
 NCB 6917 Lot 8, east 5' of Lot 7 and west 3' of Lot 9.

FROM: Historic "R-1" One Family Residence District for a non-profit ballpark
TO: Historic "R-3" Apartment District for a non-profit ballpark

NCB A-20 Tract A-15 & Lot 44

FROM: "D" Apartment District, Historic "F" Local Retail District, Historic "J" Commercial District, Historic "L" First Manufacturing District
TO: "R-4" Mobile Home Residence District, Historic "R-4" Mobile Home Residence District.

NCB A-20 Tracts B,C, Lot 37, Tract A-16 and Arb. Tract 22-A
 NCB 7665 Tract 8 save & except the northeast 330' of Tract 8 and the northeast irr. 250' of the southeast 90' of Tract 8.
 NCB 7729 Lots 29,30,31
 NCB 7730 Lots 29,30

FROM: Historic "F" Local Retail District
TO: Historic "B-2NA" Non Alcoholic Sales District

NCB 7707 Lots 1 thru 11

FROM: "B" Residence District, Historic "C" Apartment District, "F" Local Retail District, Historic "F" Local Retail District, "GG" Local Retail District, Historic "GG" Local Retail District, "I" Business District, "J" Commercial District, Historic "J" Commercial District, Historic "JJ" Commercial District, Historic "B-3" Business District, "I-1" Light Industry District, Historic "I-1" Light Industry District, Historic "L" First Manufacturing District, Historic "LL" First Manufacturing District, and Historic "M" Second Manufacturing.
TO: "B-2" Business District, Historic "B-2" Business District

NCB A-9 Lot 19, Tracts H,J,F, K, L,M,N,O and the south 125' of the east 203.5' of A-7, the northeast 125' of Tract A-6 save & except Tract 6-M.
 NCB A-20 Parcels 100, A-11,A-12, Lots 38,39,40 & 41
 NCB 2929 Lots 3 thru 7
 NCB 2961, Lots 11,12,13,16 thru 21
 NCB 3120 The east irr. 120' of Tract A-9
 NCB 3577 Lots 3,4,5,6,7 & 8
 NCB 3580 Lots 5,6,7 & 8
 NCB 3581 Lots 7,8, & 9
 NCB 3584 Lots 8,9 & 10
 NCB 3585 Lots 8,9,10 & 11
 NCB 3588 Lots 6,7,8 and west 25' of Lot 9
 NCB 3589 Lots A-5, A-6
 NCB 3957 Lots 1,2,3 & Parcel 100
 NCB 3975 Lots 1 thru 5
 NCB 3976 Lots 3 thru 11
 NCB 3977 Lots 11 thru 16
 NCB 3980 Lots 14,15,16
 NCB 3981 Lots 11 & 12
 NCB 6487 Lots 12 thru 29
 NCB 6512 Lots 14,15 & 16
 NCB 6514 Lots 14,15
 NCB 6513 Lots 14,15, & 16
 NCB 6614 Lots 1 thru 8
 NCB 6732 Lots 1 thru 18
 NCB 6916 Lots 40 thru 45
 NCB 6917 Lots 1 thru 6, 10 thru 19; west 20' of Lot 7 and east 22' of Lot 9.
 NCB 6918 Lots 23, 31 and the south 12.5' of Lot 22.
 NCB 7456 Lot 7 and Parcel 100, save & except the northeast 150'

NCB 7672 Lots 1 thru 8
 NCB 7718 Lots 1 thru 4
 NCB 7728 Lots 4 thru 11
 NCB 7730 Lots 1,2,3,4,5 & 6
 NCB 7746 Lots 27,28,31,32 & 33
 NCB 7747 Lots 1,2,3,5,6 & 7
 NCB 7759 Lots 4,5,6,10,11,12
 NCB 7760 Lots 11,13 & 14

FROM: "J" Commercial District, Historic "J" Commercial District
TO: "B-3NA" Non Alcoholic Sales District, Historic "B-3NA" Non Alcoholic
Sales District

NCB A-20 Tract A-2, Tracts D,E,Lots 31,32 & 33
 NCB 3057 Lots 1,2,3,4 & 6
 NCB 3120 Lots 1,2 & 3
 NCB 6306 Lots 1 & 2

FROM: "B-3" Business District, "J" Commercial District, Historic "F" Local
Retail District, Historic "L" First Manufacturing District
TO: "B-3R" Restrictive Business District, Historic "B-3R" Restrictive
Business District.

NCB 3382 Lots 3,4,5
 NCB 6150 Lots 1 thru 5
 NCB 6151 Lots 4 thru 10, the west irr. 86.7' of Lots 1,2 & 3
 NCB 6154 Lots 1 thru 4
 NCB 7672 Tract 11

NCB 7771 Lots 27 thru 32, and 20' alley.

FROM: "B" Residence District, "J" Commercial District, Historic "J"
Commercial District, "L" First Manufacturing District, "LL" First
Manufacturing District, Historic "L" First Manufacturing District,
"I-1" Light Industry District and Historic "F" Local Retail District
TO: "B-3" Business District, Historic "B-3" Business District

NCB A-9 Lot 17
 NCB A-20 Tracts B-2,B-3,B-4,B-5,10-B, Lot 45 and the south 130' of the east 160'
 of Tract 10-K
 NCB 2929 Lots 1 & 2
 NCB 2978 Tracts A-2 & A-3
 NCB 3057 Lot 5
 NCB 3589 The south irregular 75' of Lot 4, the south irr. 80' of Lot 5 and the south
 irregular 95' of Lot 6 or A-7.
 NCB 3976 Lots A-11,A-12,A-13, A-14
 NCB 7456 The northeast 150' of Parcel 100.
 NCB 6306 Lots 14 & 15
 NCB 6614 Lots 9 & 10
 NCB 6918 Lots 19,20,21, and the 12.5' of Lot 22
 NCB 7665 Lots 10,14, Tracts 9,9-A,9-B the northeast 330' of Tract 8 and the northeast
 irr. 250' of the southwest 90' of Tract 8.
 NCB 7672 Lots 9 and 22
 NCB 6917 Lots 10, 20,21 & 22

FROM: "J" Commercial District, Historic "J", "L" First Manufacturing District
Historic "L" First Manufacturing District, "M" Second Manufacturing
District, Historic "M" Second Manufacturing District
TO: "I-1" Light Industry District, Historic "I-1" Light Industry District

NCB A-9 Lots 18,20, Tracts 3-A,3-B,3-D & A-9
 NCB A-17 Tracts 3-A,3-B, Lot 16, Tracts A-5,A-6,A-7,A-8,A-9,A-10,A-17,A-13 & the south
 440' of the west 420' of Tract A-4.
 NCB A-20 Tract A-22, Tracts 5, P,G,6,A-6, F, Tract 9, 10-K save & except the south
 130' of the east 160' of Tract 10-K, Tract H,Z,10-D, Lots 34,35,36,42 and
 Tract B-6.
 NCB 3057 Lots 35,36,37,38,39 & 40
 NCB 7665 Lots 18 thru 24, Tract A & southwest 28.62' of Tract 9
 NCB 7456 Lot 1, Tracts A-2,A-3,A-4,A-6,A-12, Tract A-6B, Tract A, Arb. 102 (State
 of Texas Highway Department property)

FROM: "L" First Manufacturing District and Historic "L" First Manufacturing
District
TO: "I-2" Heavy Industry District and Historic "I-2" Heavy Industry District

NCB A-17 Tract A-11, Tract A-12, Tract A-4, save & except the south 440' of the
 west 420'

FROM: "C" Apartment District
TO: Historic Landmark "R-1" Single Family Residence District

NCB 3400 East irregular 251.84' of the north 385' of Lot 1, save & except the west
 75', NCB 3400.

FROM: "C" Apartment District
TO: Historic Landmark "R-2" Two Family Residence District

NCB 3400 The west 75' of the east irr. 251.84' of the north 385' of Lot 1.

SPECIAL USE PERMITS

FROM: "B-3" Business District
TO: "B-3NA" S.U.P. Non-Alcoholic Sales
Special Use Permit for a Tire
Wholesale and Warehouse

NCB A-9 The remaining portion of Tract 10

FROM: "B-3" Business District
TO: "B-3NA" S.U.P. Non Alcoholic Sales
Special Use Permit for a Auto Parts
Wholesale and Warehouse.

NCB 2852, Lot 18

FROM: "GG" Local Retail District
TO: "B-2" S.U.P. Business Special Use
Permit for on-premise consumption
of alcoholic beverages.

NCB A-9, Tract 6-M

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District,
Special Use Permit for on-premise consumption
of alcoholic beverages

NCB 3976, Lots 1 and 2

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a plumbing company.

NCB 3980, Lots 11,12 and 13

FROM: "J" Commercial District
TO: "B-3" S.U.P. Business District, Special Use Permit
for a electric contractor, without site storage.

NCB 6102, Lot 36

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a auto-body shop and
automobile sales

NCB 2961, The west 123.30' of Lot 47

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a plumbing company.

NCB 3000, The east 200' of Lots 50,51 and 52

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a automobile repairs
installation of trailer-hitches and
on premise consumption of alcoholic
beverages.

NCB 2961, Lots 22,41 thru 43 and Tract A-4

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for on-premise consumption
of alcoholic beverages.

NCB 6513, Lot 13

FROM: "B" Residence District, "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special Use Permit
for automobile brake repair shop

NCB 6512, Lots 11,12 and 13

FROM: "I-2" Heavy Industry District
TO: "B-3" S.U.P. Business District Special
Use Permit for chemical and petroleum storage

NCB 7665, Lot 28, save & except the northeast 100'

FROM: Historic "F" Local Retail District
TO: Historic "B-2" S.U.P. Business District
Special Use Permit for on premise consumption
of alcoholic beverages.

NCB 7760, Lots 5 and 6

FROM: Historic "F" Local Retail District
TO: Historic "B-1" S.U.P. Business District,
Special Use Permit for a party house with
on premise consumption of alcoholic beverages.

NCB 7717, Lots 1 thru 11

FROM: "J" Commercial District
TO: "B-3NA" S.U.P. Non Alcoholic Sales
District, Special Use Permit for repair
and installation of refrigeration.

NCB 6102, The west 250' of Lot 37

FROM: Historic "J" Commercial District
TO: Historic "B-3NA" S.U.P. Non Alcoholic
Sales District, Special Use Permit for
manufacturing clothing, shoes and the
assemble of plastics products.

NCB 7456, Lot 8

FROM: Historic "I-1" Light Industry District
TO: Historic "B-3R" S.U.P. Restrictive Business
District, Special Use Permit for a wholesale
food distributor.

NCB 7649, Lot 26

DATE OF APPLICATION: June 19, 1985

LOCATION OF PROPERTY

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District, "F" Local Retail District, Historic "F" Local Retail District "J", "JJ" Commercial District, Historic "J" Commercial District, and Historic "L" First Manufacturing District
TO: "R-1" One Family Residence District and Historic "R-1" One Family Residence District.

- All of NCB's 2975,3578,3582,3583,3586,3587,3590, 3979,6733,6734,6915,3978 save & except Lot 9.
- NCB 3057 Lots 7 thru 34.
- NCB 2929 Lots 8,9 & 10
- NCB 2961 Lots 23 thru 33,44 thru 46 & the east 124.66' of lot 47.
- NCB 3120 Lots 4 thru 12 and the west 196.4' of Tract A-9
- NCB 3577 Lots 1 & 14 thru 21
- NCB 3579 Lots 1 thru 12
- NCB 3580 Lots 1 thru 4,9 thru 12
- NCB 3581 Lots 1 thru 6, 10 thru 14
- NCB 3584 Lots 1 thru 7, 11 thru 17
- NCB 3585 Lots 1 thru 7, 12 thru 18
- NCB 3588 Lots 1 thru 5,10 thru 15 and the east 25' of Lot 9
- NCB 3589 Lots 1,2 & 3
- NCB 3976 Lots 15 thru 24
- NCB 3977 Lots 1 thru 10, 17 thru 26
- NCB 3980 Lots 1 thru 10, 17,19 thru 26
- NCB 3981 Lots 1 thru 10
- NCB 3982 Lots 1 thru 14
- NCB 6306 Lots 3 thru 13
- NCB 6732 Lots 19 thru 36.
- All of NCB 6916 save & except Lots 32 thru 39
- All of NCB 3957 (Riverside Park)
- NCB 7666 Tracts 1 thru 6 (City Park)
- NCB 7673 Tracts 1 thru 16 (City Park)
- NCB 8616 Tracts 1,2-A,5,6,7-A & 7-B (City Park)

FROM: Historic Landmark, "B" Residence District, Historic "B" Residence District
TO: Historic Landmark, "R-1" One Family Residence District, Historic "R-1" One Family Residence District.

All of NCB 3975, save & except Lots 1 thru 5, and Tracts A-29, A-30

FROM: "B" Residence District, Historic "B" Residence District, "C" Apartment District
TO: "R-5" One Family Residence District, Historic "R-5" One Family Residence District

- All of NCB's 2910,6152,6153,6155,6719,6720,7669, ,7744,7745,7748,7749,7750,7757, 7758,7761,7762,7770,7772,7773,7784, and 6919, save & except Lots 35 thru 39.
- NCB 2907 Lots 5 thru 10, 13 thru 17
- NCB 2909 Lots 12 thru 22
- NCB 2911 Lots 22 thru 28
- NCB 3381 Lots 9 thru 38, 42 thru 50
- NCB 3382 Lots 7 thru 58
- NCB 3400 Tract 2

NCB 3848 Lots 4 thru 8
 NCB 3849 Lots 4 thru 8
 NCB 6102 The south 145' of Lot 37, fronting on Thelka Street.
 NCB 6150 Lots 8 thru 64
 NCB 6151 Lots 11 thru 40 & the east 75' of Lots 1,2 & 3
 NCB 6154 Lots 5 thru 41
 NCB 6916 Lots 32 thru 39
 NCB 6917 Lots 23 thru 39
 NCB 6918 Lots 1 thru 18, 24 thru 41
 NCB 7707 Lots 12 thru 41
 NCB 7717 Lots 12 thru 37
 NCB 7718 Lots 12 thru 31
 NCB 7728 Lots 12 thru 31
 NCB 7729 Lots 15 thru 21
 NCB 7730 Lots 25 thru 28
 NCB 7759 Tracts A, B, Lots 1,2,3,7,8 & 9
 NCB 7760 Lots 1 thru 4, 7 thru 10
 NCB 7771 Lot 33
 All of NCB 7746, save & except Lots 27,28,31,32 & 33
 All of NCB 7747, save & except Lots 1,2,3,5,6,& 7

FROM: "B" Residence District, Historic "B" Residence District
TO: "R-7" Small Lot Homes District, Historic "R-7" Small Lots Homes District.

All of NCB's 6516,6517
 NCB 3981 Lots 13 thru 17
 NCB 3982 Lots 17 thru 29
 NCB 6512 Lots 1 thru 10, Lots 17 thru 28
 NCB 6513 Lots 1 thru 12, Lots 17 thru 28
 NCB 6514 Lots 1 thru 12 & Lot 15
 NCB 6515 Lots 1 thru 18

FROM: Historic "B" Residence District
TO: Historic "R-2" Two Family Residence District

NCB 6916 Lots 35 thru 39
 NCB 3982 Lot 15 & 16
 NCB 3978 Lot 9
 NCB 3980 Lot 18
 NCB 7730 Lots 22,23 & 24
 NCB 3000 west irregular 190' of Lot 50, west irregular 220' of Lot 51, west irregular 234' of Lot 52, save and except the west triangle 15' of Lots 50,51 and 52.

FROM: "C" Apartment District, "J" Commercial District, Historic "B" Residence District, Historic "R-4" Mobile Home Residence District, Historic "F" Local Retail District, "GG" Local Retail District
TO: "R-3" Multiple Family Residence District, Historic "R-3" Multiple Family Residence District.

All of NCB's 2850,2851,2853,2854,6489
 NCB A-9 Tract A-6 save & except the northeast 125' and Tract 6-M, Tract A-7, save & except the south 125' of east 203.5'
 All of NCB 6487 save & except Lots 12 thru 29
 All of NCB 6488, save & except Lot 60
 NCB 3975 Tracts A-29, Tract A-30
 NCB 6102 Lot 37, save & except the west 280' and save & except the south 145' of Lot 37, fronting on Thelka Street.
 NCB 7672 Lots 12,14,15,19,20,21,23,24,25 and Tract A
 NCB 7718 Lots 5 thru 11
 NCB 7728 Lots 1 thru 3
 NCB 7729 Lots 11,12,13 & 14
 NCB 7730 Lots 7,8,9 & 10
 NCB 6917 Lot 8, east 5' of Lot 7 and west 3' of Lot 9.

FROM: Historic "R-1" One Family Residence District for a non-profit ballpark

TO: Historic "R-3" Apartment District for a non-profit ballpark

NCB A-20

Tract A-15 & Lot 44

FROM: "D" Apartment District, Historic "F" Local Retail District, Historic "J" Commercial District, Historic "L" First Manufacturing District

TO: "R-4" Mobile Home Residence District, Historic "R-4" Mobile Home Residence District.

NCB A-20

Tracts B,C, Lot 37, Tract A-16 and Arb. Tract 22-A

NCB 7665

Tract 8 save & except the northeast 330' of Tract 8 and the northeast irr. 250' of the southeast 90' of Tract 8.

NCB 7729

Lots 29,30,31

NCB 7730

Lots 29,30

FROM: Historic "F" Local Retail District

TO: Historic "B-2NA" Non Alcoholic Sales District

NCB 7707

Lots 1 thru 11

FROM: "B" Residence District, Historic "C" Apartment District, "F" Local Retail District, Historic "F" Local Retail District, "GG" Local Retail District, Historic "GG" Local Retail District, "I" Business District, "J" Commercial District, Historic "J" Commercial District, Historic "JJ" Commercial District, Historic "B-3" Business District, "I-1" Light Industry District, Historic "I-1" Light Industry District, Historic "L" First Manufacturing District, Historic "LL" First Manufacturing District, and Historic "M" Second Manufacturing.

TO: "B-2" Business District, Historic "B-2" Business District

NCB A-9

Lot 19, Tracts H,J,F, K, L,M,N,O and the south 125' of the east 203.5' of A-7, the northeast 125' of Tract A-6 save & except Tract 6-M.

NCB A-20

Parcels 100, A-11,A-12, Lots 38,39,40 & 41

NCB 2929

Lots 3 thru 7

NCB 2961,

Lots 11,12,13,16 thru 21

NCB 3120

The east irr. 120' of Tract A-9

NCB 3577

Lots 3,4,5,6,7 & 8

NCB 3580

Lots 5,6,7 & 8

NCB 3581

Lots 7,8, & 9

NCB 3584

Lots 8,9 & 10

NCB 3585

Lots 8,9,10 & 11

NCB 3588

Lots 6,7,8 and west 25' of Lot 9

NCB 3589

Lots A-5, A-6

NCB 3957

Lots 1,2,3 & Parcel 100

NCB 3975

Lots 1 thru 5

NCB 3976

Lots 3 thru 11

NCB 3977

Lots 11 thru 16

NCB 3980

Lots 14,15,16

NCB 3981

Lots 11 & 12

NCB 6487

Lots 12 thru 29

NCB 6512

Lots 14,15 & 16

NCB 6514

Lots 14,15

NCB 6513

Lots 14,15, & 16

NCB 6614

Lots 1 thru 8

NCB 6732

Lots 1 thru 18

NCB 6916

Lots 40 thru 45

NCB 6917

Lots 1 thru 6, 10 thru 19, west 20' of Lot 7 and east 22' of Lot 9.

NCB 6918

Lots 23, 31 and the south 12.5' of Lot 22.

NCB 7456

Lot 7 and Parcel 100, save & except the northeast 150'

NCB 7672 Lots 1 thru 8
 NCB 7718 Lots 1 thru 4
 NCB 7728 Lots 4 thru 11
 NCB 7730 Lots 1,2,3,4,5 & 6
 NCB 7746 Lots 27,28,31,32 & 33
 NCB 7747 Lots 1,2,3,5,6 & 7
 NCB 7759 Lots 4,5,6,10,11,12
 NCB 7760 Lots 11,13 & 14

FROM: "J" Commercial District, Historic "J" Commercial District
TO: "B-3NA" Non Alcoholic Sales District, Historic "B-3NA" Non Alcoholic
Sales District

NCB A-20 Tract A-2, Tracts D,E,Lots 31,32 & 33
 NCB 3057 Lots 1,2,3,4 & 6
 NCB 3120 Lots 1,2 & 3
 NCB 6306 Lots 1 & 2

FROM: "B-3" Business District, "J" Commercial District, Historic "F" Local
Retail District, Historic "L" First Manufacturing District
TO: "B-3R" Restrictive Business District, Historic "B-3R" Restrictive
Business District.

NCB 3382 Lots 3,4,5
 NCB 6150 Lots 1 thru 5
 NCB 6151 Lots 4 thru 10, the west irr. 86.7' of Lots 1,2 & 3
 NCB 6154 Lots 1 thru 4
 NCB 7672 Tract 11
 NCB 7771 Lots 27 thru 32, and 20' alley.

FROM: "B" Residence District, "J" Commercial District, Historic "J"
Commercial District, "L" First Manufacturing District, "LL" First
Manufacturing District, Historic "L" First Manufacturing District,
"I-1" Light Industry District and Historic "F" Local Retail District
TO: "B-3" Business District, Historic "B-3" Business District

NCB A-9 Lot 17
 NCB A-20 Tracts B-2,B-3,B-4,B-5,10-B, Lot 45 and the south 130' of the east 160'
 of Tract 10-K
 NCB 2929 Lots 1 & 2
 NCB 2978 Tracts A-2 & A-3
 NCB 3057 Lot 5
 NCB 3589 The south irregular 75' of Lot 4, the south irr. 80' of Lot 5 and the south
 irregular 95' of Lot 6 or A-7.
 NCB 3976 Lots A-11,A-12,A-13, A-14
 NCB 7456 The northeast 150' of Parcel 100.
 NCB 6306 Lots 14 & 15
 NCB 6614 Lots 9 & 10
 NCB 6918 Lots 19,20,21, and the 12.5' of Lot 22
 NCB 7665 Lots 10,14, Tracts 9,9-A,9-B the northeast 330' of Tract 8 and the northeast
 irr. 250' of the southwest 90' of Tract 8.
 NCB 7672 Lots 9 and 22
 NCB 6917 Lots 10, 20,21 & 22

FROM: "J" Commercial District, Historic "J", "L" First Manufacturing District
Historic "L" First Manufacturing District, "M" Second Manufacturing
District, Historic "M" Second Manufacturing District
TO: "I-1" Light Industry District, Historic "I-1" Light Industry District

NCB A-9 Lots 18,20, Tracts 3-A,3-B,3-D & A-9
NCB A-17 Tracts 3-A,3-B, Lot 16, Tracts A-5,A-6,A-7,A-8,A-9,A-10,A-17,A-13 & the south
440' of the west 420' of Tract A-4.
NCB A-20 Tract A-22, Tracts 5, P,G,6,A-6, F, Tract 9, 10-K save & except the south
130' of the east 160' of Tract 10-K, Tract H,Z,10-D, Lots 34,35,36,42 and
Tract B-6.
NCB 3057 Lots 35,36,37,38,39 & 40
NCB 7665 Lots 18 thru 24, Tract A & southwest 28.62' of Tract 9
NCB 7456 Lot 1, Tracts A-2,A-3,A-4,A-6,A-12, Tract A-6B, Tract A, Arb. 102 (State
of Texas Highway Department property)

FROM: "L" First Manufacturing District and Historic "L" First Manufacturing
District
TO: "I-2" Heavy Industry District and Historic "I-2" Heavy Industry District

NCB A-17 Tract A-11, Tract A-12, Tract A-4, save & except the south 440' of the
west 420'

FROM: "C" Apartment District
TO: Historic Landmark "R-1" Single Family Residence District

NCB 3400 East irregular 251.84' of the north 385' of Lot 1, save & except the west
75', NCB 3400.

FROM: "C" Apartment District
TO: Historic Landmark "R-2" Two Family Residence District

NCB 3400 The west 75' of the east irr. 251.84' of the north 385' of Lot 1.

SPECIAL USE PERMITS

FROM: "B-3" Business District
TO: "B-3NA" S.U.P. Non-Alcoholic Sales
Special Use Permit for a Tire
Wholesale and Warehouse

NCB A-9 The remaining portion of Tract 10

FROM: "B-3" Business District
TO: "B-3NA" S.U.P. Non Alcoholic Sales
Special Use Permit for a Auto Parts
Wholesale and Warehouse.

NCB 2852, Lot 18

FROM: "GG" Local Retail District
TO: "B-2" S.U.P. Business Special Use
Permit for on-premise consumption
of alcoholic beverages.

NCB A-9, Tract 6-M

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District,
Special Use Permit for on-premise consumption
of alcoholic beverages

NCB 3976, Lots 1 and 2

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a plumbing company.

NCB 3980, Lots 11,12 and 13

FROM: "J" Commercial District
TO: "B-3" S.U.P. Business District, Special Use Permit
for a electric contractor, with outside storage.

NCB 6102, Lot 36

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a auto-body shop and
automobile sales

NCB 2961, The west 123.30' of Lot 47

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a plumbing company.

NCB 3000, The east 200' of Lots 50,51 and 52

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for a automobile repairs
installation of trailer-hitches and
on premise consumption of alcoholic
beverages.

NCB 2961, Lots 22,41 thru 43 and Tract A-4

FROM: "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special
Use Permit for on-premise consumption
of alcoholic beverages.

NCB 6513, Lot 13

FROM: "B" Residence District, "F" Local Retail District
TO: "B-2" S.U.P. Business District, Special Use Permit
for automobile brake repair shop

NCB 6512, Lots 11,12 and 13

FROM: "I-2" Heavy Industry District
TO: "B-3" S.U.P. Business District Special
Use Permit for chemical and petroleum storage

NCB 7665, Lot 28, save & except the northeast 100'

FROM: Historic "F" Local Retail District
TO: Historic "B-2" S.U.P. Business District
Special Use Permit for on premise consumption
of alcoholic beverages.

NCB 7760, Lots 5 and 6

FROM: Historic "F" Local Retail District
TO: Historic "B-1" S.U.P. Business District,
Special Use Permit for a party house with
on premise consumption of alcoholic beverages.

NCB 7717, Lots 1 thru 11

FROM: "J" Commercial District
TO: "B-3NA" S.U.P. Non Alcoholic Sales
District, Special Use Permit for repair
and installation of refrigeration.

NCB 6102, The west 250' of Lot 37

FROM: Historic "J" Commercial District
TO: Historic "B-3NA" S.U.P. Non Alcoholic
Sales District, Special Use Permit for
manufacturing clothing, shoes and the
assemble of plastics products.

NCB 7456, Lot 8

FROM: Historic "I-1" Light Industry District
TO: Historic "B-3R" S.U.P. Restrictive Business
District, Special Use Permit for a wholesale
food distributor.

NCB 7649, Lot 26

NEIGHBORHOOD PUBLIC HEARING HOD ON June 19, 1985

at St. Leo's Gymnasium, 119 Octavia Place, at 6:30 p.m.

INFORMATION PRESENTED BY THE DIRECTOR OF PLANNING

Mr. Roland Lozano, Director of Planning, stated that this was the preparation for the implementation for the reclassification of the area within the Mission National Historical Park Area. He explained to the people of the area that this was to have more control of the uses coming into this area.

STAFF RECOMMENDATION

RECOMMENDATION

Approval is recommended by staff.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were 1453 notices mailed out to the property owners, 180 citizens attended the meeting and the majority of the citizens and property owners were in favor of the Plan.

ZONING COMMISSION PUBLIC HEARING ON July 23, 1985

APPLICANT: City of San Antonio Area II of the Mission National Park Protection Area.

INFORMATION PRESENTED BY CITIZENS

Mr. Arthur Martinez, 202 Benita, stated that the proposed zoning to "R-1" would effect his property if in the future he decides to sell his property. He further stated that the market value of his property would not be the same if his property is rezoned to "R-1". He would like to have his property rezoned to "R-2". His property is presently zoned "B" residential.

Mr. Laurence Foster, 5914 Cary Grant, stated that he owns property at 202 Mission Road which is presently zoned "J". He further stated that he does light manufacturing and various metal iron work on his property. He would like to have his property rezoned to "I-2".

Mr. Don Trevino, 114 E. Mitchell, stated that he was representing his mother who lives across the street from the City Water Service Board. He further stated that "R-3" which would allow them the opportunity to add or remodel their home. He stated that his property was presently zoned business "GG" Local Retail.

Mrs. Olga Guzman, 2421 Mission Rd. stated that her property is zoned "F" commercial. She further stated that she would like to request "B-2" zoning because the subject property for twelve years and she applied for a certificate of occupancy for a flowershop.

Ms. Pat Bedgood, 2415 Mision Rd., stated that she would like to keep "B-2" zoning on her property. She further stated that she has a client who would like to operate a construction office on the subject property. She stated that her property is next door to her mother's property which is zoned "B-2".

Mr. Bruno Gonzales, 5220 Flores, stated that he is presently operating a fire equipment company on his property. He inquired whether the zoning, he presently has, would allow him to expand his business in the future. He presently has "J" Commercial. The zoning proposed on his property is "B-3R".

Mrs. Helen Shields, 2301 Mission Rd., stated that her property is presently zoned "F" and the proposed zoning is for "R-3". She further stated that they would prefer to have the property rezoned to "B-2" for future planning.

Mr. Ernest Martinez, 1526 Roosevelt, stated that he would like to have "B-3" zoning on his property. He further stated that his property is presently zoned "F". He stated that he is presently operating a drive-in and he would like to continue his operation.

Mrs. Sally Buchanan, 133 Armour, stated that she is representing the San Antonio Conservation Society and they applaud the Commission's effort to update the zoning in the Mission Park Area as they feel that it does a great measure toward protecting this historic resource. And at the same time, they would like to encourage the Commission to include the Beanville Neighborhood in the zoning.

Mr. Richard Garay, 1130 Mission, stated that he supports the zoning proposed for his area. He further stated that he is concerned about the number of bars in the area. He asked that the Commission follow closely any proposed development plans for property adjacent to the St. Joseph - St. Peter's School.

Mr. Charles Hoyers, 310 Mitchell, stated that he is speaking on behalf of Mr. Martin of 310 Mitchell. He further stated that the property is currently zoned "GG" and "C". He stated that the proposed zoning is "B-2" and "R-3". He stated that his company is currently working with three prospective clients who would like to buy Mr. Martin's property and they all require "I-1" zoning. He noted that the subject property has a 1943 variance which permits auto shops and outside storage. He stated that the "I-1" zoning would give the area of general facelift and would create new jobs.

Ms. Davies requested more information on this property and that a legal opinion be obtained or updated.

Mr. John Box, 310 Mitchell, stated that he is Mr. Martin's attorney and they feel that the "I-1" zoning would be more compatible with the surrounding area. He further stated that they are looking at a distribution center for the subject property and they would not be amenable to "B-3" SUP

Mrs. Maria C. Hernandez, 414 Hurcar St., stated that her property is located on NCB 2850 Lots 4 and 5. She stated that her property is presently zoned "C" and the proposed zoning is "R-3". She further stated that she would like to construct a warehouse business on the subject property.

Mr. John Loyd, 1951 Probandt, stated that his property is presently zoned "J" and he is operating the Loyd Electric Company and would like to continue his business. He stated that he would like to have his property rezoned "I-1" as he also does light Manufacturing on the property. He further stated that under "B-3R" and "B-3NA" he could continue his business but he cannot expand.

Mr. Conrad Martinez, 715 Mission Rd., stated that the proposed zoning on his property is "B-2" SUP and he would like to have his property rezoned "B-3" for future use. He was concerned that he would not be allowed to sell on premise consumption of alcoholic. He stated that he is operating the Mission Road Ice-House.

Mr. R.G. Averitt, 1515 Mission Rd., stated that there is an establishment on Roosevelt that has been a noise nuisance to the surrounding neighborhood. He further stated that he has a mobile park on his property and he has had many complaints from his tenants about the loud music from the business establishment.

Mr. Gen Trafton, 24 Roosevelt, stated that he owns a mobile home park. He further stated that he would like "B-2" and "B-3" zoning for his property. He stated that "B-2" and "B-3" would be more compatible with the surrounding area.

Mr. Pedro Luna, 164 W. Dickson, stated that he is in favor of the proposed rezoning. He further stated that he is outside the area being proposed for rezoning.

Mr. John Hafernack, 1507 Roosevelt, stated that he would like his property rezoned "B-2" SUP. He further stated that his request is based on the fact that there are no roads or streets leading into the back portion of the property and would not be suitable for small as designated in the proposed "R-7" zoning. He stated that his property is located in NCB 3000, Lot 4, Blk 50, 51 and 52. His property is presently zoned "B". He stated that they use their property for parking. He stated that he would like to continue his present business with outside storage.

Mrs. Jean Hafernack, 1507 Roosevelt, stated that they have remodeled their property and they feel that they have made a contribution to this area. She further stated that they would like to have the entire area rezoned "B-2" S.U.P.

Mr. Leroy Dominguez, 1805 Roosevelt, stated that their property is presently zoned "F" and they would like to keep "B-3" zoning on their property. He further stated that he is operating the Riverside Drive-In. He stated that he does not want to see any more "I-1" zoning in the area because of the air pollution that these type of businesses create.

Mrs. Enid Belding, 1910 Probandt, stated that her property is presently zoned "I" and she would like to have her property designated a historic landmark. Her property was reviewed by the Historic Review Board and a motion was passed designating the home of Miss Maud Muller a historic landmark.

Mr. Manuel Trujilo, 719 E. Theo, stated that he is in opposition to the proposed rezoning for his property because his property is within a historic district and he does not like the idea of having to go before the Historic Review Board when he wishes to remodel his home.

Mr. Larry Eng, 2219 Mission Rd., stated that he owns property located on NCB 7730, Lots 22, 23 and 24. He further stated that he would like "B-2" on his property and not "R-5" as is being proposed. He stated that "B-2" would be more appropriate for future development of a parking lot on the property.

Mr. Robert Dietrick, 727 Lisa, stated that he is concerned about the traffic created by commercial development in the area. He would like to see the area restricted against heavy truck traffic in the residential area.

Mrs. Virginia Macky, stated that she owns the salvage yard on the corner of Hart Ave and Mission Road. She further stated that her property is presently zoned "C" and "F". She would like her property to remain as it is or have it rezoned "I-2" so that she can continue her operation.

Mrs. Ruth Thasher, 326 Riverside Dr. stated that she owns property on NCB 7672, Lot 5, 6, 7 and 8. She further stated that she supports the proposed rezoning for her property as she presently operates a trailer park. She asked that the Commission consider placing a 1 month time limitation on properties under non conforming rights instead of the 12 month time limitation.

No other citizens appeared to address the Commission whereupon the Chairman closed the hearing.

The Chairman reconvened Zoning Case No. Z85276 from the public hearing held at St. Leo's Gymnasium on July 23, 1985 at 7:00 p.m.

The Motion was made by Ms. McNeel and seconded by Mr. Small, to recommend approval of Area I in its entirety with the exception of items H,I,J,K, and L as well as the eleven items pulled for next week's consideration in the Mission Park Rezoning District. (As per Exhibit A).

McNeel, Small, Villarreal, Zamora, Polunsky, Washington, Oviedo, Mexa, Davies, Adams, voting in the affirmative; None voting against; Cockrell being absent.

The Motion was made by Mr. Oviedo and seconded by Mr. Washington to recommend approval of "B-3" S.U.P. with outside storage on Item J for a contracting business.

And that Items H,I,K, and L be recommended for approval as per applicant's request for "B-3" zoning.

Oviedo, Washington, Small, Zamora, Polunsky, McNeel, Meza, Adams, voting in the affirmative; Davies, Villarreal voting against; Cockrell being absent.

THE MOTION CARRIED

The Motion was Made by Ms. McNeel and seconded by Mr. Meza, to direct staff to initiate including the neighborhood known as Beanville in a separate zoning case to be added to areas to be rezoned.

McNeel, Meza, Zamora voting in the affirmative; Adams, Polunsky voting against; Davies, Small, Villarreal, -ABSTAIN; Washington, Oviedo, Cockrell being absent.

THE MOTION FAILED

Zoning Case Z85276. (Exhibit A)

The following described properties are excluded from the Zoning Plan.

(Properties will be considered by the Zoning Commission on August 27, 1985)

1. The west irregular 67.7' of Lot 35, the west irregular 81.4' of Lot 36 and the west 95' of Lot 37, NCB 3057, 202 Mission Road
2. Lots 22,23 and 24, Blk 8, NCB 7730
In the 500 Blk of E. Sayers St.
3. Lots 4 and 5, Blk 5, NCB 2850
414 Huicar Ave.
4. Lots 35,36,37, 38 and 39, NCB 6919
113 Oakcrest Ave.
5. Lots 19 and 20, Blk 2, NCB 6733
135 Odis Street
6. The west irregular 190' of Lot 50, NCB 3000, the west irregular 220' of Lot 51, NCB 3000, the west irregular 234' of Lot 52, NCB 3000 save and except the west triangle 15' of Lots 50,51 and 52.
In the rear of 1507 Roosevelt Ave.
7. The east irregular 251.84' of the north 385' of Lot 1, NCB 3400
1910 Probandt St.
8. A 4.879 acre tract of land out of NCB A-9 being further described by field notes filed in the Office of the Planning Department. In the 300 Blk of W. Mitchell St.
9. Lots 7 thru 9, 20 thru 22,26 the east 25' of Lot 13, the south 110' of Lot 23, Blk 18, NCB 7770 Lots 28 thru 33 and the alley Blk 20, NCB 7771
1701 Mission Road
10. Lot 8, the east 5' fo Lot 7 and west 3' of Lot 9, NCB 6917
114 Mitchell St.
11. The south 193' of the west 249.48' of the east 740' of Tract F and the west irr. 670 of Tract G, NCB A-20
807 Roosevelt Ave.

Zoning Case Z85276-A

APPLICANT: City of San Antonio

The Chairman informed the Commission that a letter was received from Mr. Laurence Foster owner of the subject property requesting that his petition be amended as per staff's recommendation for "I-1"

IN FAVOR

Ms. Dolly Miller, 107 King William, read a statement for the record from the San Antonio Conservation Society asking the Commission to give careful consideration to all of the cases today, giving priority to the protection of the residential areas of the Protective Zone. (A copy of the statement is attached to these minutes and made a part thereof).

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirteen notices mailed out to the surrounding property owners, none returned in opposition and none returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Washington and seconded by Mr. Polunsky to recommend approval of the amended petition from Historic "J" Commercial District to Historic "I-1" Light Industry District for the following votes:

Washington, Polunsky, Villarreal, Small, Zamora, Davies, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oviedo, McNeel being absent.

THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on the west irregular 67.7' of Lot 35, the west irr. 81.4' of Lot 36 and the west 95' of Lot 37, NCB 3057, 202 Mission Rd.
2. There were thirteen notices mailed out, none returned in opposition and none returned in favor.
3. Staff has recommended approval of "I-1" and also the Historic Preservation Officer has recommended approval.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing at of Case No. Z85276-A. closed.

Zoning Case No. Z85276-B

Mr. Larry Eng, 2219 Mission Road, stated that they are requesting the change of zoning for a parking lot. He further stated that they propose to use the parking lot for customer or employee parking.

IN OPPOSITION

Mr. Refugio Campos, 5111 Quintard St., stated that he is opposed to the requested change of zoning but he would not be opposed to "R-2" zoning on the property.

REBUTTAL

Mr. Eng stated that the subject property has been an empty lot and the proposed use would be an improvement for the area.

There were eighteen notices mailed out to the surrounding property owners, two returned in opposition and none returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Small and seconded by Mr. Villarreal, to recommend denial of the requested petition and in lieu thereof recommend approval of "R-2" Two Family Residence District for the following votes:

Small, Villarreal, Zamora, Washington, McNeel, Davies, Adams voting in the affirmative; Polunsky voting against; Meza, Cockrell, Oviedo, being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on Lots 22,23 and 24, Blk 8, NCB 7730, in the 500 Blk of E. Sayers St.
2. There were eighteen notices mailed out, two returned in opposition and none returned in favor.
3. Staff has recommended approval of "R-2". It is this Commissioner's opinion, that "R-2" would be more in keeping with the area.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-B closed.

Zoning Case No Z85276-C

APPLICANT: City of San Antonio

Mrs. Maria C. Hernandez, 414 Huicar Ave., stated that they are requesting the change of zoning to construct a warehouse on the subject property. She further stated that "I-1" would be the highest and best use of the property because a road is needed in order to get into the subject property. In her opinion, if an industrial type of development takes place on the property the road will be provided.

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were fourteen notices mailed out to the surrounding property owners, none returned in opposition and none returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. McNeel and seconded by Ms. Davies, to recommend denial of the requested petition and in lieu thereof recommend approval of "C" Apartment District to "R-3" Multiple Family Residence District for the following votes:

McNeel, Davies, Villarreal, Small, Zamora, Polunsky, Washington, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oviedo, being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on Lots 4 and 5, Blk 5, NCB 2850, 414 Huicar Ave.
2. There were fourteen notices mailed out, none returned in opposition and none returned in favor.
3. Staff has recommended approval of "R-3" as shown on the Mission National Park Protection Area Plan.

Zoning Case No. Z85276-D

APPLICANT: City of San Antonio

Mrs. Patricia Valle, 207 E. Lambert, stated that she is requesting the change of zoning for apartment development. She further stated that they propose to construct a building that will complement the surrounding area.

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twenty notices mailed out to the surrounding property owners, none returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. McNeel, and seconded by Mr. Small, to recommend denial of the requested petition and in lieu thereof recommend approval of "R-2" Two Family Residence District for the following votes:

McNeel, Small, Villarreal, Zamora, Davies, Adams, voting in the affirmative; Washington, Polunsky voting against; Meza, Cockrell, Oviedo being absent.

THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on Lots 35 and 39, NCB 6916, 113 Oakcrest Ave.
2. There were twenty notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended approval of "R-2". It is in accordance with the Plan and it is a lateral change.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-D closed.

Zoning Case No. Z85276-E

APPLICANT: City of San Antonio

There was no one present in favor or against this request.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirty notices mailed out to the surrounding property owners, one returned in opposition and two returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. Davies, and seconded by Ms. McNeel, to recommend denial of the requested petition and in lieu thereof recommend approval of "R-1" One Family Residence District for the following votes:

Davies, McNeel, Villarreal, Small, Zamora, Polunsky, Washington, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oviedo being absent.

THE MOTION CARRIED

1. Subject property is located on Lots 19 and 20, Blk 2, NCB 6733, 135 Odis St.
2. There were thirty notices mailed out, one returned in opposition and two returned in favor.
3. Staff has recommended "R-1" as recommended in the plan.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-E closed.

Zoning Case No. Z85276-F

APPLICANT: City of San Antonio

Mrs. Jean Hafernack, 1507 Roosevelt, stated that they are requesting the change of zoning for a plumbing company. She further stated they own the plumbing company adjacent to the subject property. She stated that they have improved the condition of the property and keep it up. She stated that they would like to change of zoning for future remodeling and development of the plumbing company.

IN OPPOSITION

Mr. Alex Valdez, 135 Palo Blanco, stated that he is opposed to the proposed change of zoning because the previous owner intended to use the subject property for apartment houses. He further stated that access could be provided from Roosevelt. He stated that he does not want the plumbing shop in his backyard. He stated that the residents of the area are against the proposed change of zoning.

Mrs. Gilda Miller, stated that she is representing her mother who is opposed to the proposed change of zoning because the area is residential and the residents would like to keep it that way. She stated that they do not want any type of business zoning backing up to her mother's home.

Ms. Pat Osborne, Historic Preservation Officer, stated that the subject property is part of a neighborhood that they have worked very hard to stabilize and help the people improve around Mission Concepcion. In her opinion, the applicant would not need the subject property for parking unless they propose to expand the building.

REBUTTAL

Mrs. Hafernack stated that they would to construct a warehouse facility and remodel their present building in the future. She further stated that they feel that the plumbing shop has been an asset to the southside of San Antonio.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were forty notices mailed out to the surrounding property owners, six returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. McNeel and seconded by Ms. Small, to recommend denial of the requested petition and in lieu thereof recommend approval of "R-2" Two Family Residence District for the following votes:

McNeel, Small, Villarreal, Zamora, Washington, Davies, Adams, voting in the affirmative; Polunsky voting against; Meza, Cockrell, Oviedo being absent.
THE MOTION CARRIED

1. Subject property is located in the rear of 1507 Roosevelt Ave.
2. There were forty notices mailed out, six returned in opposition and one returned in favor.
3. Staff has recommended approval of "R-2" as recommended in the plan. It is this Commissioner's opinion, that "R-2" would be in keeping with the residential character of the area.

Everyone present for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-F closed.

Zoning Case No. Z85276-G

APPLICANT: City of San Antonio

Mrs. Enid Belding, 1910 Probandt. stated that they are requesting the change of zoning for historic designation for her single family dwelling. She further stated that the Historic Review Board has recommended that the subject property be designated a historic landmark.

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were seventeen notices mailed out to the surrounding property owners, one returned in opposition and none returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. McNeel, and seconded by Ms. Davies, to recommend approval of the requested petition from "C" Apartment District to Historic Landmark "R-1" One Family District and Historic Landmark "R-2" Two Family Residence District by the following votes:

McNeel, Davies, Villarreal, Small, Zamora, Washington, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oviedo, Polunsky being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on 1910 Probandt St.
2. There were seventeen notices mailed out, one returned in opposition and none returned in favor.
3. Staff has recommended approval of the "R-2" on the west 75' and "R-1" on the remaining portion of subject property.

Everyone present for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-G closed.

Zoning Case No. Z85276-H

APPLICANT: City of San Antonio

Mr. John Box, Travis Park Plaza Bldg. #320 stated that they are requesting the change of zoning for its highest and best use. The subject property presently enjoys a variance by the Board of Adjustment granted on April 28, 1943, for house moving equipment storage and a maintenance garage. He further stated that they feel that the best use would be for a distribution center.

IN FAVOR

Mrs. Toni Geemer, 745 E. Mulberry, stated that she is speaking on behalf of Mr. Martin the property owners, She further stated that they have three prospective clients who would require "I-1" zoning. She stated that the area needs to be upgraded and the proposed use would be the highest and best use of the property.

IN OPPOSITION

Mr. Don Trevino, 114 E. Mitchell, stated that he is opposed to the proposed change of zoning because there is already too much traffic in the area. He further stated that more commercial property in the area would be detrimental to the residential area.

Ms. Pat Osborne, Historic Preservation Officer, stated that in her opinion, this property is residential and should be developed that way. She further stated that industrial warehousing would not be appropriate for the subject property.

REBUTTAL

Mr. Box stated that they cannot place other types of industrial warehousing on the subject. He further stated that the area is susceptible to commercial development because of the traffic in the area.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were forty three notices mailed out to the surrounding property owners, none returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Ms. Davies and seconded by Ms. McNeel to recommend denial of the requested petition and in lieu thereof recommend approval of "B-2" Business District on the north 125' and "R-3" Multiple Family Residence District on the remainder of the property for the following votes:

Davies, McNeel, Villarreal, Small, Zamora, Adams, voting in the affirmative; None voting against; Washington, -ABSTAIN; Meza, Cockrell, Oviedo, Polunsky being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on a 4.879 acre tract of land out of NCB A-9, 310 W. Mitchell St.
2. There were forty-three notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended approval of "B-2" and "R-3" zoning as recommended by the plan. It is this Commissioner's opinion, that the property on the banks of the San Antonio River adjacent to a single family neighborhood, should not be impacted by "I-1" Light Industry District activity and staff recommendation would not be detrimental to the neighborhood.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-H closed.

Zoning Case No. Z85276-I S.R.

Mrs. Virginia Mackey, 211 E. Gerald, stated that they are requesting the change of zoning for property zoning for existing salvage yard. She further stated that they own the Riverside Auto Parts Salvage Yard. She stated that the proposed change of zoning would be consistent with the use of the property because of the sewage clarifier in the middle of the subject property. She stated that the odor of the sewage clarifier is similar to a sewage plant which would make it impossible to develop the property for residential use. She stated that she presently has non conforming rights.

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were eighteen notices mailed out to the surrounding property owners, two returned in opposition and two returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Villarreal and seconded by Ms. Davies to recommend denial of the requested petition and in lieu thereof recommend approval of "B-3R" Restrictive Business District on Lots 28 thru 32 and the alley fronting on Mission Road and "R-5" One Family Residence District on the remaining lots for the following votes:

Villarreal, Davies, Small, Zamora, Washington, McNeel, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oviedo, Polunsky being absent.

THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on Lots 7 thru 9, 20 thru 22, 26 and the east 25' of Lot 13 the south 110' of Lot 23, Blk 18, NCB 7770, Lots 28 thru 33 and the alley, Blk 20 NCB 7771, 1701 Mission Rd.
2. There were eighteen notices mailed out, two returned in opposition and two returned in favor.
3. Staff has recommended approval of "B-3R" and "R-5" zoning as recommended by the plan. It is this Commissioner's opinion, that the salvage yard should be allowed to continue under non conforming rights.

Everyone present, for and against;, having been heard and the results of the written notices having been received the Chariman declared the public hearing of Case No. Z85276-I S.R. closed.

Zoning Case No Z85276-J

APPLICANT: City of San Antonio

Mr. Don Trevino, 114 E. Mitchell, stated that they are requesting the change of zoning to allow owner opportunity to add or remodel their home. He further stated that they do not need anymore commercial development in the area. They would like to keep the area residential.

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirty one notices mailed out to the surrounding property owners, none returned in opposition and none returned in favor.

MOTION WAS MADE BY Ms. McNeel, and seconded by Ms. Davies, to recommend approval of the requested petition from Historic "GG" Local Retail District to Historic "R-3" Multiple Family Residence District for the following votes:

McNeel, Davies, Villarreal, Small, Zamora, Washington, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oveido, Polunsky being absent.
THE MOTION CARRIED

REASONS FOR ACTION

1. Subject property is located on Lot 8, the east 5' of Lot 7 and the west 3' of Lot 9, NCB 6917, 114 E. Mitchell
2. There were thirty one notices mailed out, none returned in opposition and none returned in favor.
3. Staff has recommended approval.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-J closed.

Zoning Case No. Z85276-K

APPLICANT: City of San Antonio

Mr. Robin King, 807 Roosevelt, stated that he is requesting the change of zoning for "I-2" uses. He further stated that his business has been in operation for several years and he believes that it has been an asset to the community. He stated that the requested change of zoning would be a lateral from the present zoning.

IN OPPOSITION

There was no opposition present.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were thirty two notices mailed out to the surrounding property owners, one returned in opposition and one returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Washington, and seconded by Ms. McNeel, to recommend denial of the requested petition and in lieu thereof recommend approval of "I-1" Light Industry District for the following votes:

Washington, McNeel, Villarreal, Small, Zamora, Davies, Adams, voting in the affirmative; None voting against; Meza, Cockrell, Oviedo, Polunsky being absent.
THE MOTION CARRIED

REASONS FOR ACTION

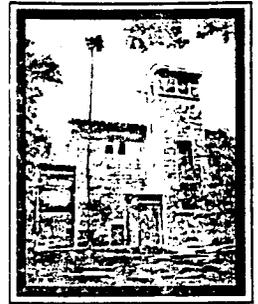
1. Subject property is located on the south 193' of the west 249.48' of the east 740' of Tract F and the west irregular 670' of Tract G, NCB A-20, 807 Roosevelt Ave.
2. There were thirty two notices mailed out one returned in opposition and one returned in favor. The Historic Preservation Officer has recommended approval.
3. Staff has recommended approval of "I-1" as recommended in the plan.

Everyone present, for and against, having been heard and the results of the written notices having been received, the Chairman declared the public hearing of Case No. Z85276-K closed.

August 27, 1985
107 KING WILLIAM STREET

SAN ANTONIO, TEXAS 78204

512/224-6163



SAN ANTONIO
CONSERVATION
SOCIETY

STATEMENT TO THE ZONING COMMISSION

On behalf of the San Antonio Conservation Society, I would like to urge the Zoning Commission to give careful consideration to the eleven zoning changes being requested today that all impact the San Antonio Missions Protective Zone.

Since its founding in 1924, the San Antonio Conservation Society has worked ceaselessly for the protection and preservation of our City's Spanish Missions. Many years of effort by a great number of people and organizations brought the San Antonio Missions National Historical Park to fruition. The City of San Antonio committed to exert its best efforts to protect the Park from adverse encroachments.

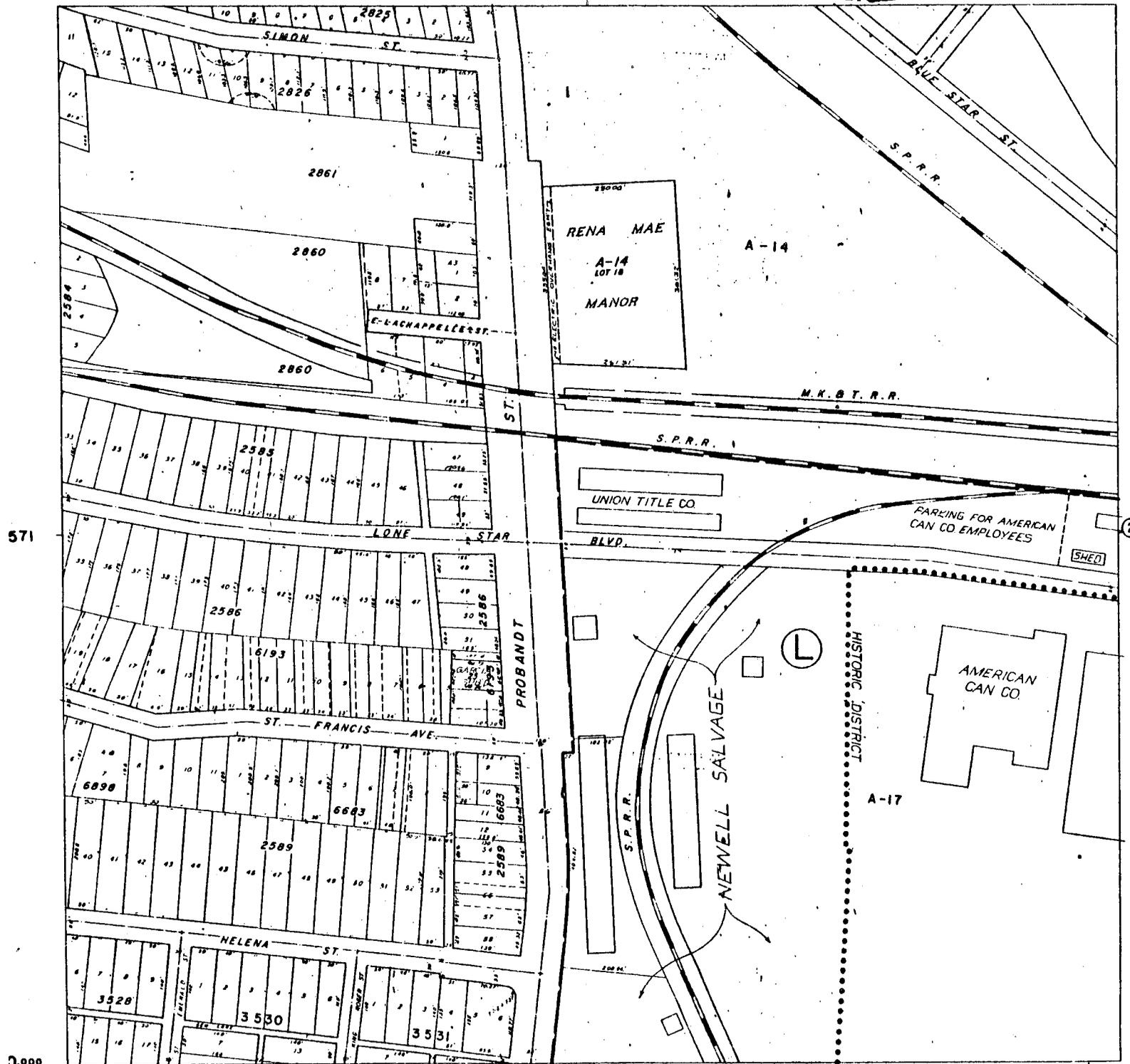
After a great deal of work by a special task force, the City Council, in 1982, adopted the amended zoning plan for the Missions National Historical Park Protection Area. As adopted by Council, this revision to the 1973 Missions of San Antonio Plan serves as a guide for the Zoning Commission to re-zone the Protection Area surrounding the Missions. The eleven cases before you today all represent changes to the amended zoning plan.

The Conservation Society asks that the Zoning Commission give very careful consideration to all of these requests, giving priority to the protection of the residential areas of the protective zone, and the prevention of undesirable encroachment by industrial uses.

To sanction such encroachments would be detrimental to our irreplaceable landmarks, and contrary to years of efforts by so many in achieving the San Antonio Missions National Historical Park.

Janet Francis
President, San Antonio Conservation Society

The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, and places, relating to the history of Texas, its natural beauty, and all that is admirably distinctive of our State; and by such physical preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited personal values.



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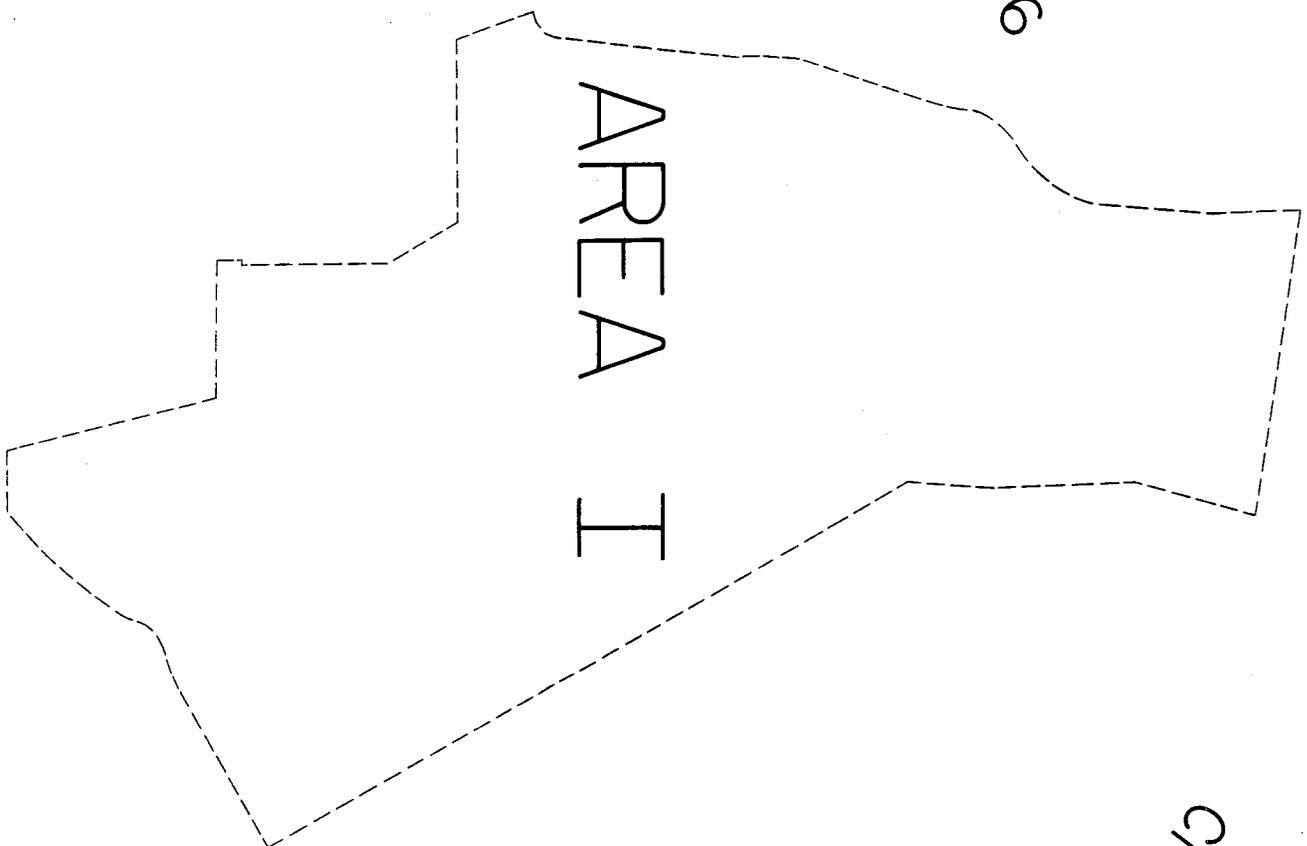
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SAN ANTONIO, TEXAS
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CHECKED

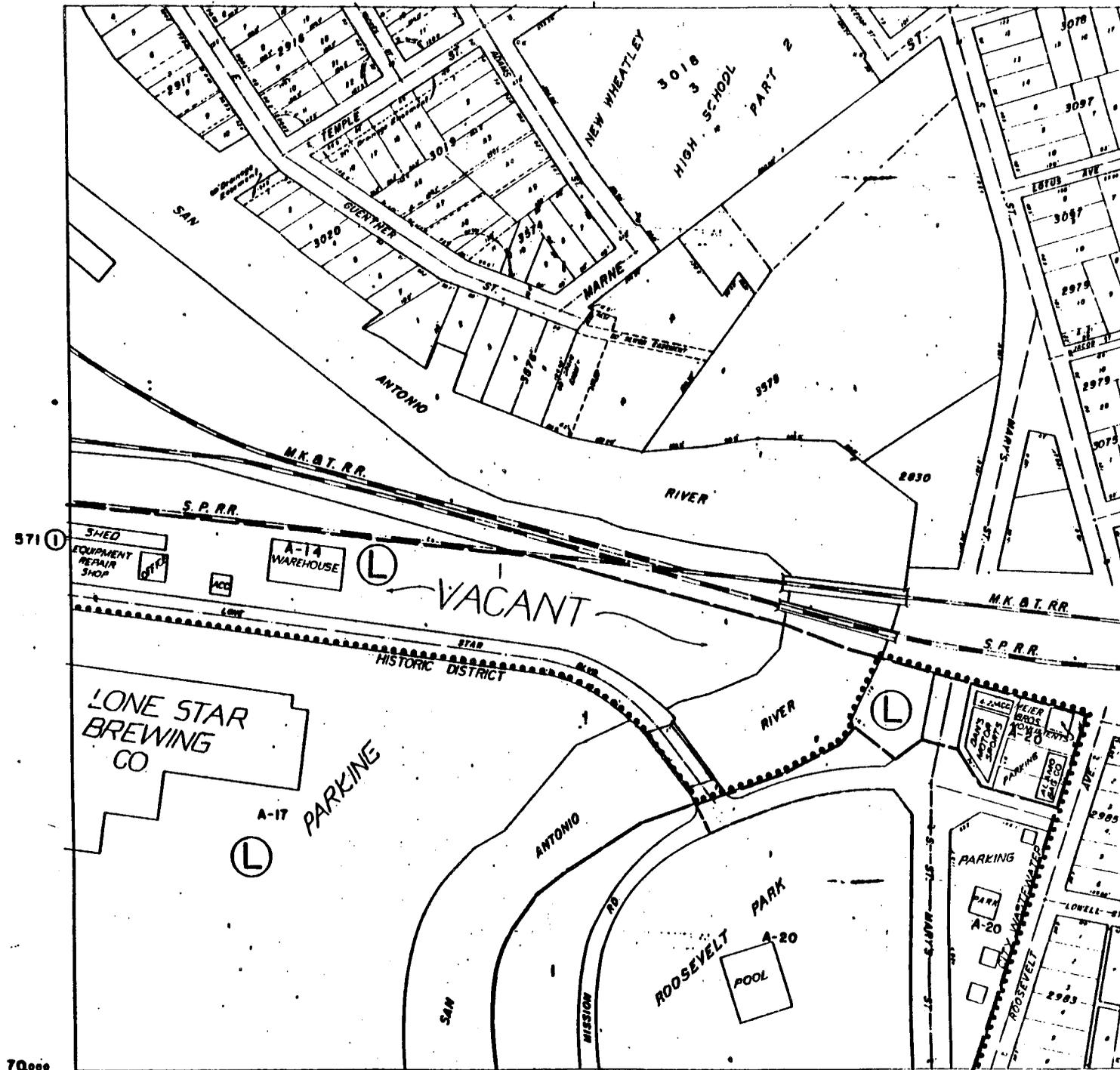
SECTION NO.
SCALE 1" = 100'
16 57

785279



AREA I

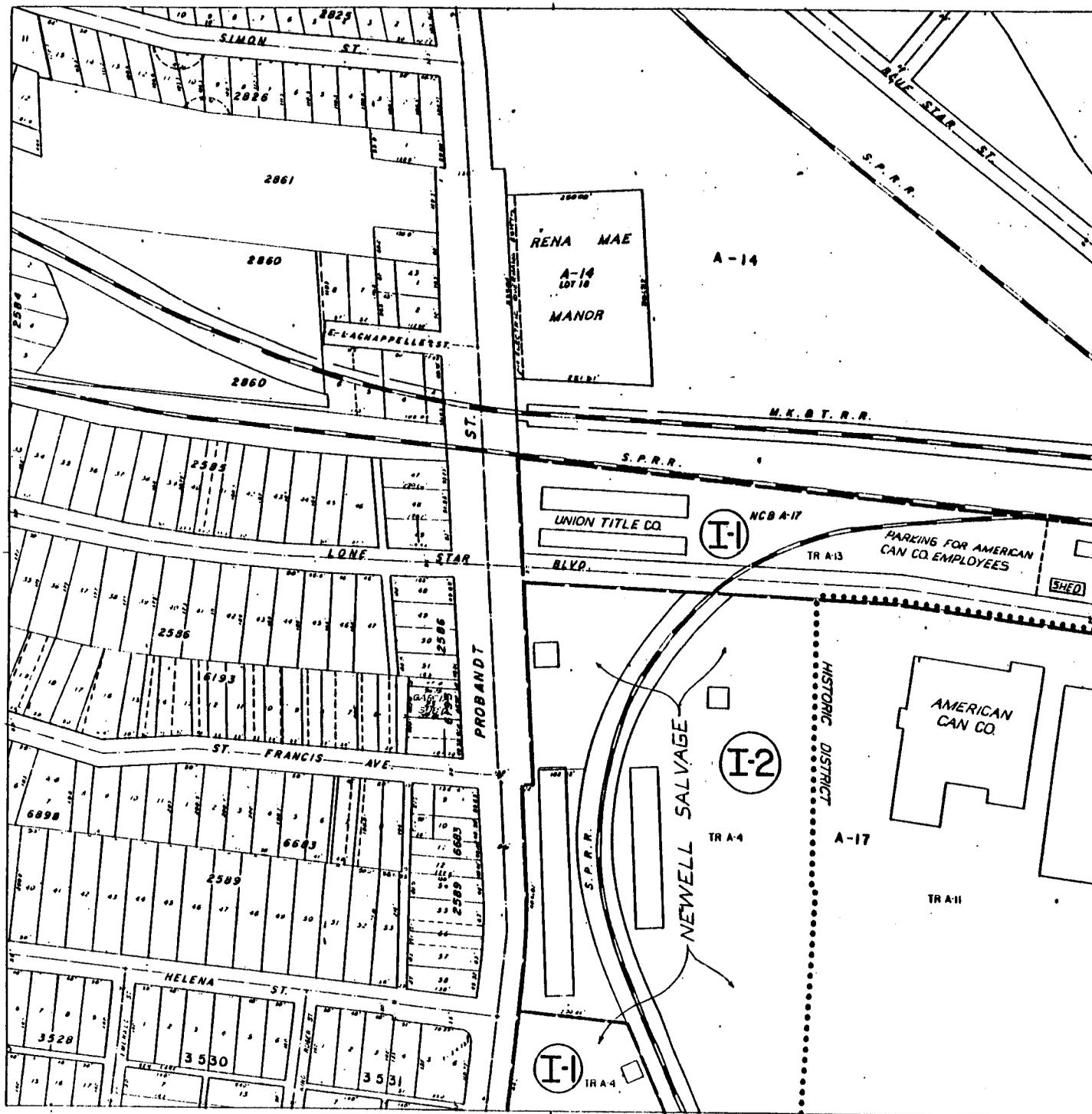
CITY COUNCIL



70,000

163 PRESENT

SAN ANTONIO, TEXAS
 DRAWN BY
 CHEYRE
 SECTION NO. 2
 SCALE 1" = 100'
 162-570



571

370,000

160,000

④
161

PROPOSED

SAN ANTONIO, TEXAS
 GR. AMN.
 CHECKED
 DATE 2/16/22

SECTION NO.
 SCALE: 1" = 100'
 160-570

①



569

8,000

SAN ANTONIO, TEXAS

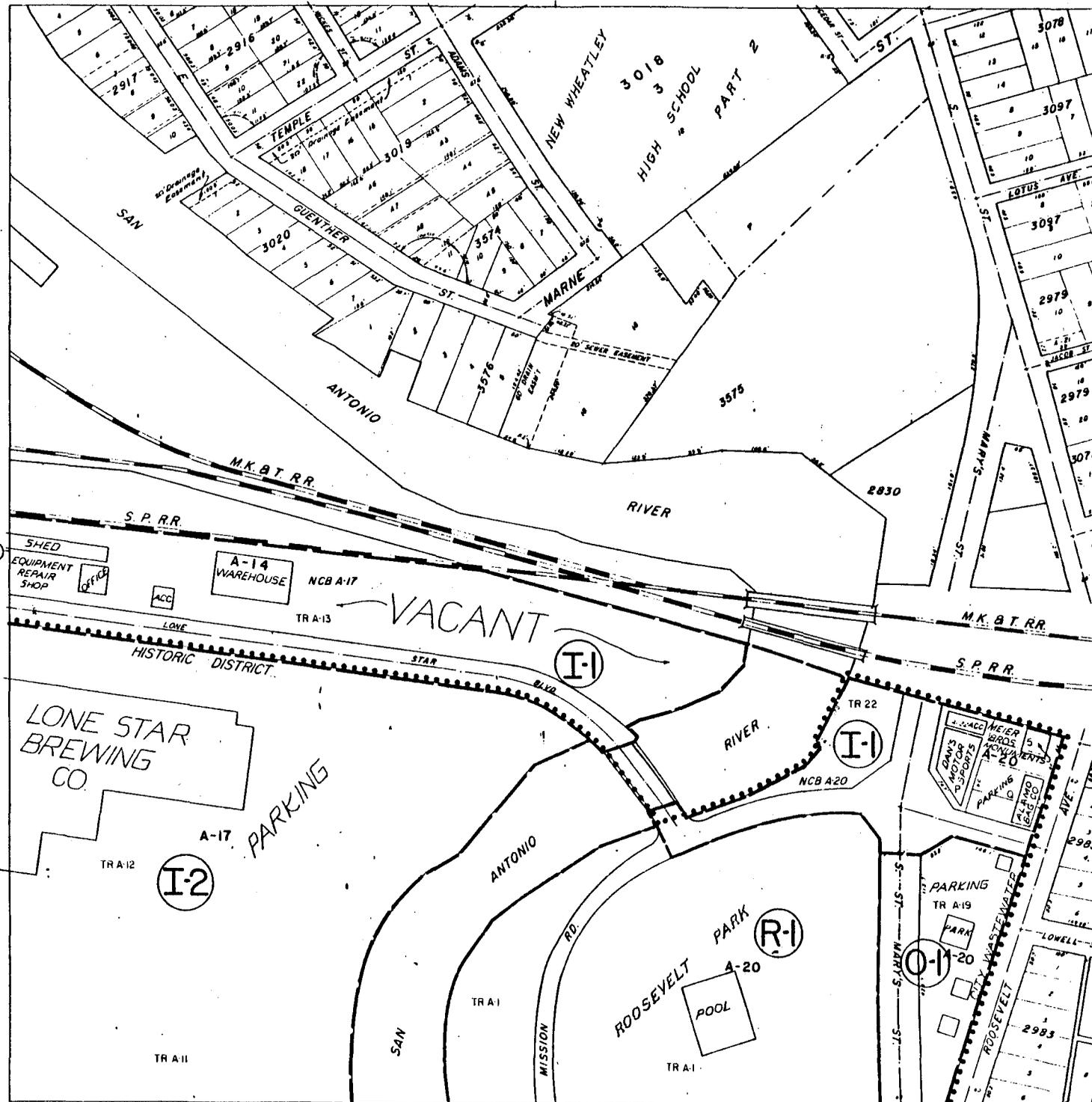
PRECENT

6

10

SECTION 7

SCALE 1" = 100'



570,000

162,000

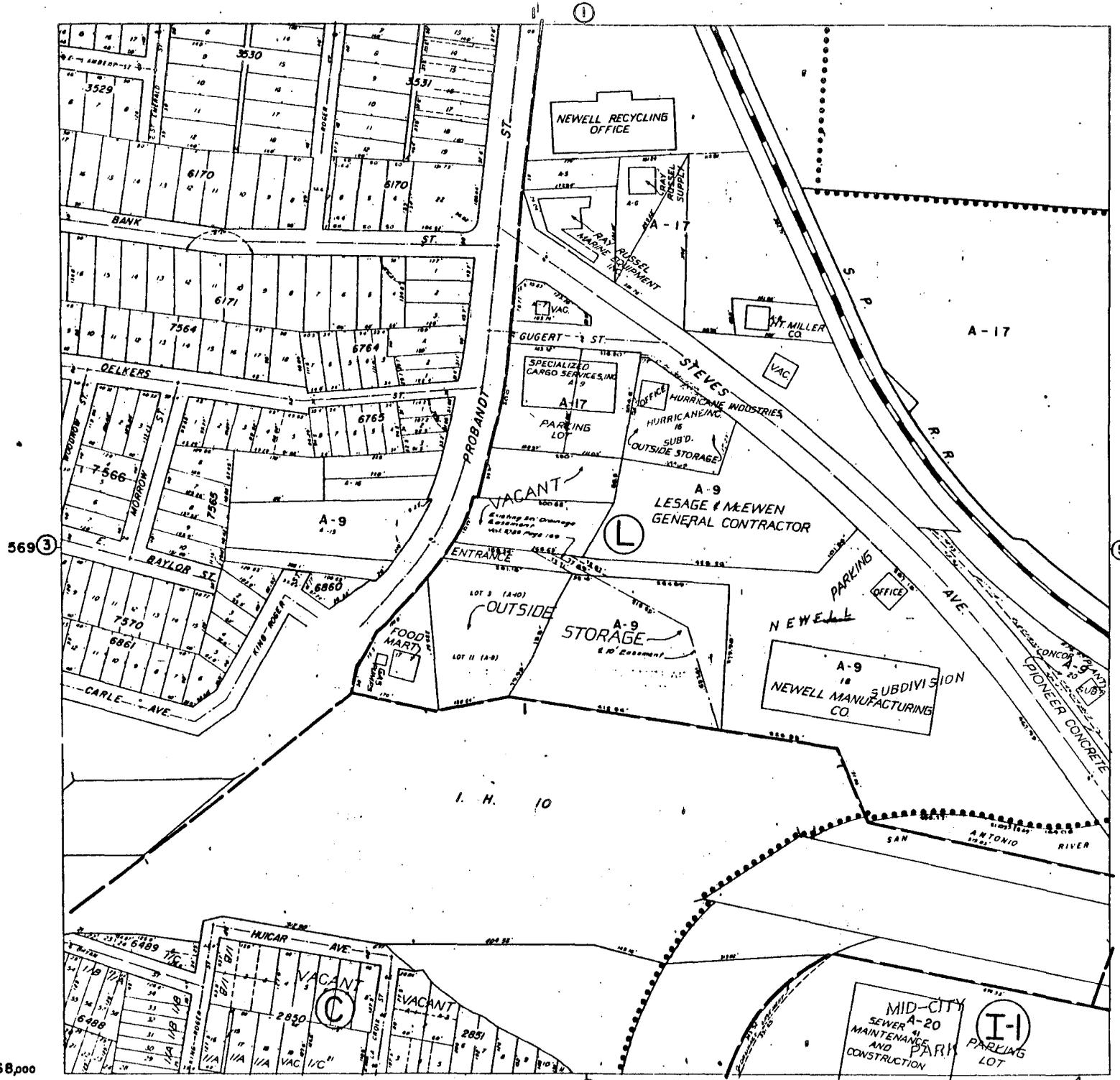
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PROPOSED

SAN ANTONIO, TEXAS
DRAWN
CHECKED

SECTION NO. 2
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162-570

2



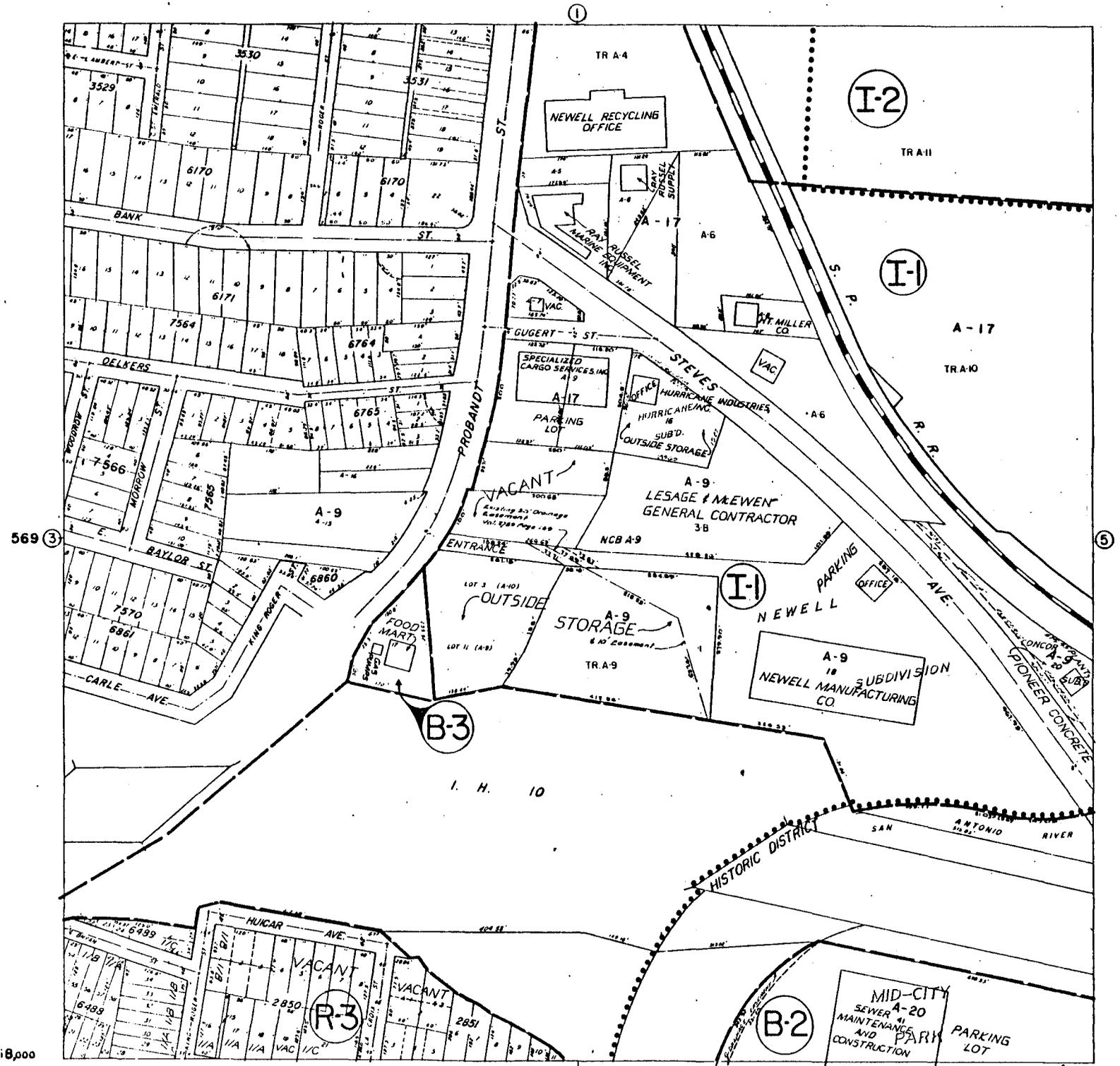
168,000

160,000

161

PRESENT

SAN ANTONIO, TEXAS
 DRAWN BY
 SECTION NO. 4
 SCALE 1" = 100'



18,000

160,000

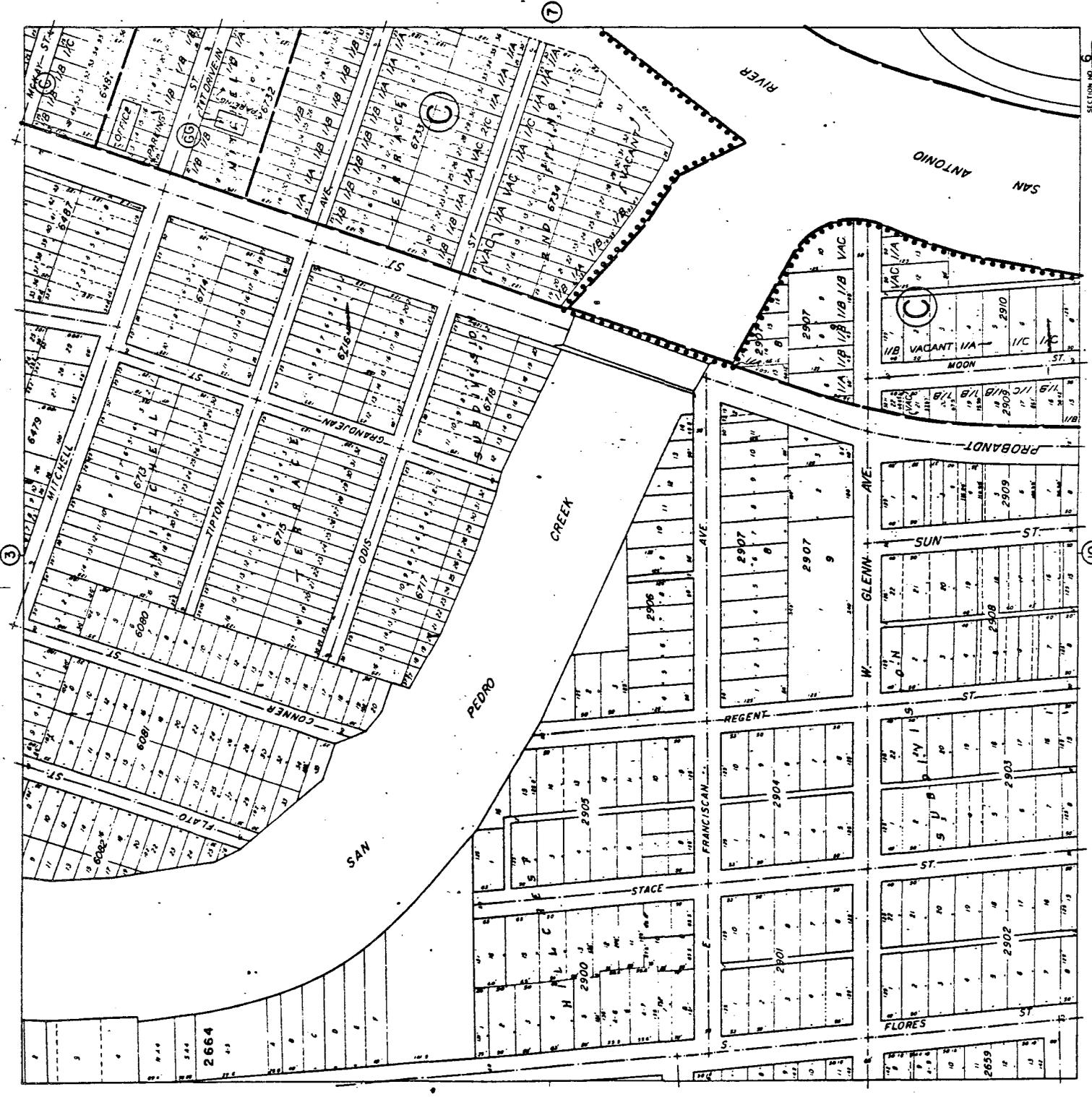
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PROPOSED

SAN ANTONIO, TEXAS
 DRAWN _____
 CHECKED _____
 DATE _____

SECTION NO. 4
 SCALE: 1" = 100'
 160-568

4



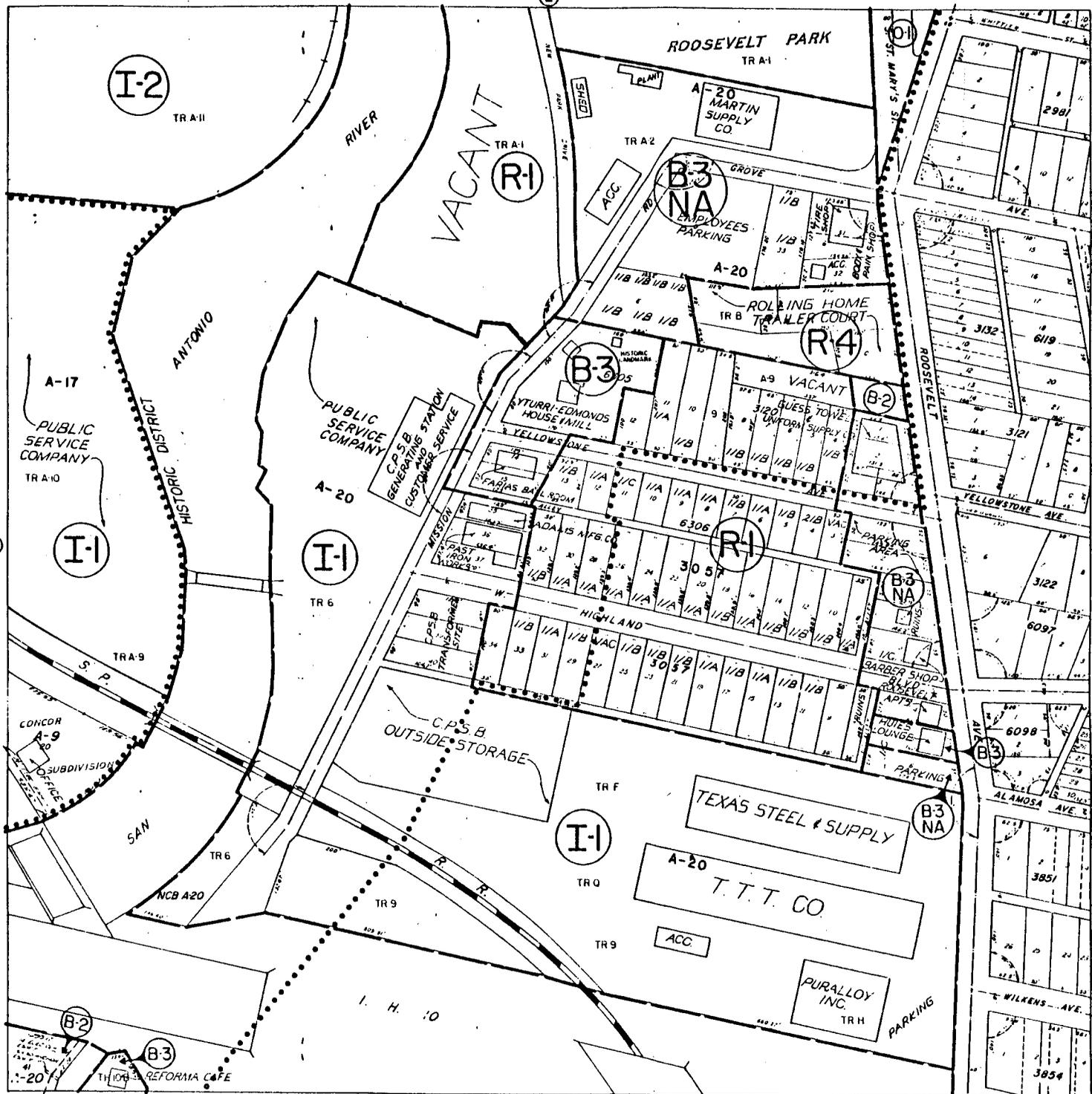
567

6,000

SECTION NO. 6
 SAN ANTONIO, TEXAS
 DRAWN

10 PRESENT

158,000



569④

58,000

162,000

⑧
163

PROPOSED

SAN ANTONIO, TEXAS
DRAWN
CHECKED
DATE

SECTION NO. 5
SCALE: 1" = 100'
162-56a

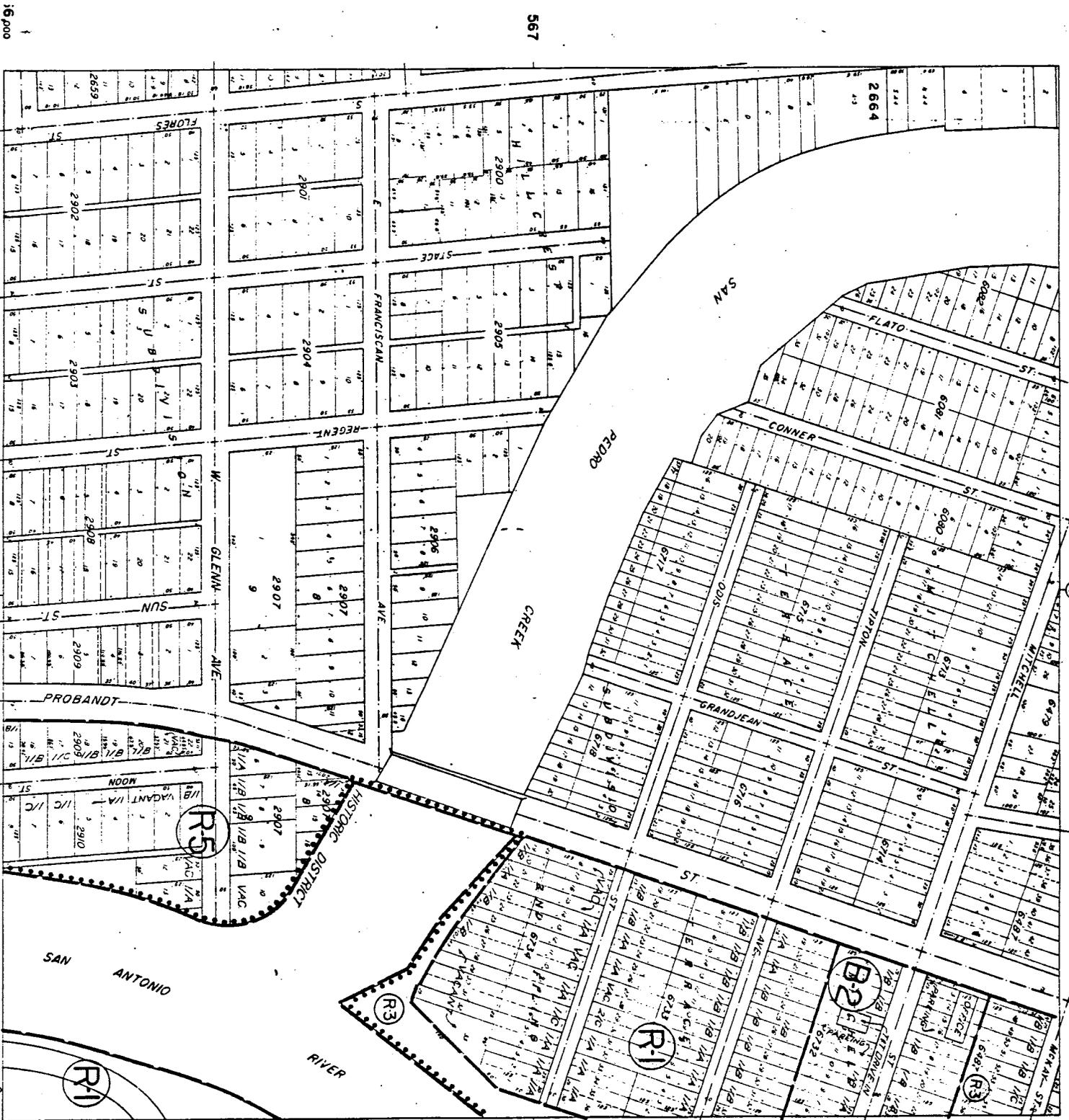
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3,000
160,000

11/16/11 PRESENT

SAN ANTONIO, TEXAS
DRAWN
SECTION NO. 7
SCALE 1" = 100'



567

16,000

158,000

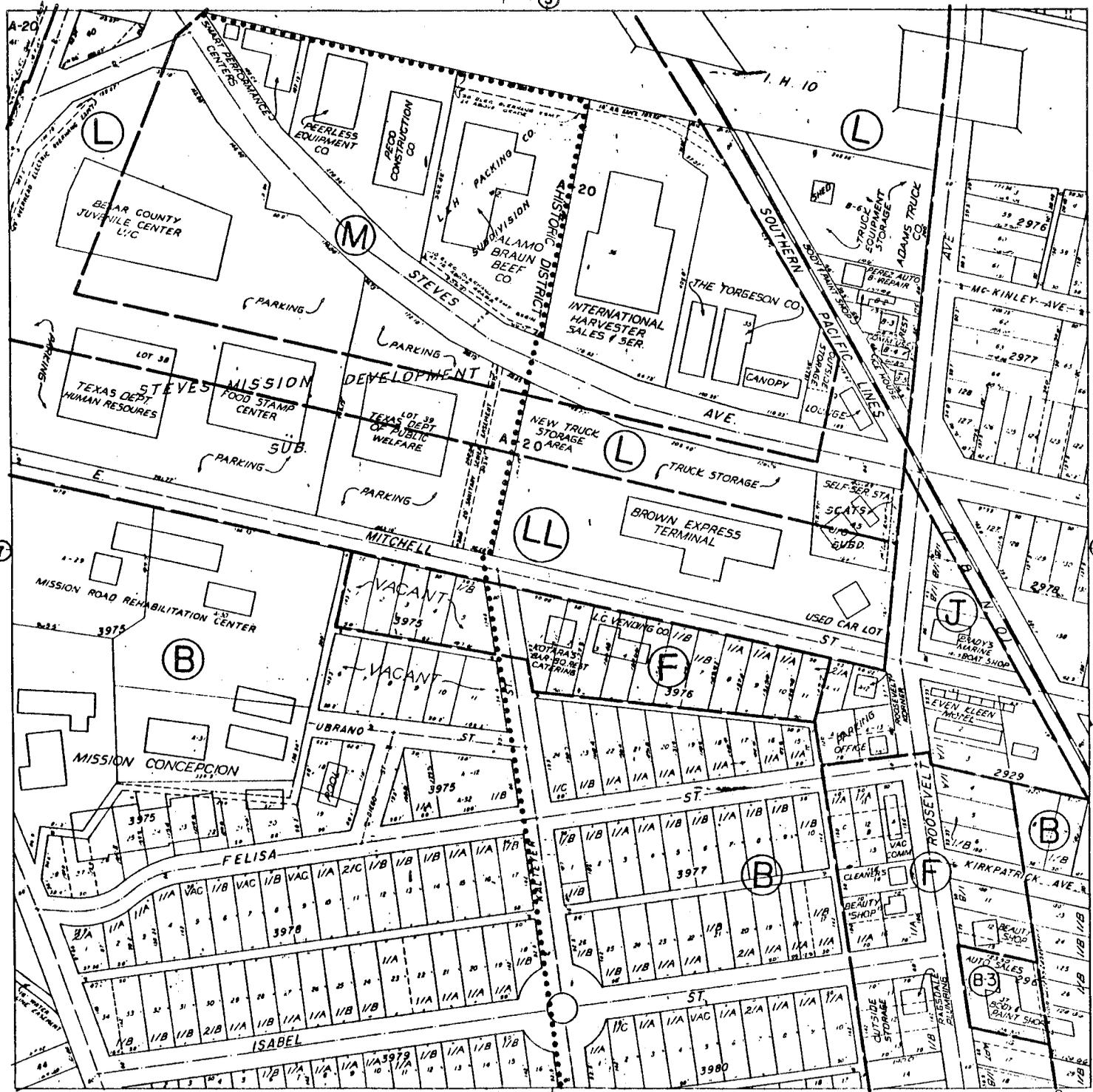
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PROPOSED

SAN ANTONIO, TEXAS
CHECKED
DATE

SECTION NO. 6
SCALE 1" = 100'
158-566

6



567 (T)

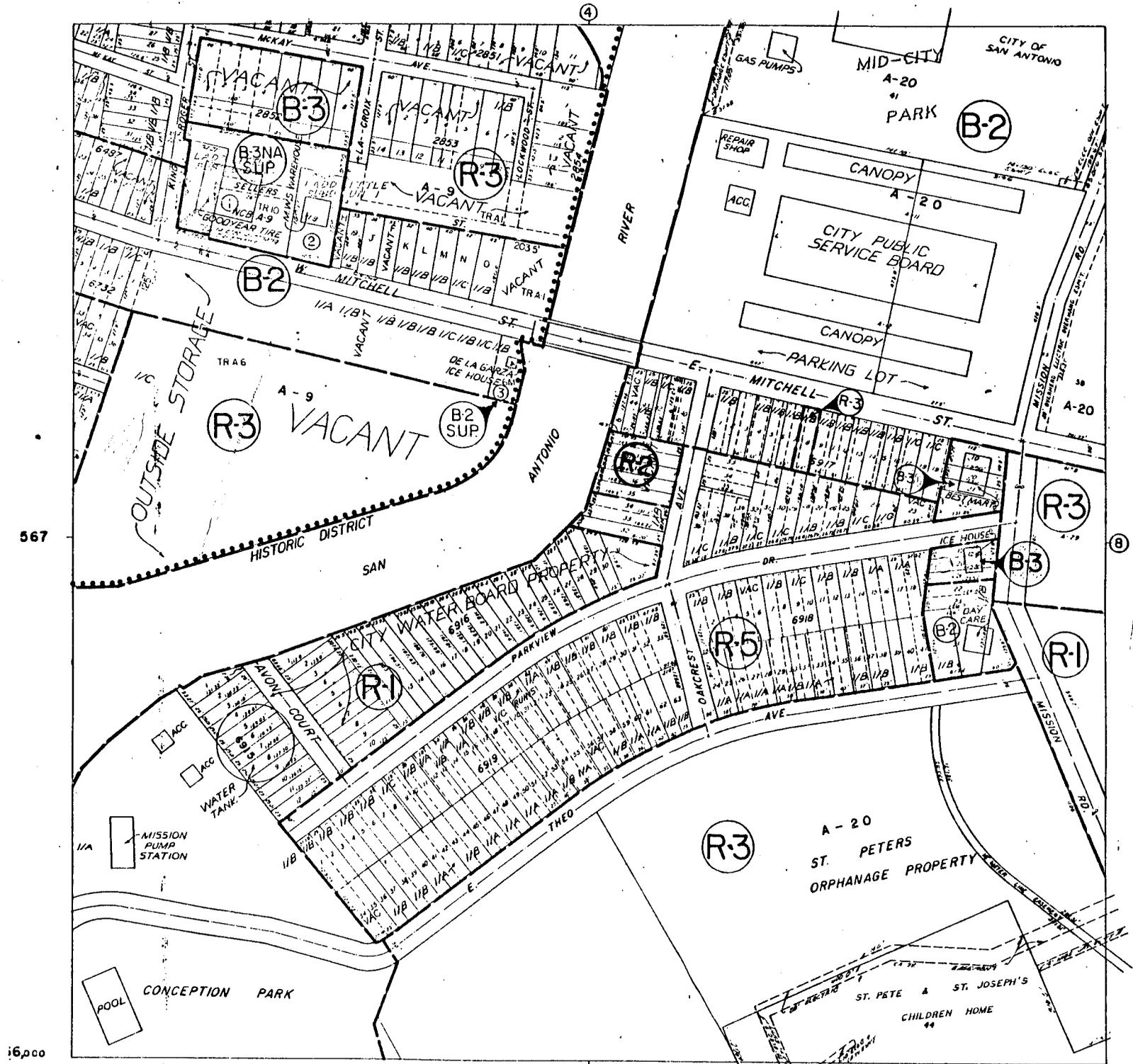
66,000

162,000

163

PRESENT

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED
 SECTION NO. 16
 SCALE: 1" = 100'
 16-56



567

16,000

160,000

161

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED
 DATE

SECTION NO 7
 SCALE 1" = 100'
 16-56

7



166,000

162,000

163

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED

SECTION NO. 8
 SCALE 1" = 100'
 162-56

8

I. H. 10



567 (B)

566,000

164,000

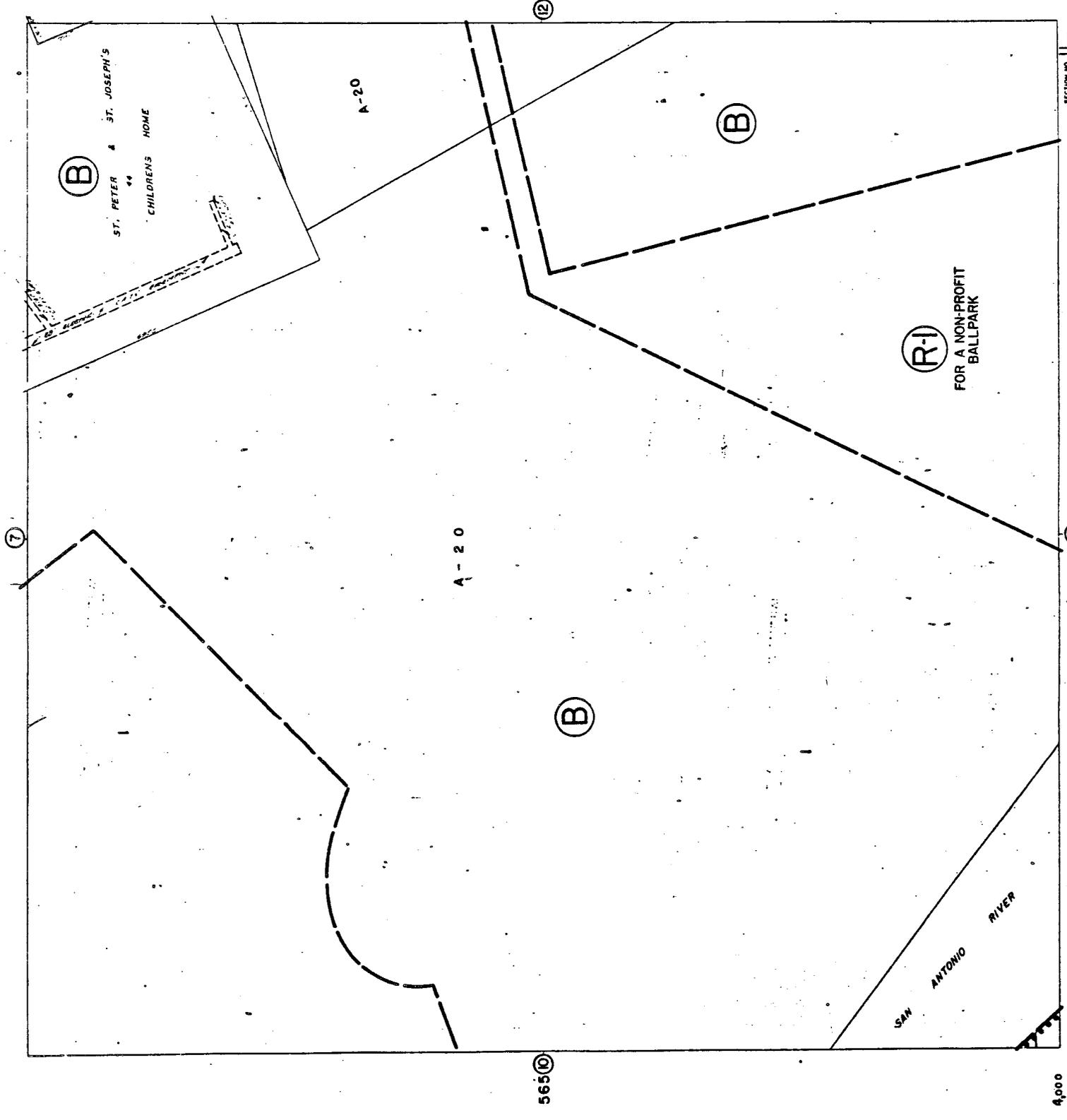
13 165

PROPOSED

SAN ANTONIO, TEXAS
DRAWN
CHECKED
DATE

SECTION NO. 9
SCALE 1" = 100'
164-566

9



ST. PETER & ST. JOSEPH'S
CHILDRENS HOME

A-20

A-20

R-1
FOR A NON-PROFIT
BALLPARK

SAN ANTONIO RIVER

SECTION NO. 11
SAN ANTONIO, TEXAS
SCALE 1" = 100'
DRAWN BY _____
CHECKED BY _____

15 PRESENT

161

4,000

565(10)

(B)

(B)

(B)

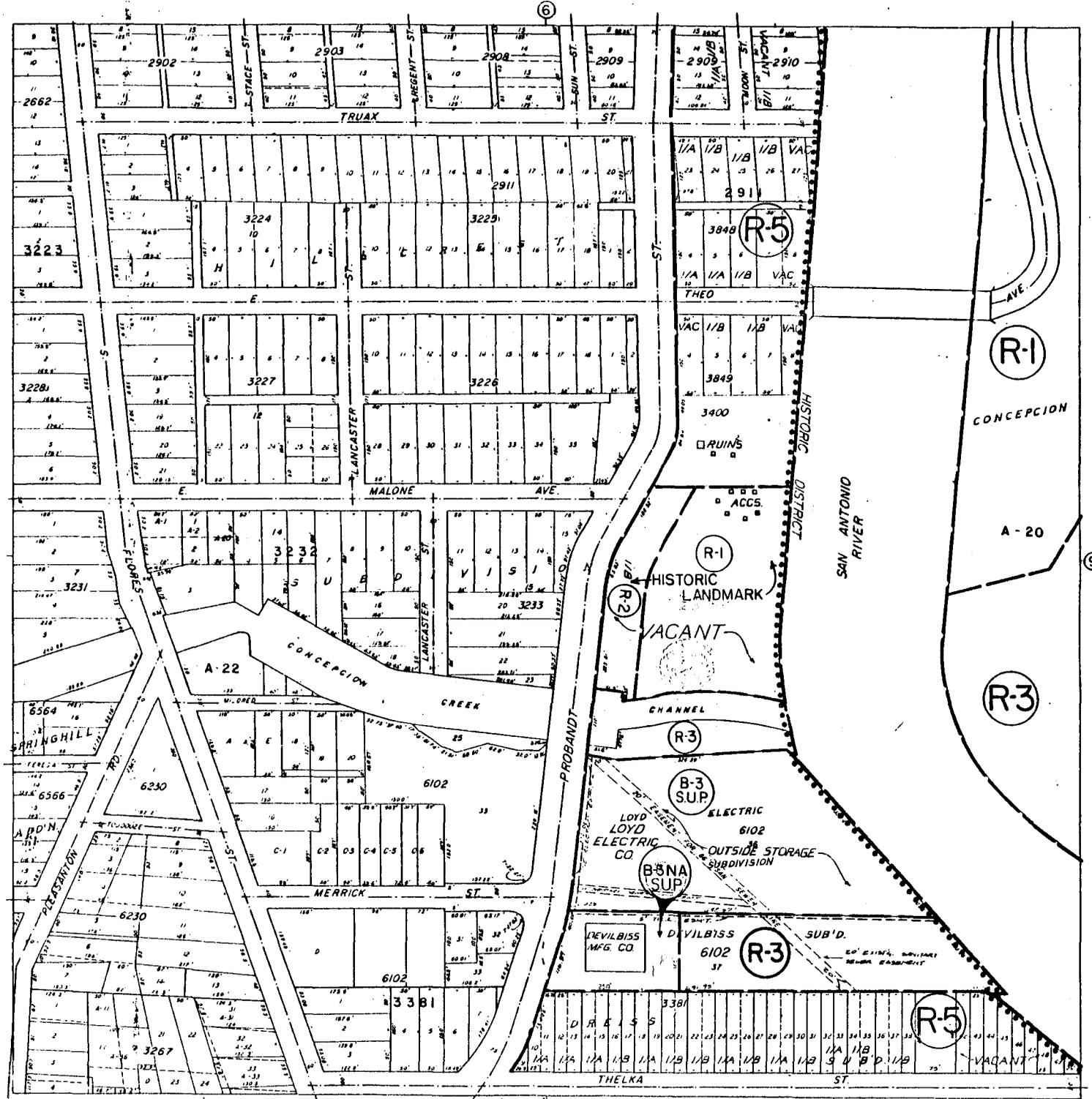
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(7)

(12)

(15)

4,000



565

64,000

158,000

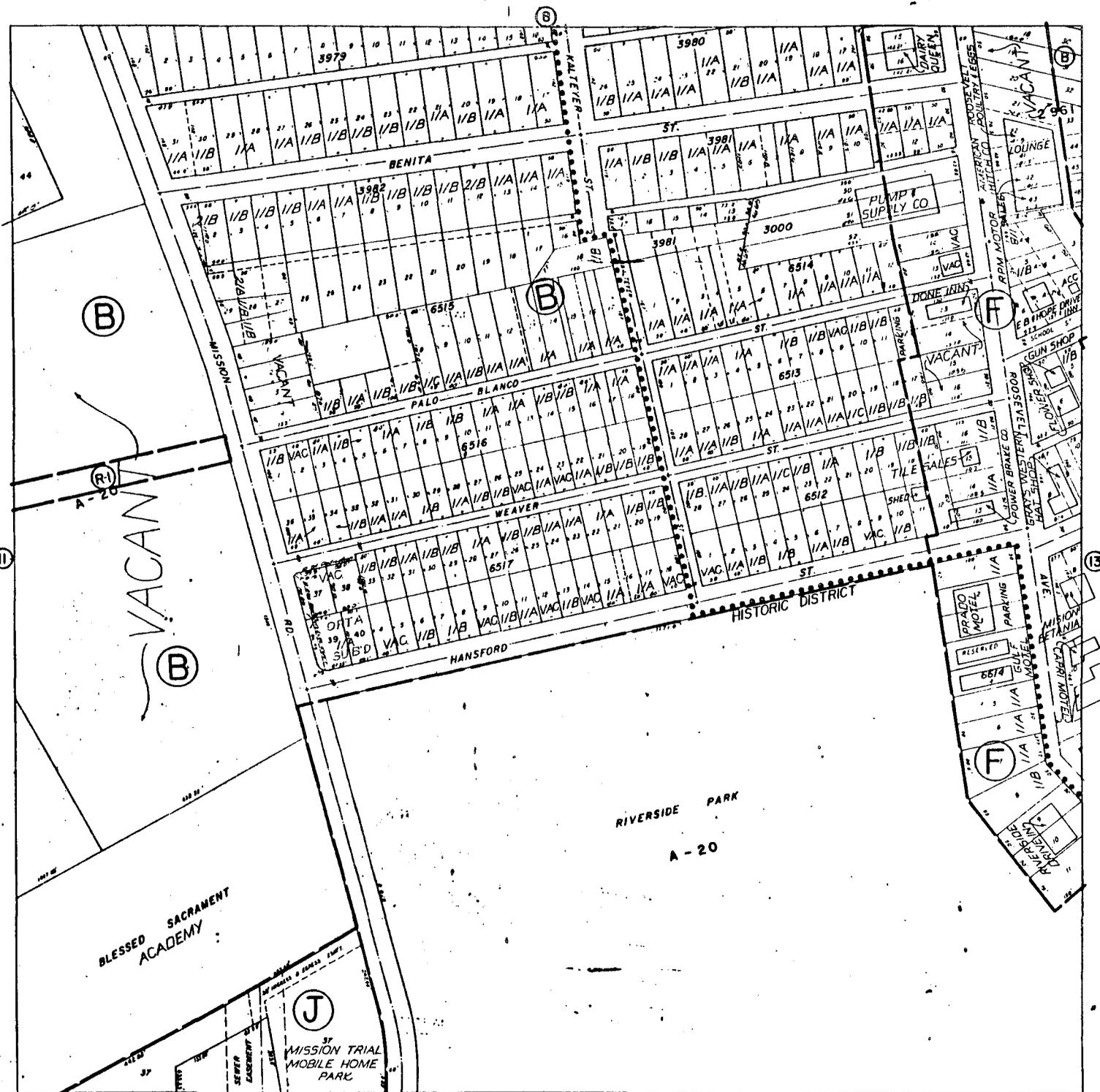
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SAN ANTONIO, TEXAS
 DRAWN
 CHECKED
 DATE

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 158-564

10



64,000

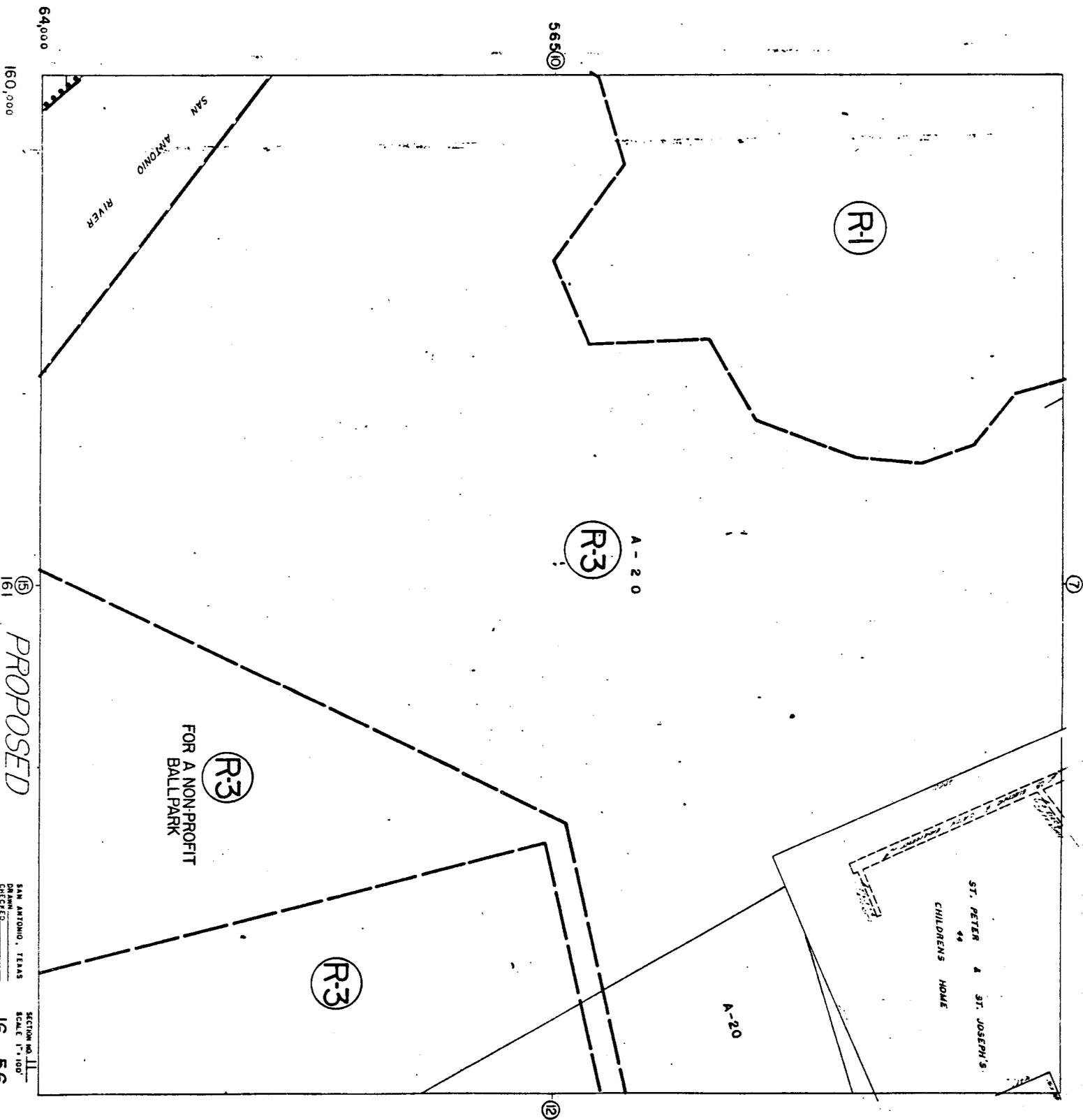
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163

PRESFNT

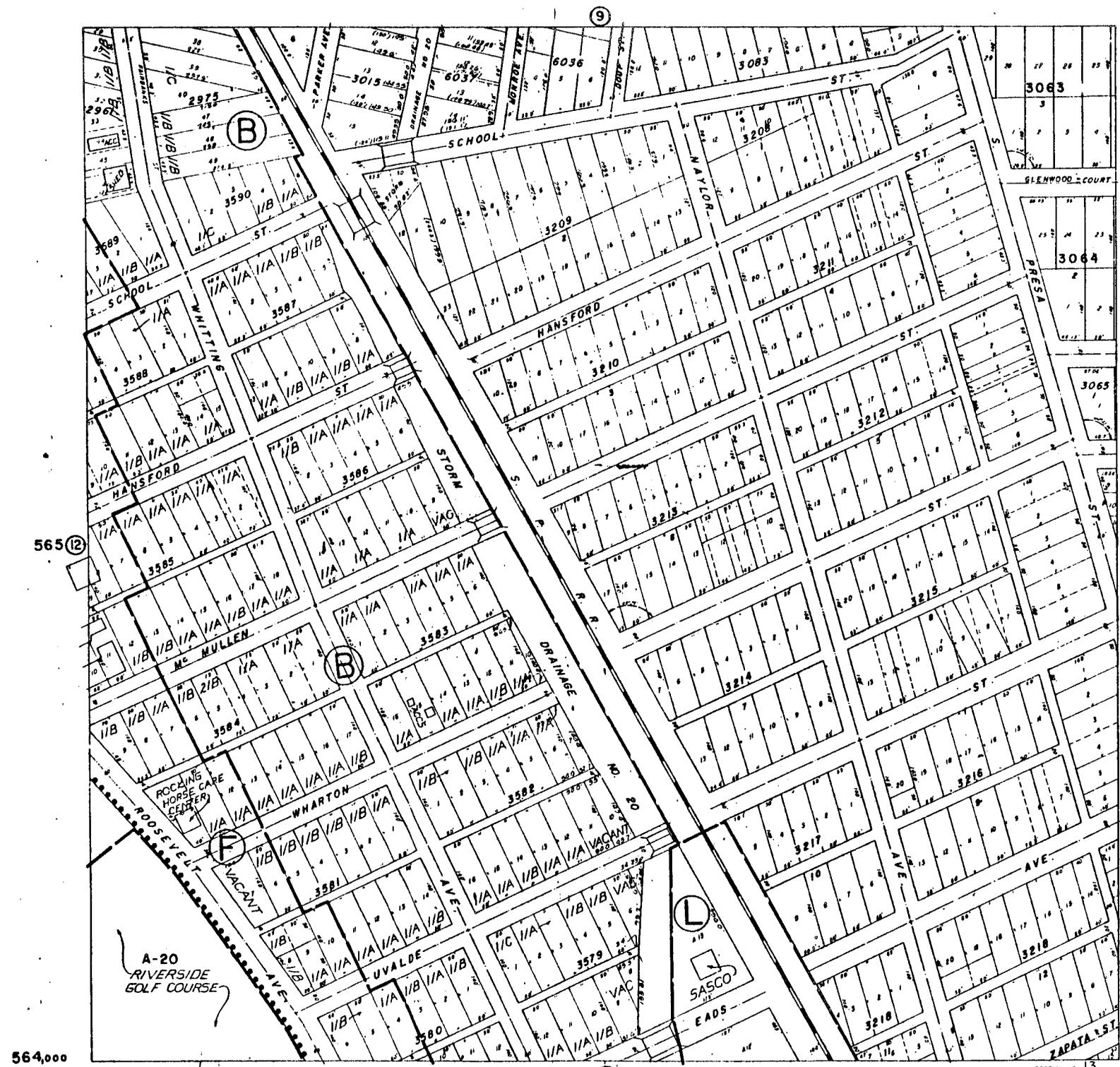
SAN ANTONIO, TEXAS
DRAWN

SECTION NO. 12
SCALE 1" = 100'



SAN ANTONIO, TEXAS
 CHECKED
 SECTION NO. 11
 SCALE 1"=100'
 16-56

11



564,000

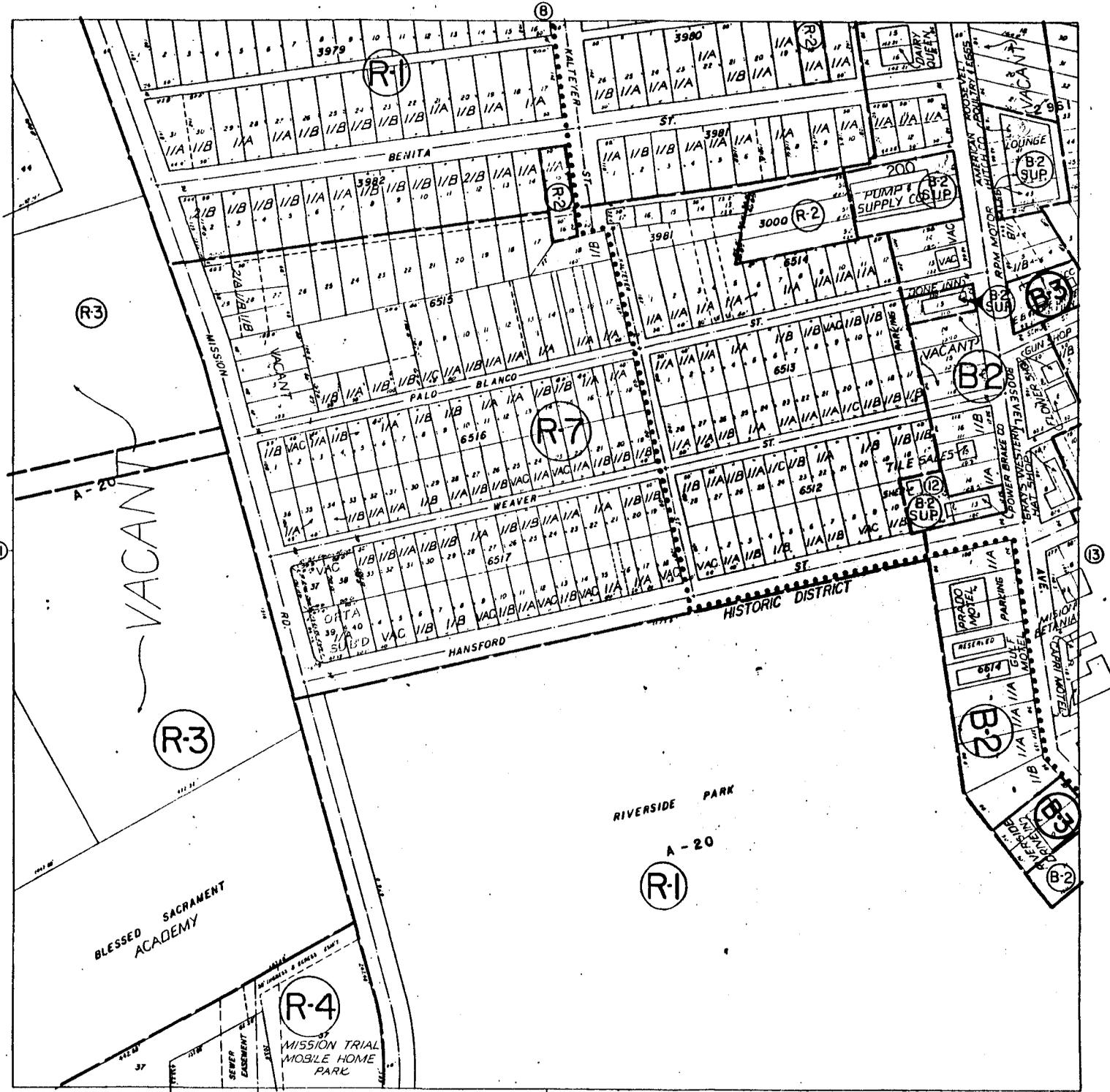
164,000

17
165

PRESENT

SAN ANTONIO, TEXAS
DRAWN

SECTION NO. 17
SCALE 1" = 100'



565 (11)

64,000

162,000

163

PROPOSED

SAN ANTONIO, TEXAS
DRAWN

SECTION NO. 12
SCALE 1" = 100'

(12)



64,000
164,000

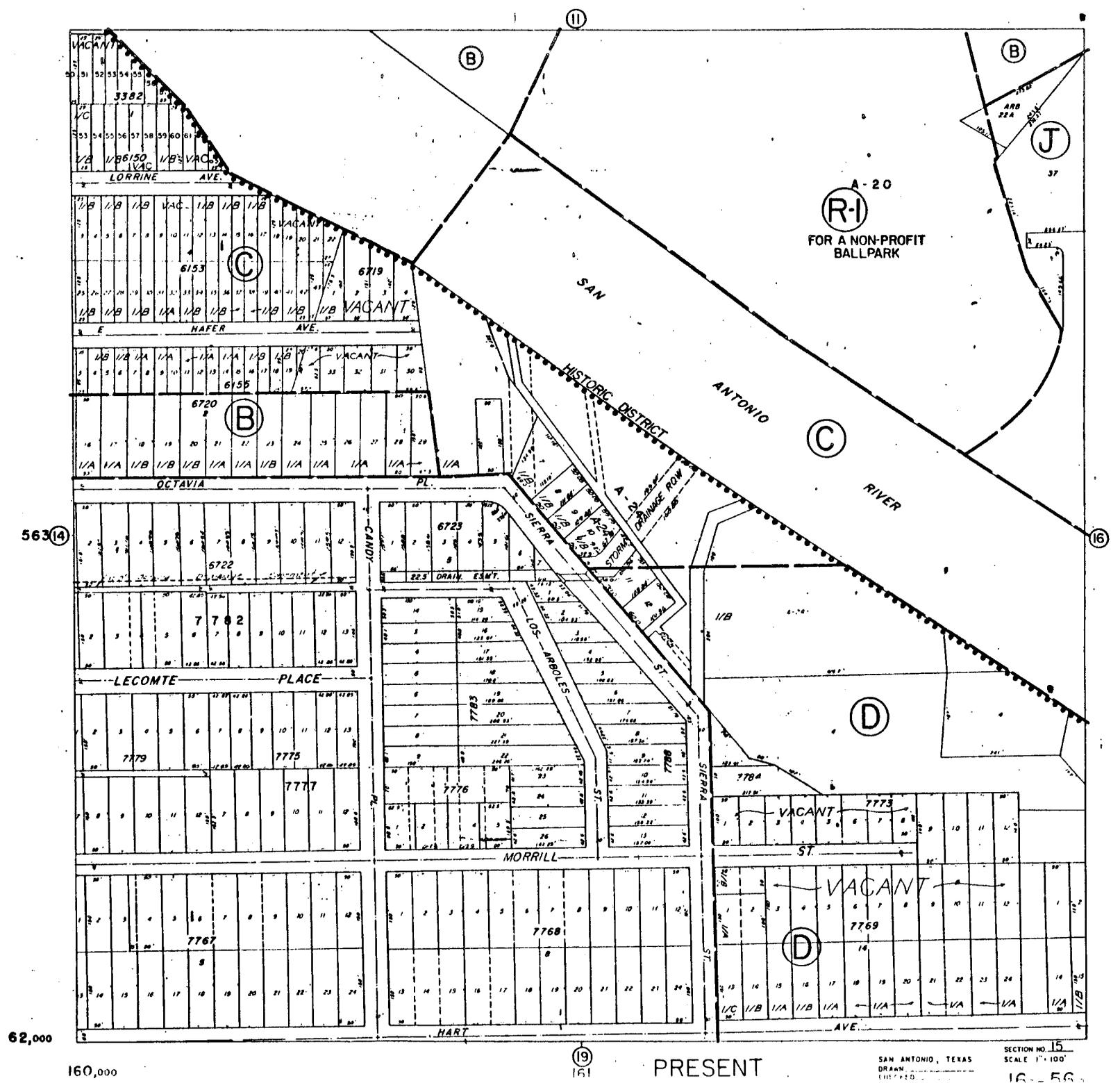
165
PROPOSED

SAN ANTONIO, TEXAS
DRAWN
CHECKED
DATE

SECTION NO. 13
SCALE 1" = 100'

161-564

13



62,000

160,000

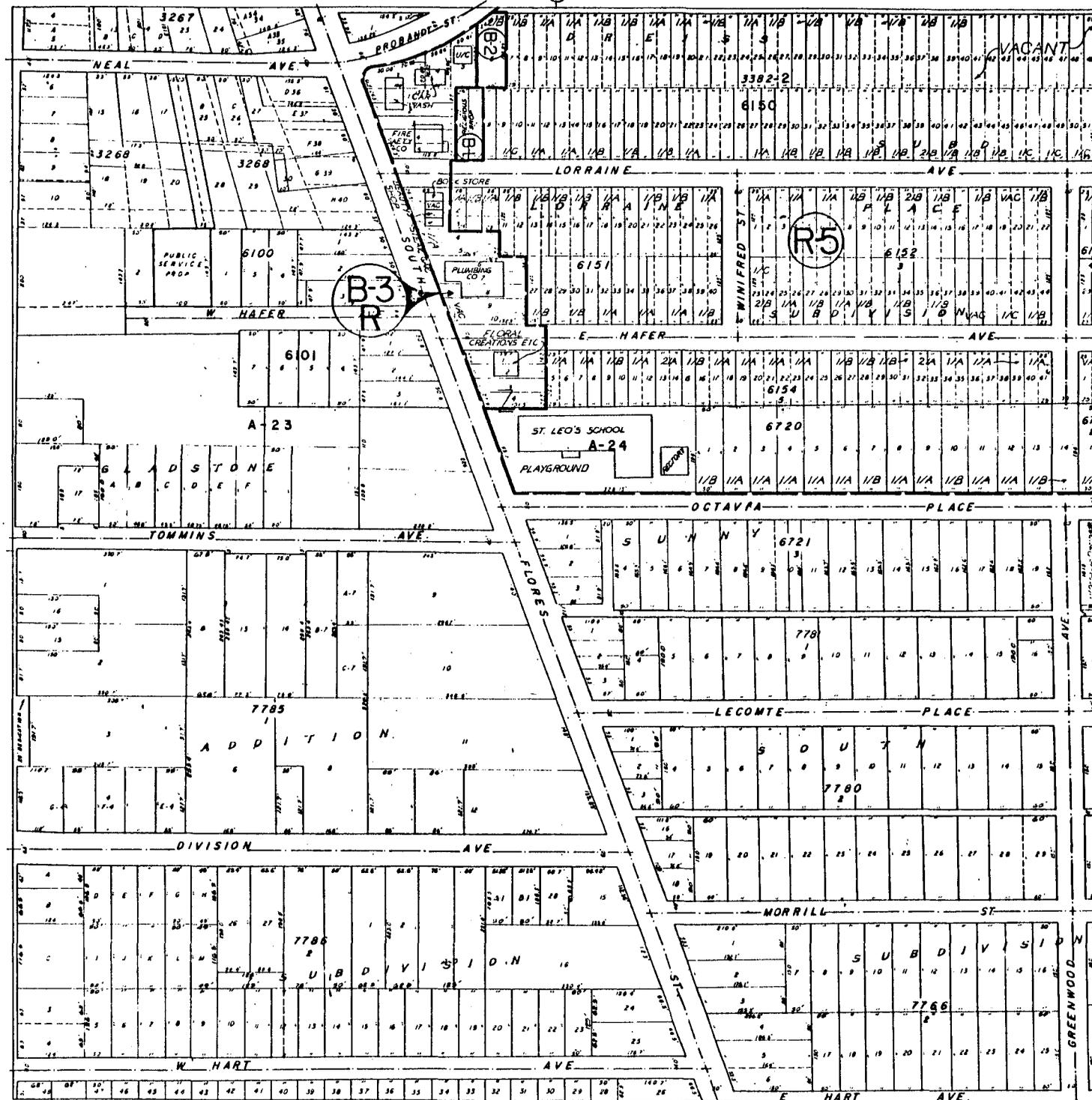
19
161

PRESENT

SAN ANTONIO, TEXAS
DRAWN

SECTION NO. 15
SCALE 1" = 100'

16 - 56



563

62,000

158,000

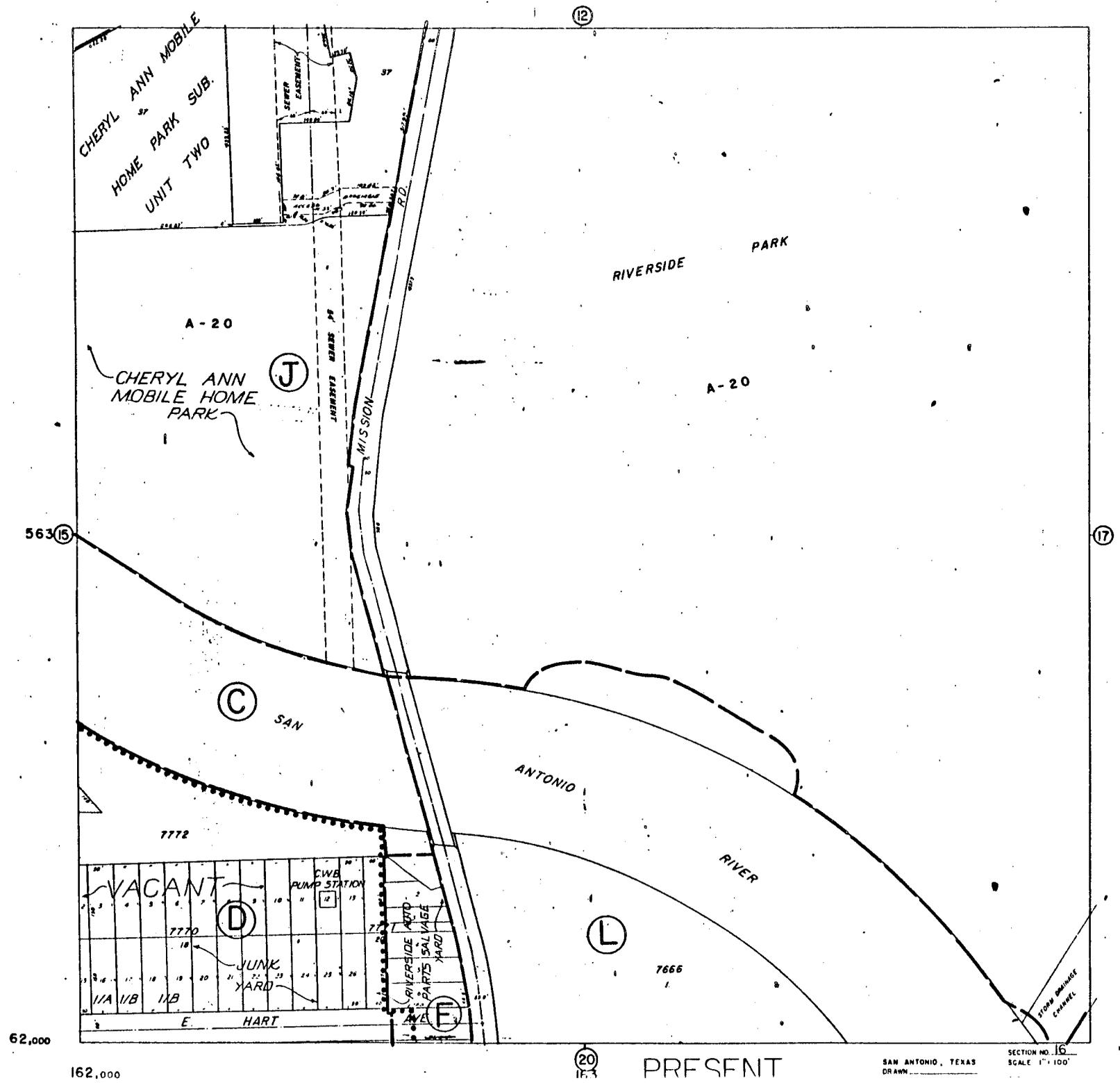
159

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED
 DATE

SECTION NO. 14
 SCALE: 1" = 100'
 15A-562

14



62,000

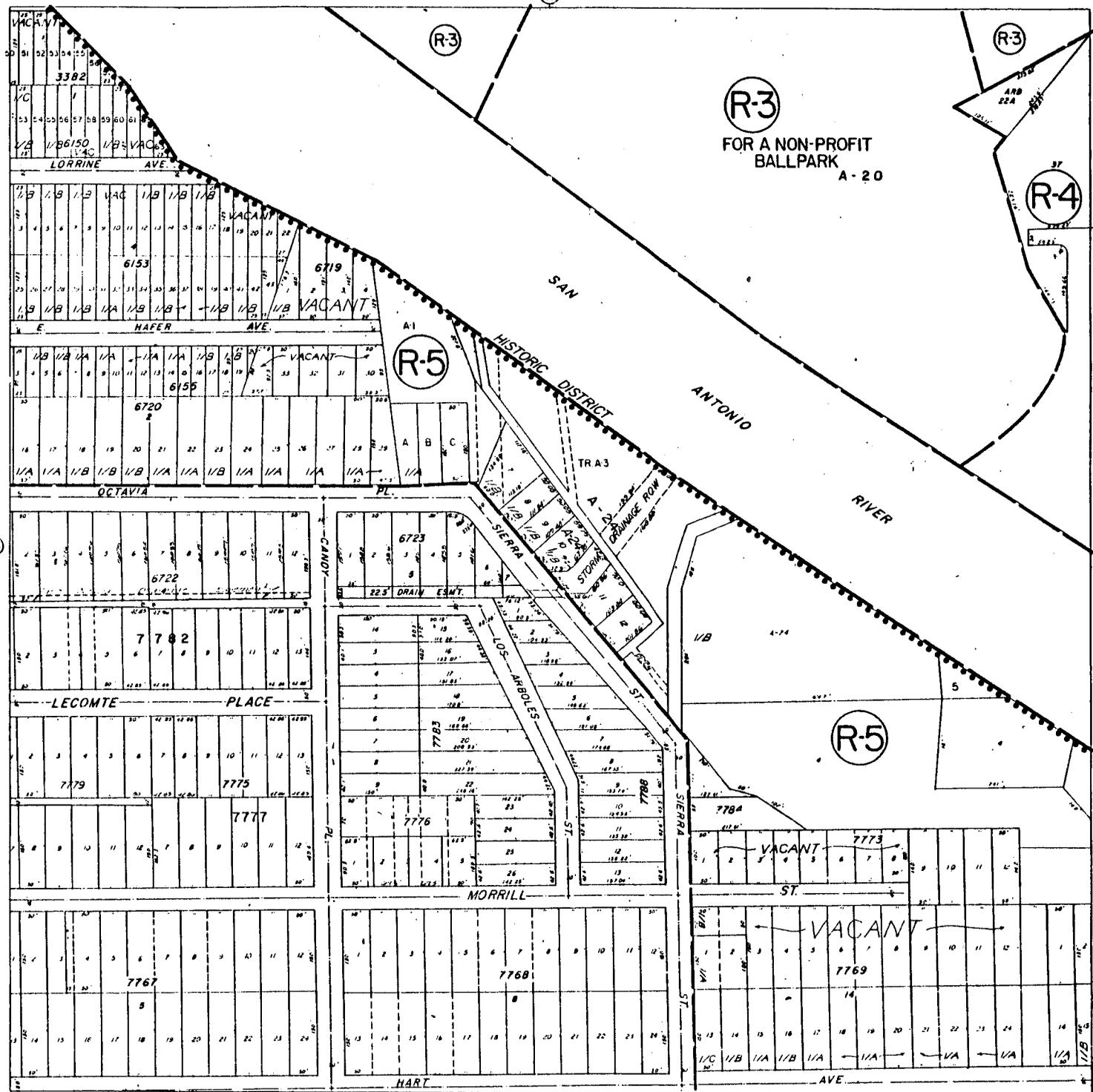
162,000

20
E.F. 3

PRESENT

SAN ANTONIO, TEXAS
DRAWN

SECTION NO. 16
SCALE 1" = 100'



563(14)

62,000

160,000

R-3
FOR A NON-PROFIT
BALLPARK
A-20

R-5

R-5

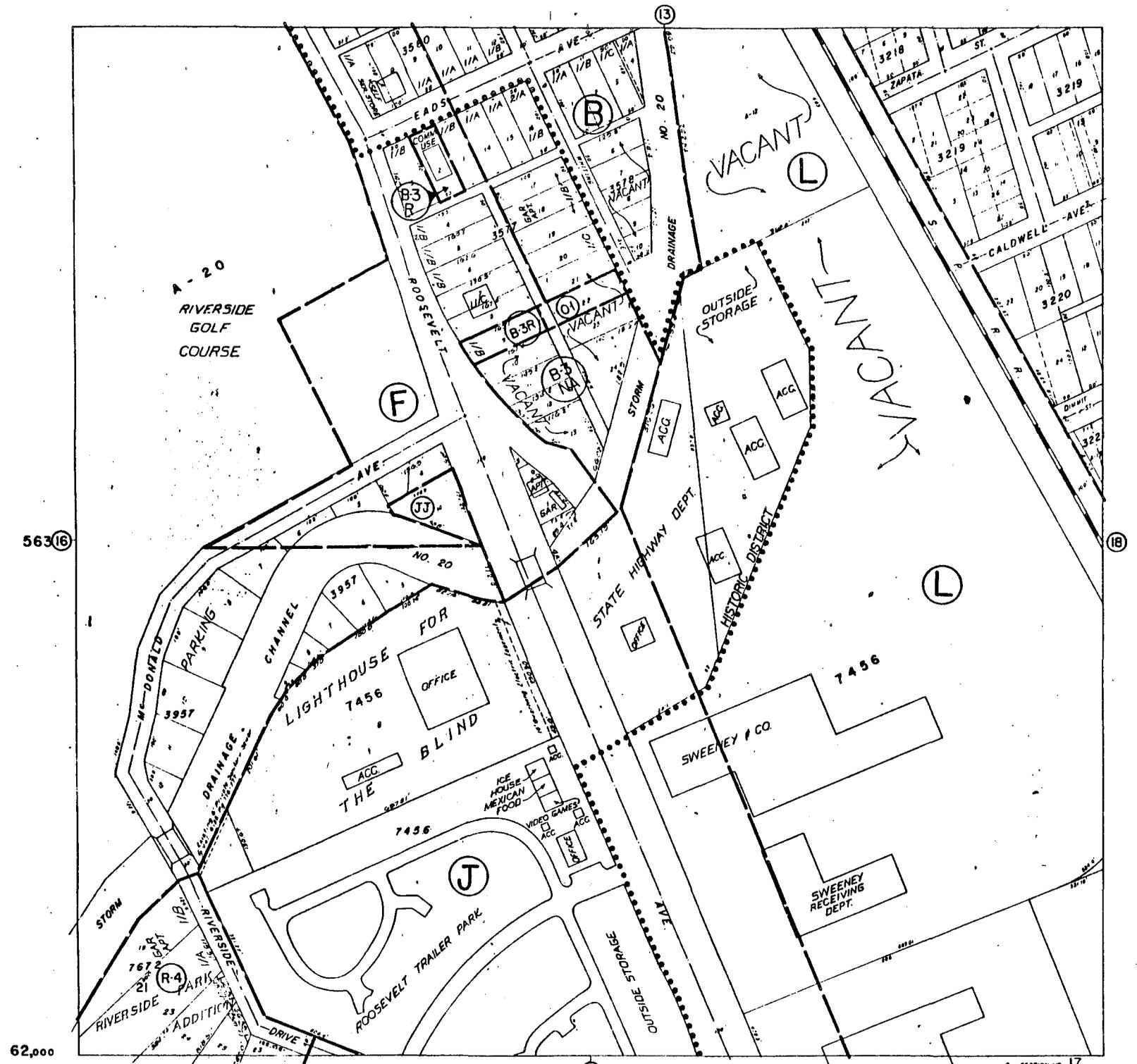
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161

PROPOSED

SAN ANTONIO, TEXAS
DRAWN
CHECKED
DATE

SECTION NO. 15
SCALE 1" = 100'
160-562

15

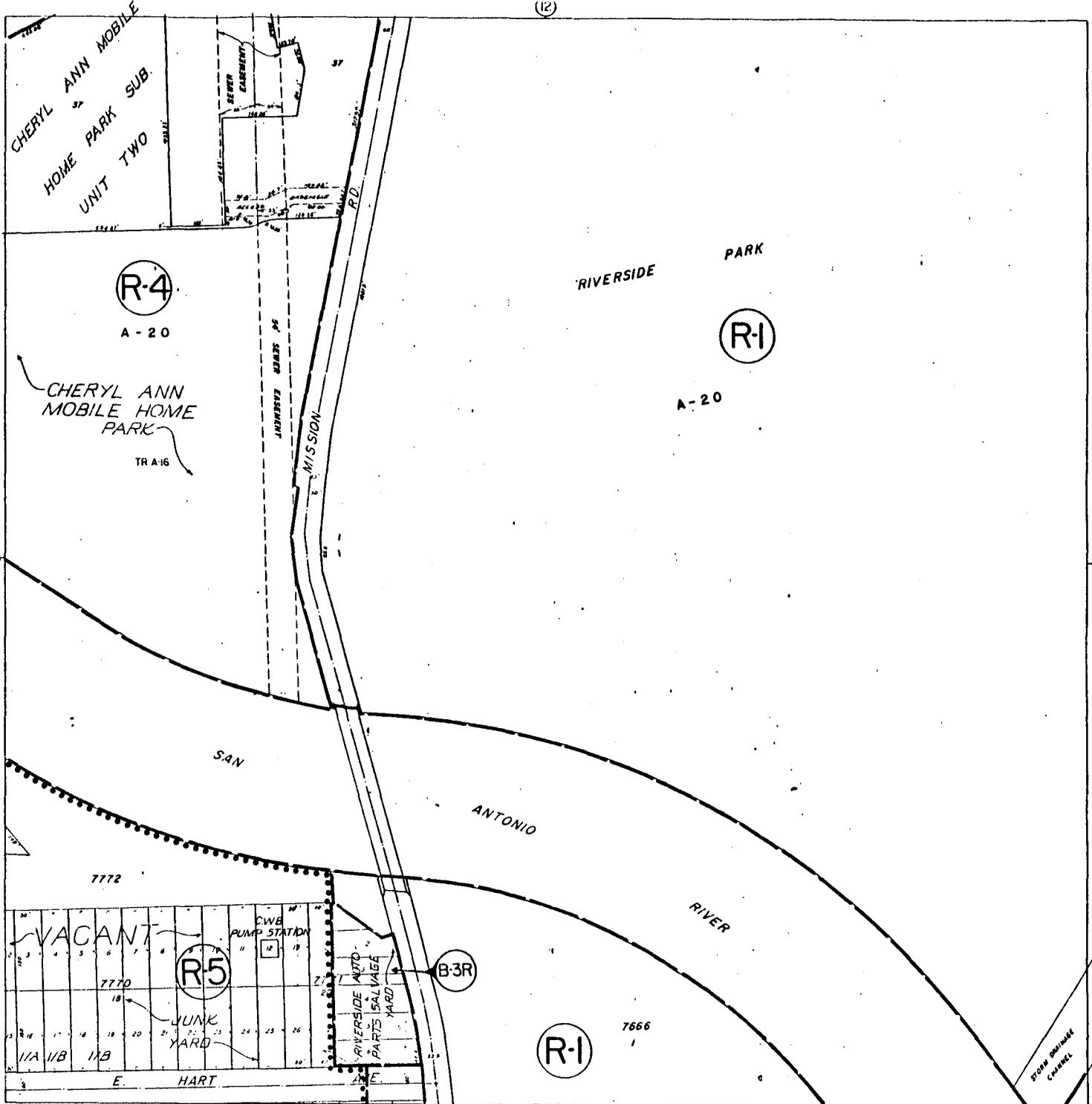


164,000

165

PRESENT

SAN ANTONIO, TEXAS
 DRAWN BY
 CHECKED
 SECTION NO. 17
 SCALE 1" = 100'
 16. 56



563 (15)

(17)

162,000

162,000

(20)
163

PROPOSED

SAN ANTONIO, TEXAS
DRAWN _____
CHECKED _____
DATE _____

SECTION NO. 16
SCALE 1" = 100'
162 - 56 2

(16)



62,000

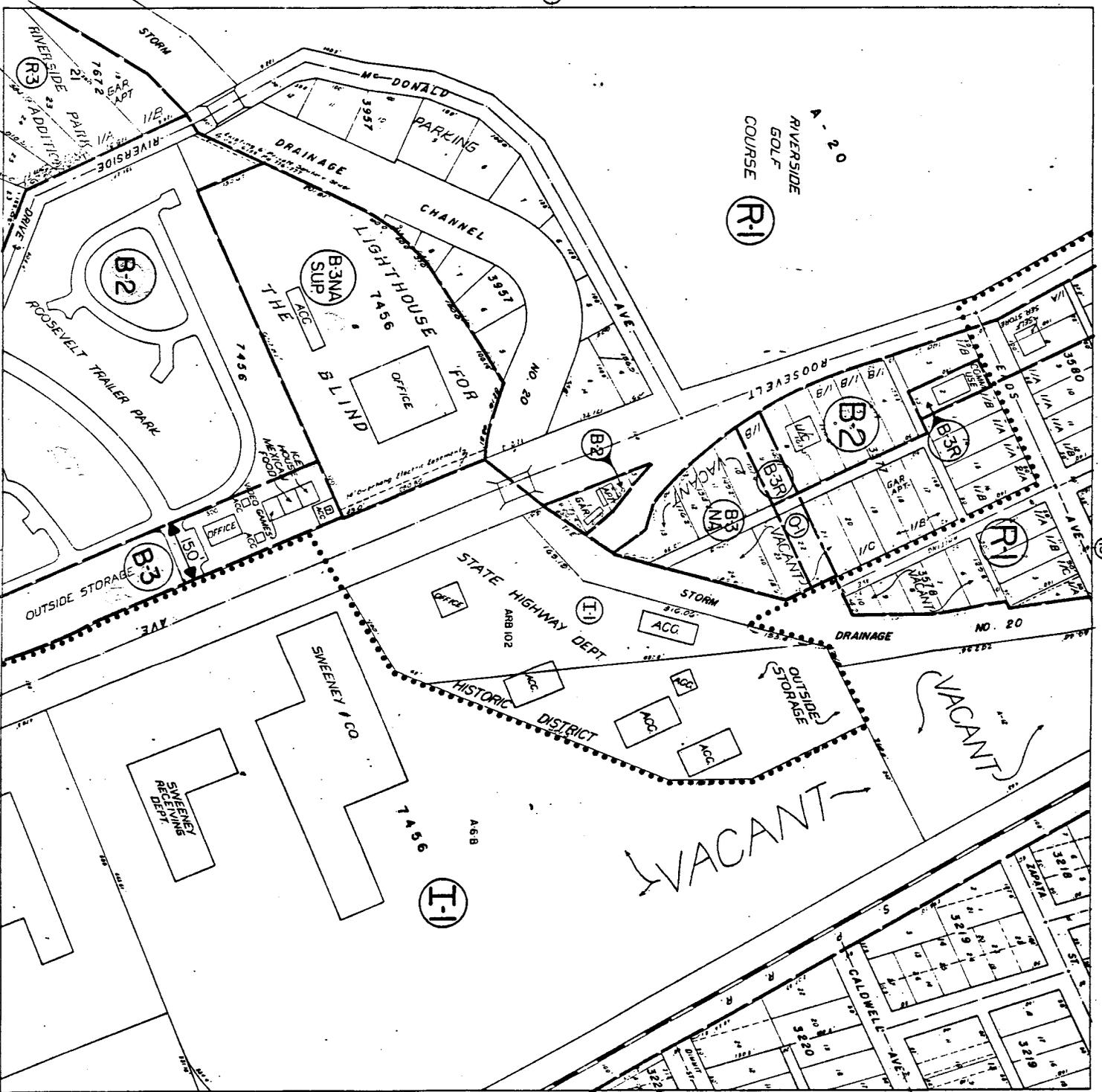
166,000

22
167

PRESENT

SAN ANTONIO, TEXAS
DRAWN
CHECKED

SECTION NO. 18
SCALE: 1" = 100'
10 50



A-20
 RIVERSIDE
 GOLF
 COURSE
 (R-1)

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED
 DATE

SECTION NO. 17
 SCALE 1"=100'
 164-562

(17)

62,000

164,000

563(6)

(21) 165

(18)



561

20

60,000

160,000

PRESENT

SAN ANTONIO, TEXAS

SECTION NO. 19

SCALE 1" = 100'



563 (17)

2,000

166,000

A-28

1-11

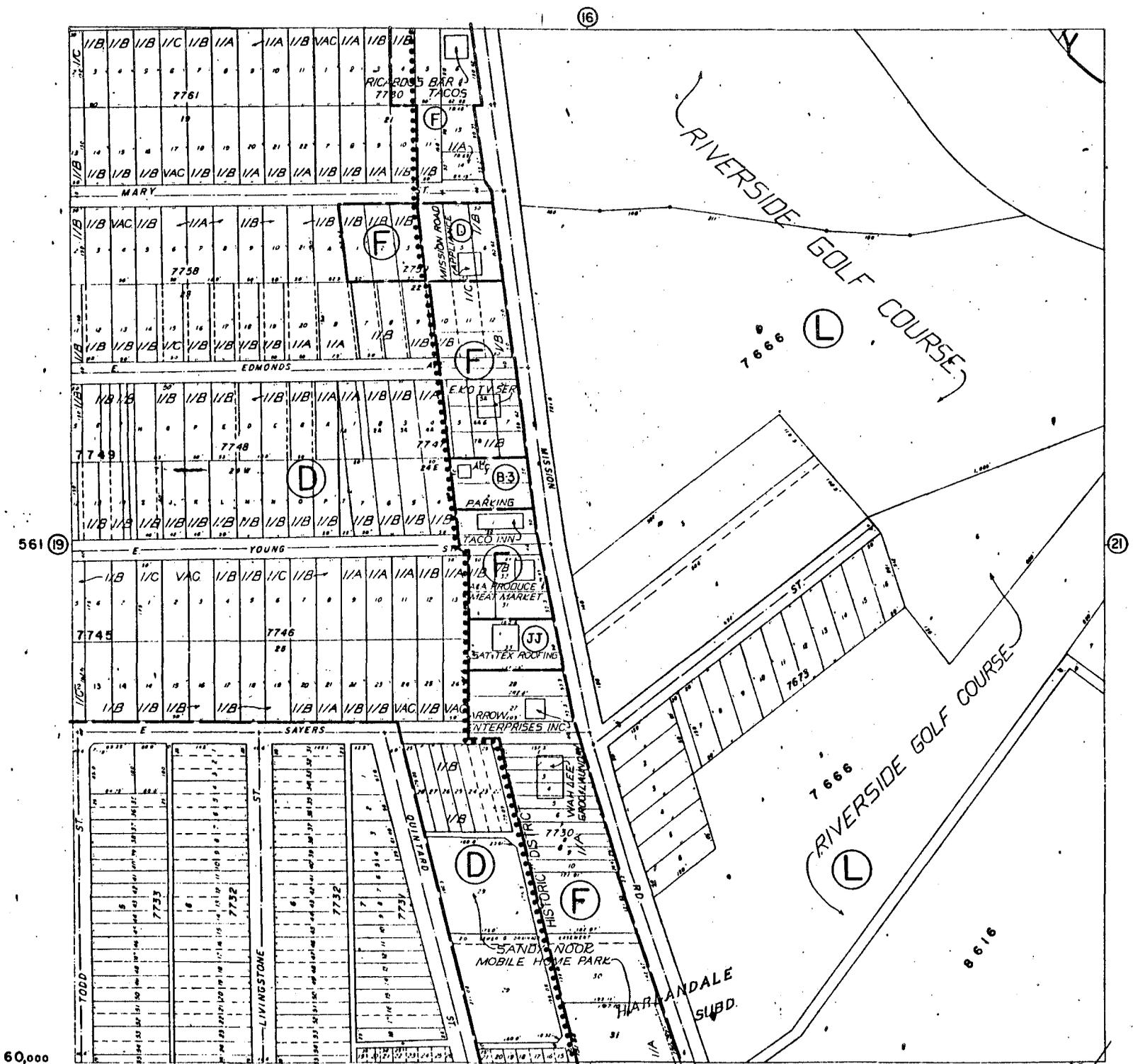
(22)

PROPOSED

SAN ANTONIO, TEXAS
DRAWN
CHECKED
DATE

SECTION NO. 18
SCALE 1"=100'
166-56 2

(18)



561 (19)

60,000

162,000

(16)

(23)
163

PRESENT

SECTION NO 20
SAN ANTONIO, TEXAS
DRAWN
CHECKED
SCALE 1" = 100'
162-560



561

60,000

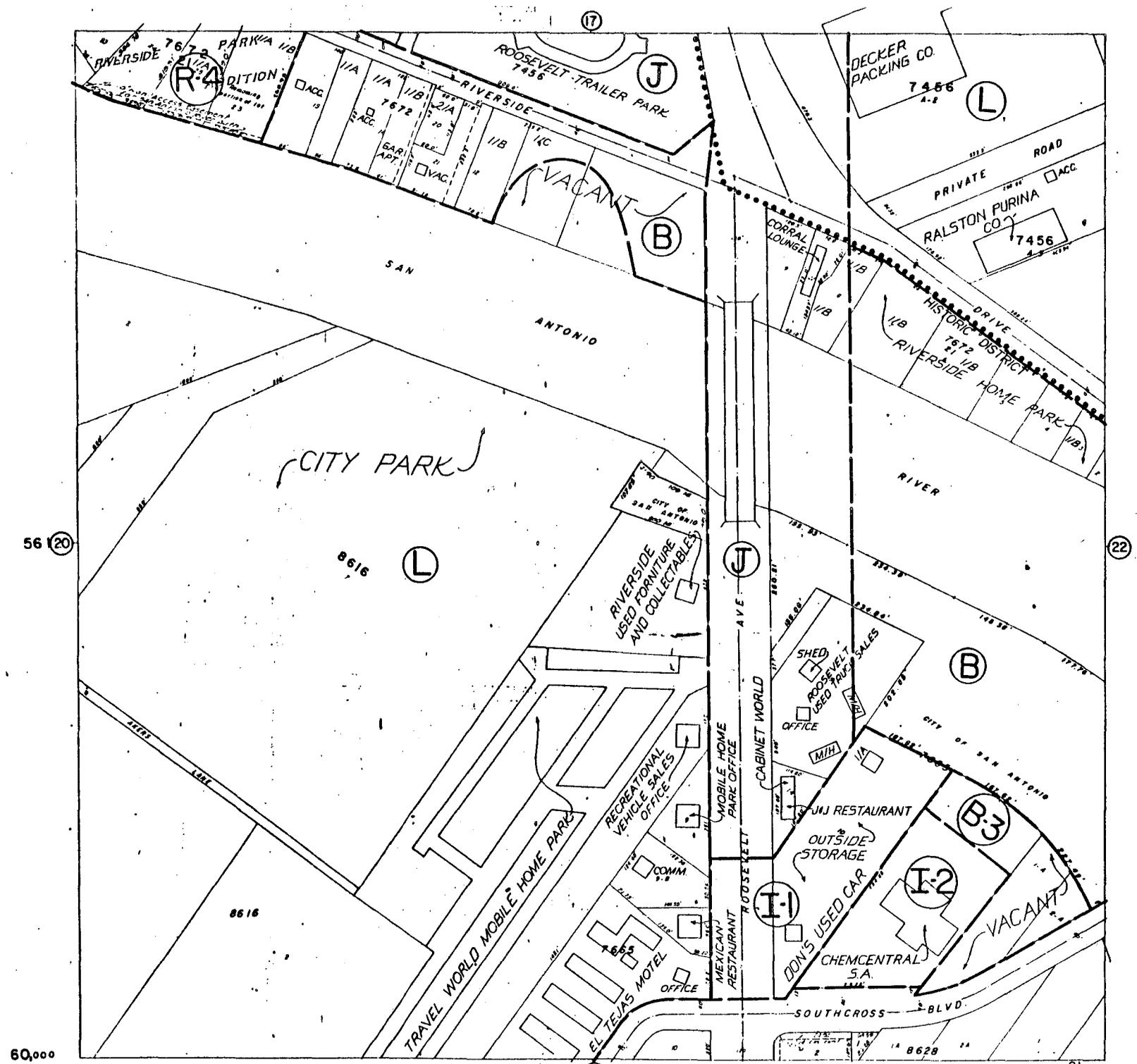
160,000

161

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN _____
 CHECKED _____
 DATE _____

SECTION NO. 19
 SCALE 1" = 100'
 160-560



60,000

164,000

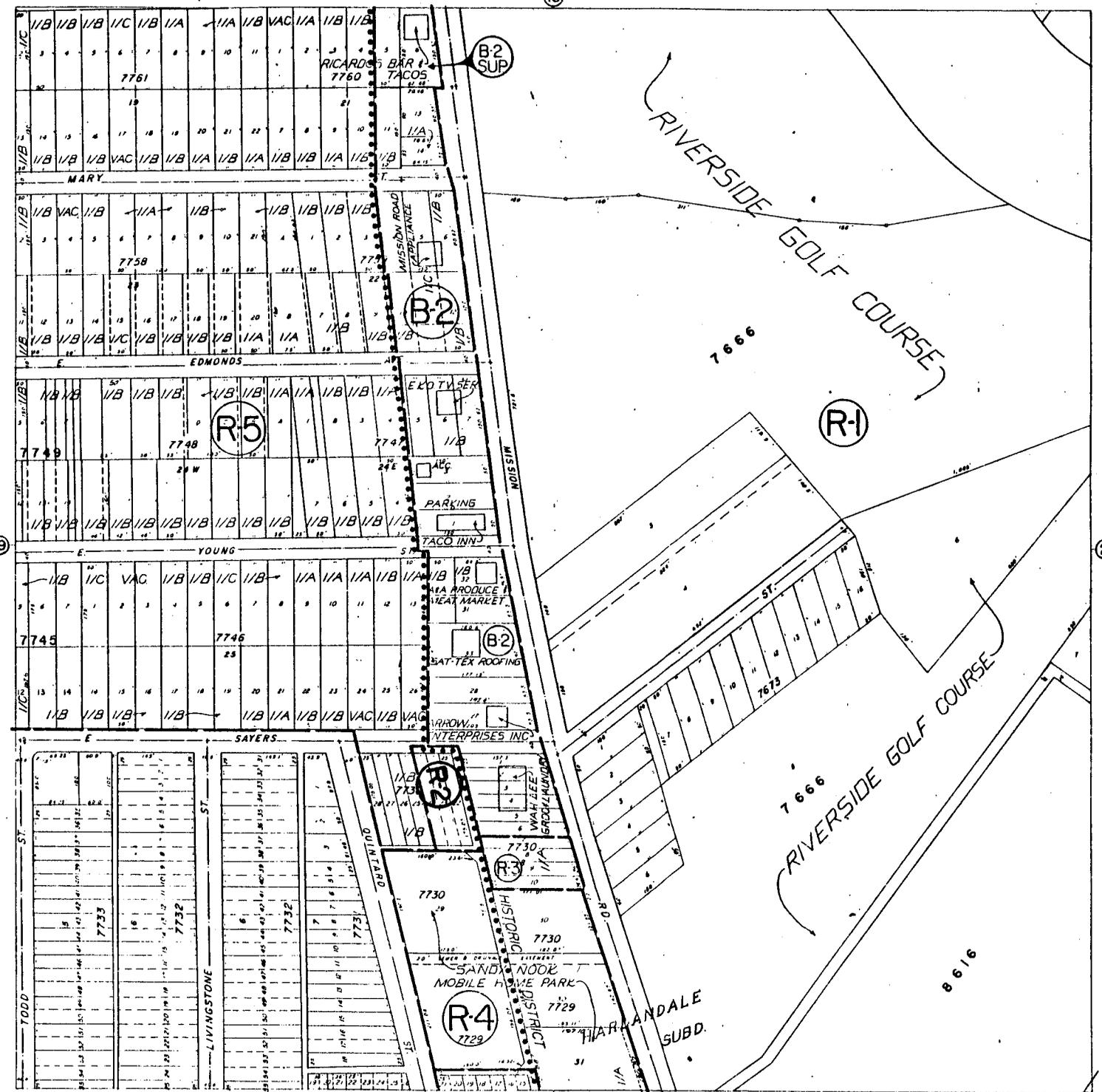
24
165

PRESENT

SECTION NO 21
SCALE 1" = 100'
SAN ANTONIO, TEXAS
DRAWN
CHECKED
DATE
164-560

561 (19)

560,000

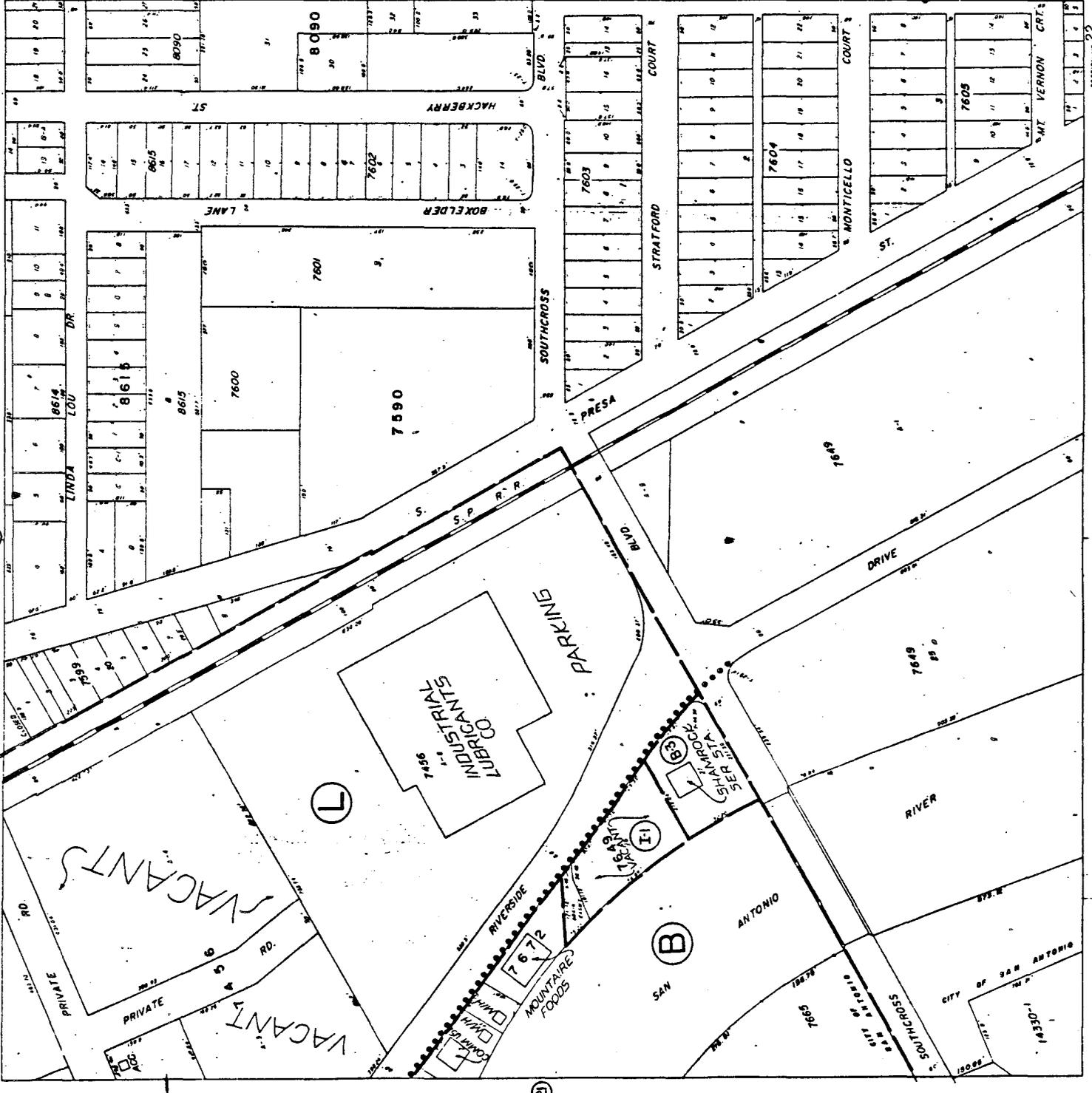


162

PROPOSED

SAN ANTONIO, TEXAS
DRAWN

SECTION NO 20
SCALE 1" = 100'



(18)

(L)

(B)

(I-1)

561(2)

0,000

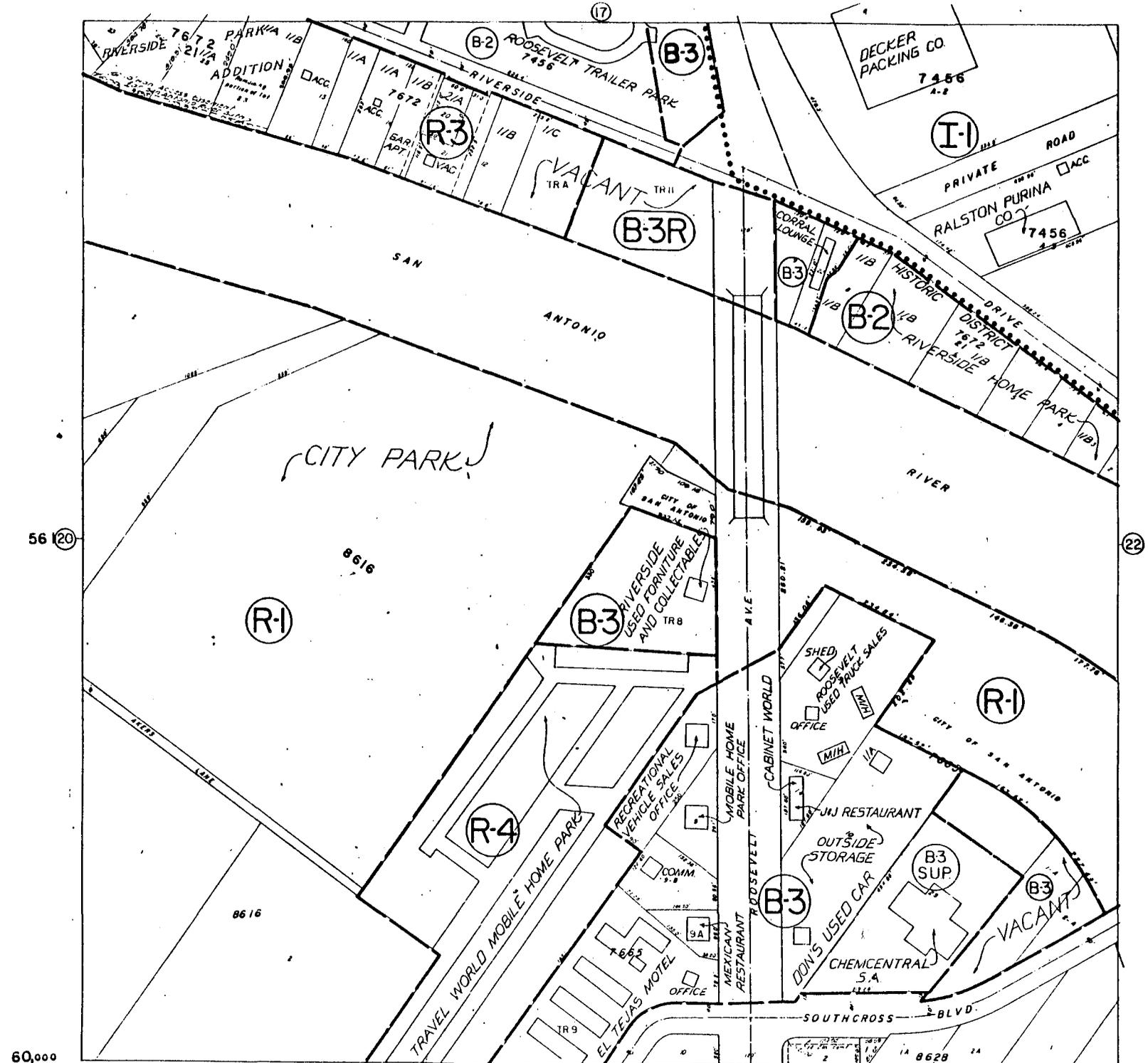
166,000

167

PRESENT

SAN ANTONIO, TEXAS
SECTION NO. 22
SCALE 1" = 100'
CHECKED

16-56



60,000

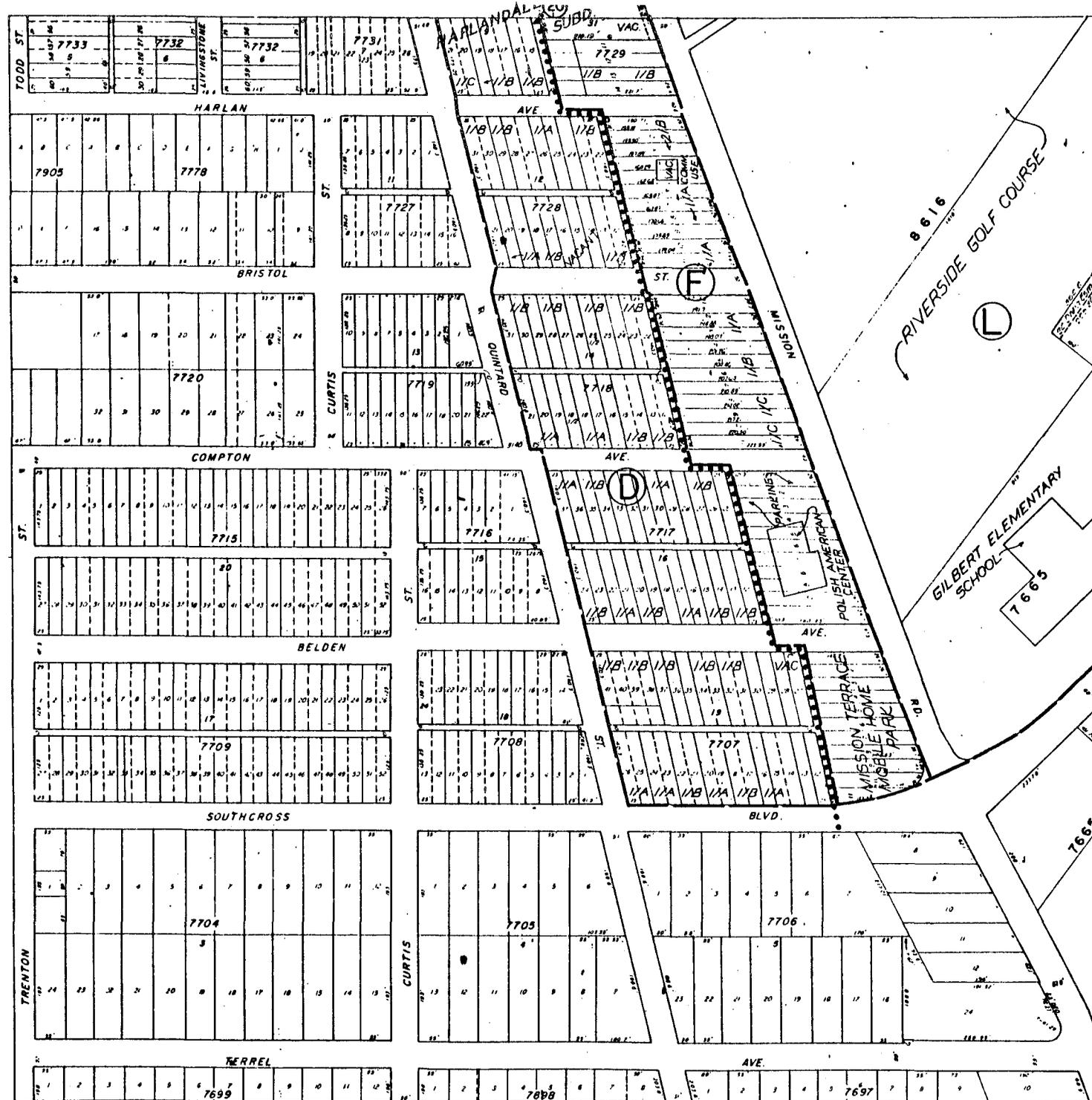
164,000

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN BY [unclear]
 CHECKED BY [unclear]
 DATE 12-13-73

SECTION NO. 21
 SCALE 1"=100'
 164-560

21



559

558,000

162,000

163

PRESENT

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED

SECTION NO. 23
 SCALE 1" = 100'
 16-55



560,000

166,000

561 (2)

167

PROPOSED

SAN ANTONIO, TEXAS
CHECKED
DATE

SECTION NO 22
SCALE 1"=100'
166-560

(22)

(19)



559

558,000

162,000

163

PROPOSED

SAN ANTONIO, TEXAS
 DRAWN
 CHECKED
 DATE

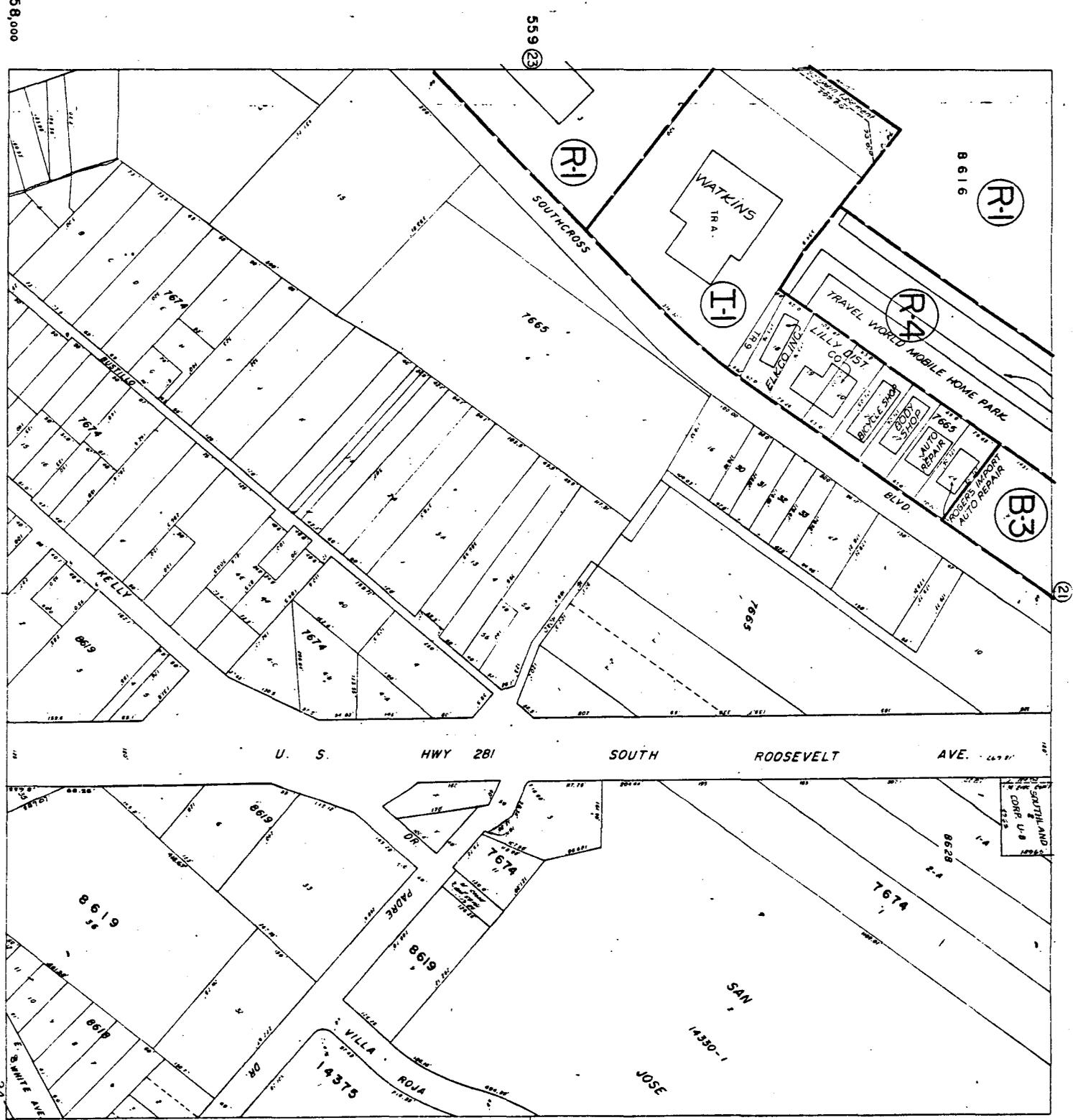
SECTION NO. 23
 SCALE 1" = 100'
 162-55 B

23

58,000
164,000

165
PROPOSED

SAN ANTONIO, TEXAS
SECTION NO. 24
SCALE 1" = 100'
164-556



24

FACT SHEET, ZONING CASE Z85276
L & H PACKING CO.

Facility: Beef packing plant with slaughter and rendering plant located at 675 Steves Ave. L&H has owned and operated the facility since 1968; prior to that time, it was owned and operated by George Braun Packing Co. It has been on the City tax roll since 1905.

Modernization: In 1983, L&H spent \$4 million to modernize the kill floor, bringing it to the state of the art. In 1975, \$1,180,000 was spent to renovate the rendering plant. In December 1983, an additional \$120,000 was spent on air quality control equipment to reduce odor problems.

Company's Economic Impact:*

Sales:	\$154,183,000
Employees:	615 (301 at this facility)
Payroll:	\$10,353,000 (\$4,583,000 at this facility)
Property Taxes:	\$127,600 (\$32,600 to City)
Utilities:	\$1,578,000 (CPS and Water Board)

*Annual data for fiscal year ended November 30, 1984.

Zoning:

Current:	M, permits animal slaughter and rendering plant.
Comparable:	I-2 with City Council approval for animal slaughter and rendering plant).
Proposed:	I-1 (does not permit animal slaughter or rendering plant).

Requested Action: Delete tract from proposed zoning action leaving it with current zoning, or
Zone tract I-2 with City Council approval for animal slaughter and rendering plant.