

AN ORDINANCE **50173**

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. 7530)

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

Lot 1 and the northwest 24.23' of  
Lot 2, Block 4, NCB 15855, being that  
portion presently not zoned "I-1"  
Industry District  
443 Nakoma Drive

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

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

PASSED AND APPROVED this 14<sup>th</sup> day of Dec, 1978.

*Lela Cockrell*  
M A Y O R

**78-56**

ATTEST: *G. V. Jacobs*  
C i t y C l e r k

APPROVED AS TO FORM: *James H. M...*  
City Attorney

DISTRIBUTION

AVIATION	
BUDGET & RESEARCH	✓
BUILDING & ZONING	
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	1
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	1
PLANNING	1
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 24

MEETING OF THE CITY COUNCIL

DATE: DEC 14 1978

MOTION BY: Steen

SECONDED BY: Eureste

ORD. NO. 50173

ZONING CASE 7530

RESOL. \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
RUDY C. ORTIZ PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
PHIL PYNDUS PLACE 8		absent	
GLEN HARTMAN PLACE 9		absent	
JOHN STEEN PLACE 10		✓	
LILA COCKRELL PLACE 11 (MAYOR)		✓	

**78-56**

COUNTY

P-12 TEMP. R-1

12059

ANTIQUE SHOP

I-1

P-16

NORTH LOOP RD. B.T.N.C.

B-3

Lot 1 VACANT

OUTSIDE STOR.

12694

Lot 2 VACANT

TEMP. R-1

R-1

NAKOMA

15855

I-1

DRIVE

VAC

WEST AVENUE

PERSUASION

BREESPORT

54

COLORADO DRIVE

B-3

TEXAS TUB SPA

15852

RHAPSODY

R-3

# ZONING CASE 7530

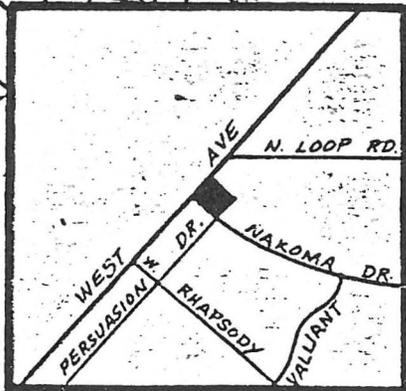
CITY COUNCIL DIST. NO. 8

REQUESTED ZONING CHANGE

FROM "B-3" BUS. DIST. TO "I-1" LIGHT INDUSTRY DIST

DATE DEC. 14, 1978

SCALE 0' 100' 200' 300' 400'



DEPT. OF BUILDING & ZONING  
SAN ANTONIO, TEXAS

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE # 7530 NAME Mr. J.L. Rodriguez, Jr.

The rezoning and reclassification of:

Lot 1 and the <sup>northwest</sup> southwest 24.23' of Lot 2,  
Block 4, NCB 15855, being that portion pre-  
sently not zoned "I-1" Industry District.  
443 Nakoma Drive

FOR INFORMATION ONLY

Subject property is located east of the inter-  
section of West Avenue and Nakoma Drive, having  
200.04' on West Avenue and 158.69' on Nakoma Drive.

FROM: "B-3" Business District

TO: "I-1" Light Industry District.

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

APPLICANT: Mr. J.L. Rodriguez, Jr.

ZONING CASE # 7530

DATE OF APPLICATION: October 26, 1978

APPEAL CASE

YES

NO XXX

LOCATION OF PROPERTY:

Lot 1 and the southwest 24.23' of Lot 2,  
Block 4, NCB 15855 being that portion presently  
not zoned "I-1" Industry District.  
443 Nakoma Drive

FOR INFORMATION ONLY

Subject property is located east of the intersection  
of West Avenue and Nakoma Drive; having 200.04' on  
West Avenue and 158.69' on Nakoma Drive.

REQUESTED CHANGE IN ZONING

From "B-3" Business District to "I-1" Light Industry District.

ZONING COMMISSION PUBLIC HEARING HELD ON November 21, 1978.

Information Presented by Applicant

Mr. J.L. Rodriguez, 3740 colony Drive, stated they are requesting  
a change in zoning from "B-3" Business District to "I-1" Light  
Industry District for the following reasons: originally when they  
came in with the master plan of the overall subdivision which was  
called Beacon Circle North, the subject property was part of a  
140 acre site. They had a buffer zone of "B-3" across Persuasion  
that extended all the way across North Loop Road. This was to  
protect the character of the surrounding property and at the same  
time create a buffer between the "R-1" zoning and the "I-1" zoning.  
Being that the character of the use has been changed, they are  
requesting that this particular lot be also allowed to have the  
same use as the rest of the property they now have.

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Considering the abutting "I-1" zoning to the southeast and south-  
west, the staff recommends approval of the requested change.

Staff Recommendation

Approval

Traffic and Transportation Department Recommendations

The subject property has frontage along West Avenue, a designated  
secondary type A arterial, and along Nakoma Drive a designated  
secondary type B arterial. With 200 feet of frontage along West  
Avenue

Avenue, access onto West Avenue would have to be in cooperation with the adjacent property to be in consonance with the policies of the Major Thoroughfare Plan. Likewise, with 158 feet of frontage along Nakoma, access must be with the adjacent property.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

A motion was made by the Commission to recommend to the City Council the approval of the requested petition from "B-3" Business District to "I-1" Light Industry District by the following vote:

Davies, Washington, Lopez, Oviedo, Specia, Salinas, Rodriguez and Gragg voting in the affirmative, with Gallegos being absent this vote and Kachtik and Williams being absent. MOTION CARRIED.

REASONS FOR ACTION

1. Subject property has frontage along West Avenue, a designated secondary type-A arterial street.
2. The subject property is surrounded by "I-1" type zoning and it is felt that the zoning of this piece of property would bring the property more in line with the zoning existing in that area.
3. There were thirteen notices mailed out; none were returned in opposition and five returned in favor.
4. The staff has recommended approval of this request.
5. There was no one present at the public hearing in opposition to the requested change.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To Be Provided At Council Hearing).

# Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR  
CITY OF SAN ANTONIO }

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

Irene Palencia, who being by me duly sworn,

says on oath that she is Office Supervisor

of the Commerical Recorder, a newspaper of general circulation in the City of San

Antonio, in the State and County aforesaid, and that the Ordinance #50173

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: December 18, 19 78.

## AN ORDINANCE 50173

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Lot 1 and the northwest 24.23' of Lot 2, Block 4, NCB 15855, being that portion presently not zoned "I-1", Industry District.  
443 Nakoma Drive.

Provided that property is replatted into one lot with the lot to the north, and that a six foot solid screen fence is erected and maintained along the south property line.

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

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

PASSED AND APPROVED THIS 14 DAY OF DECEMBER, 1978.

/s/ LILA COCKRELL  
Mayor

ATTEST:

/s/ G. V. Jackson, Jr.  
City Clerk

Irene Palencia

Sworn to and subscribed before me this 18th Day of December, 19 78.

Wm G. Cockrell  
Notary Public in and for Bexar County, Texas