

AN ORDINANCE **45384**

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 6038)

The rezoning and reclassification of property from "B" Two Family Residential District and "J" Commercial District to "B-3" Business District and "I-1" Light Industry District, listed below as follows:

"B" to "B-3"
The northeast 25' of Lots B-5, 8, 6A, 6B, 6C, 6D, 6E, and 6F, NCB 7676
3300 Block of Mission Road

"B" and "J" to "I-1"
Lots B-5, 8, 6A, 6B, 6C, 6D, 6E, and 6F, NCB 7676
save and except the northeast 25' and all of Lot 6G.

provided that proper platting is accomplished and that a six foot solid screen fence is erected along Mission Road.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

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

PASSED AND APPROVED this 19th day of June 1975.

Lila Cockrell
M A Y O R

ATTEST: *JH Dusselmann*
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

75-36

DISTRIBUTION

ITEM NO. 29

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PUBLIC SAFETY - ASSOC. MGR.	
PURCHASING	
TRAFFIC & TRANSPORTATION	

MEETING OF THE CITY COUNCIL

DATE: JUN 19 1975

MOTION BY: Bill

SECONDED BY: Rohde

ORD. NO. 45384

ZONING CASE 6038

RESOL. _____

PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	<i>Pyndus Rohde</i>
PHIL PYNDUS PLACE 1		✓	✓
ROBERT P. "BOB" BILLA PLACE 2		✓	✓
HENRY G. CISNEROS PLACE 3		✓	abs
REV. CLAUDE BLACK PLACE 4		✓	✓
GLEN HARTMAN PLACE 5		✓	✓
AL ROHDE PLACE 6		✓	✓
RICHARD TENIENTE PLACE 7 (MAYOR PRO-TEM)		✓	X
DR. D. FORD NIELSEN PLACE 8		✓	abs
LILA COCKRELL PLACE 9 (MAYOR)		✓	X

provided that proper platting is accomplished and that a 6' solid screen fence is erected along Mission Road.

75-36

Passed

DISTRIBUTION

AVIATION DIRECTOR
BUILDING & PLANNING ADMIN.
CITY WATER BOARD
COMMERCIAL RECORDER
COMMUNITY DEVELOPMENT OFFICER
COMMUNITY ANALYSIS DIVISION
COMPREHENSIVE PLANNING
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PUBLIC WORKS DIRECTOR
ENGINEERING DIV.
ENGINEERING - SEWERS
PUBLIC SAFETY - ASSOC. MGR.
PURCHASING
TRAFFIC & TRANSPORTATION

ITEM NO. _____

MEETING OF THE CITY COUNCIL

DATE: 6/19/75

MOTION BY: Billa

SECONDED BY: Palmer

ORD. NO. _____

ZONING CASE 6038

RESOL. _____

PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
PHIL PYNDUS PLACE 1		✓	
ROBERT P. "BOB" BILLA PLACE 2		✓	
HENRY G. CISNEROS PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLEN HARTMAN PLACE 5		✓	
AL ROHDE PLACE 6		✓	
RICHARD TENIENTE PLACE 7 (MAYOR PRO-TEM)		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)		✓	

Motion to reconsider

Case 6038

DATE May 14, 1975

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6038 NAME L & H Leasing Company

The rezoning and reclassification of:

"B" to "B-3"

The northeast 25' of Lots B-5, 8,
6A, 6B, 6C, 6D, 6E, and 6F
3300 Block of Mission Road

FOR INFORMATION ONLY

Subject properties are located southwest of
the intersection of Huizar Road and Mission
Road; having 338.3' on Mission Road and 25'
on Huizar Road.

"B" and "J" to "I-1"

Lots B-5, 8, 6A, 6B, 6C, 6D, 6E, and 6F,
save and except the northeast 25' and
all of Lot 6G.

FOR INFORMATION ONLY

Located 25' southwest of the intersection
of Mission Road and Huizar Road with frontage
also on Woodhull Drive, having 144.74' on
Huizar Road and 198.89' on Woodhull Drive.

FROM: "B" Two Family Residential District and "J" Commercial District

TO: "B-3" Business District and "I-1" Light Industry District

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

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: L & H Leasing Company

ZONING CASE 6038

DATE OF APPLICATION: February 28, 1975

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY:

"B" to "B-3"

The northeast 25' of Lots B-5, 8, 6A, 6B, 6C, 6D, 6E, and 6F
3300 Block of Mission Road

FOR INFORMATION ONLY

Subject properties are located northwest of the intersection of Huizar Road and Mission Road; having 338.3' on Mission Road and 25' on Huizar Road.

"B" and "J" to "I-1"

Lots B-5, 8, 6A, 6B, 6C, 6D, 6E, and 6F, save and except the north-east 25' and all of Lot 6G

FOR INFORMATION ONLY

Located 25' southwest of the intersection of Mission Road and Huizar Road with frontage also on Woodhull Drive, having 144.74' on Huizar Road and 198.89' on Woodhull Drive.

ZONING CHANGE REQUESTED:

From "B" Two Family Residential District and "J" Commercial District to "B-3" Business District and "I-1" Light Industry District

ZONING COMMISSION PUBLIC HEARING ON APRIL 16, 1975:

Information Presented by Applicant:

Mr. Floyd McGown, an attorney representing L & H Leasing Company, stated his client is requesting this change of zoning for truck parking and maintenance area to be used in conjunction with the L & H Packing Company. He also stated that the proposed use would not degrade the surrounding neighborhood.

IN FAVOR:

Mr. Howard Hicks, representing the L & H Leasing Company, stated he feels this request would not be detrimental to the surrounding neighborhood.

IN OPPOSITION:

Mrs. R.E. Garcia, stated she was not opposed to the zoning of the property. She was just interested in the difference between a "J" and "I-1" zoning.

Mrs. Patricia Huizar, stated she is the owner of the property located at 131 Huizar. The property in question has deteriorated since the meat packing company moved in. Her mailbox was completely knocked

down several times by the delivery trucks and packing trucks coming in and out from the company. She also stated that her property is in complete ruins and she cannot rent it anymore. She was forced to move from her home on Huizar.

REBUTTAL

Mr. McGown stated he would like for the Commission to grant the requested change of zoning. He feels this request would be in keeping with the zoning in this area.

STAFF RECOMMENDATIONS:

Discussion:

The property in question is within the Mission Parkway Plan which indicated "B-3" Business District for this property. The "B-3" zoning recommended in this plan would provide a logical transition between the industrial zoning to the south and Mission San Jose to the north. The staff recommends approval of "B-3" Business District in accordance with the Mission Parkway Plan.

Staff Recommendations:

Approval of "B-3".
Proper platting and screening

Traffic and Transportation Department Recommendations:

A report from the Traffic Department states Huizar Road is a narrow street. Dedication of additional right-of-way and development of the street to city standards is recommended.

Results of Notices Received Before Hearing:

There were twenty-four notices mailed to the surrounding property owners; three notices were returned in opposition, and four notices were returned in favor.

COMMISSION ACTION:

By a vote of seven in favor, with one being absent for this vote, and one being absent, the Commission recommended approval of "I-1" Light Industry District, save and except the 25' along Mission Road, which is recommended for "B-3" Business District.

Reasons for Action:

- (1) Subject property is located northwest of the intersection of Huizar Road and Mission Road with frontage also on Woodhull Drive.

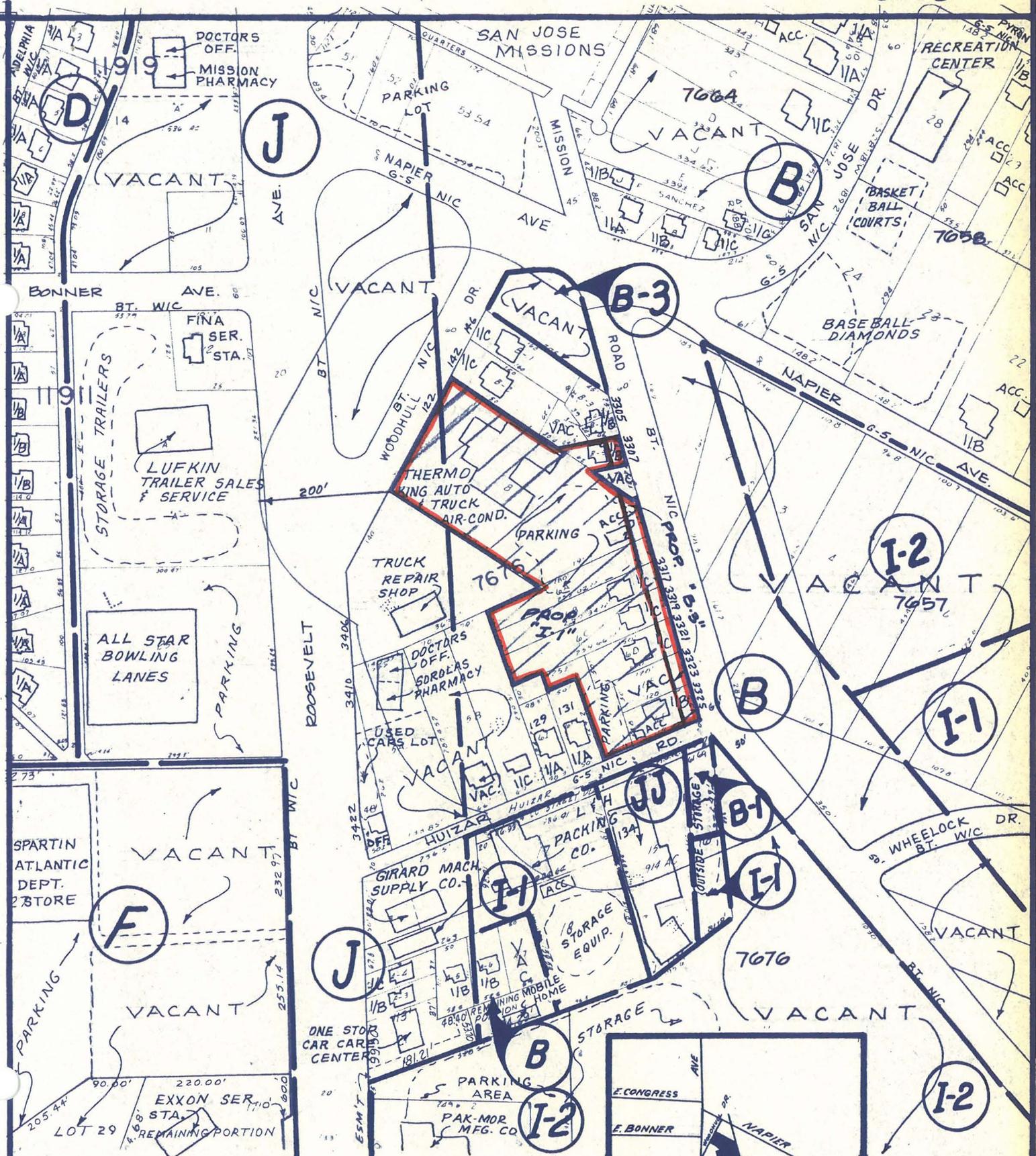
- (2) It is noted there is "J" zoning along Roosevelt Avenue.
- (3) There are "I-2" and "I-1" zones to the east and south of the subject property.
- (4) Although this particular recommendation is not in accordance with the Mission Parkway Plan, it is felt that it is in conformity with the specific area and it is hoped that the proponent and the development will upgrade the area.
- (5) The proponent has agreed to landscape screening along Mission Road and to cooperate with the spirit of the Mission Parkway Plan.

Other Recommendations:

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, that the property be properly platted, and that a 6' solid screen fence be erected along Mission Road.

RESULTS OF NOTICES FOR COUNCIL HEARING:

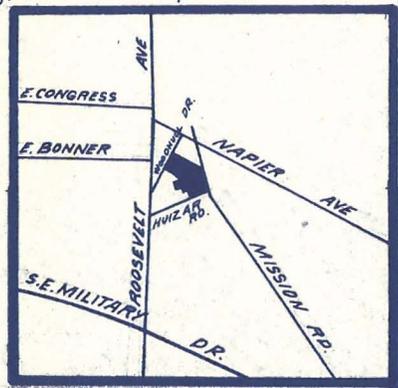
(To be provided at Council Hearing.)



ZONING CASE 6038
 REQUESTED ZONING CHANGE
 FROM "B" TWO FAMILY RES. DIST. TO "I-1" LIGHT
 & "J" COMMERCIAL DIST. TO INDUSTRY DIST.
 & "B-3" BUS. DIST.

DATE JUNE 19, 1975

SCALE 0 100' 200' 300' 400'



DEPT. OF BUILDING &
 PLANNING ADMINISTRATION
 SAN ANTONIO, TEXAS

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____

Stella Orozco, Office Manager

_____, who being by me duly sworn,

says on oath that he is ~~one of the publishers~~ ^{Office Manager} of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the Ordinance #45384 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: June 23,

_____, 19 75

AN ORDINANCE 45384

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

PASSED AND APPROVED this 19th day of June, 1975.

LILA COCKRELL
Mayor

ATTEST:

J. H. INSELMANN
City Clerk

Stella Orozco

Sworn to and subscribed before me this 23rd Day of June, 19 75

Ernest G. Carrol

Notary Public in and for Bexar County Texas