

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. Z85405)

The rezoning and reclassification of property

FROM: Temporary "R-1" One Family Residence District; "B" Residence District, "R-4" Mobile Home Residence District; "F" and "H" Local Retail Districts; "B-2" Business District; "B-3R" Restrictive Business District; "B-3" Business District, "J" and "JJ" Commercial Districts; "I-1" Light Industry District; "L" First Manufacturing District; Historic "B" Residence District; Historic "F" Local Retail District; Historic "B-3" Business District; Historic "J" and Historic "JJ" Commercial Districts; Historic "LL" First Manufacturing District; Historic "I-2" Heavy Industry District and Historic Landmark "B" Residence District.

TO: "R-A" Residence-Agriculture District; "R-1" One Family Residence District; "R-5" One Family Residence District; "R-2" Two Family Residence District; "B-2" Business District; "B-3NA" Non Alcoholic Sales District; "B-3R" Restrictive Business District; "B-3" Business District; "I-1" Light Industry District; Historic "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; Historic "R-5" One Family Residence District; Historic "R-2" Two Family Residence District; Historic "R-3" Multiple Family Residence District; Historic "B-2" Business District; Historic "B-3NA" Non Alcoholic Sales District; Historic "I-1" Light Industry District; Historic "I-2" Heavy Industry District; Historic Landmark "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for an appliance storage; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for a Commercial Diesel Service; "B-3" S.U.P. Business District Special Use Permit for a Ballpark.

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

TO: Historic "R-A" Residence-Agriculture District and Historic Landmark "R-A" Residence-Agriculture District.

NCB 10916, Parcel 101,103 and 108.
NCB 10917, The southwest 100' of Tracts 5, 6, 7 and 8 adjacent and parallel to San Juan irrigation ditch.
NCB 10918, The southwest 100' of Tracts 3 and 4, Parcel 108 adjacent and parallel to the San Juan irrigation ditch.
NCB 10919, All of NCB, save & except parcels 104, 105, and 106.
NCB 10920, Lot 3, and the east 790' of Tracts 3, 4, and 5.
NCB 11173, All of NCB, save & except portion of NCB fronting on Espada Road, between Espada irrigation ditch, Tract G-4, and Lot 80.
NCB 11174, All of NCB, save & except Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract E and the west irr. 110.5' of Tract 15.
NCB 10933, All of NCB, save & except Tracts 4, 26, 27 and 27 1/2.

FROM: "I-1" Light Industry District; Temporary "R-1" One Family Residence District; "B" Residence District; Historic "B" Residence District and Historic Landmark "B" Residence District

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

NCB 7664, Portion of NCB, San Jose Burial Park property and a portion that is bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave. on the west.
NCB 10882, Lot 1.
NCB 10916, Parcel 100, save & except the east 300'.
NCB 10917, The east 635' of Tract 5.
NCB 10917, The east 550' of Tract 6.
NCB 10917, The east 1040' of Tract 7.
NCB 10917, The east 970' of Tract 8.
NCB 10917, Parcels 100F, 100D, and 100, save & except the south 300' of the east 300' of Parcel 100.
NCB 10918, The east 380' of Tract 4.
NCB 10923, Tracts 2A, 3A, 4A, 5A, 1B, 2B, 3B, 4B, 5B, 6B, 1C, 2C, 3C, and 4C.
NCB 10924, All of NCB
NCB 10932, All of NCB, save & except the northwest irr. 950' of Tract W, Tract 1-A, Lots 15, 16, 17, 18 and the eastern portion of Tract 30, 31 1/2 between Southern Pacific Railroad R.O.W. and S. Presa Street.
NCB 11039, All of NCB.
NCB 11040, All of NCB, save & except Tracts 7 and 8.
NCB 11041, All of NCB.
NCB 11042, Lots 2, 3, 6, 7 and 8.
NCB 11043, All of NCB.
NCB 11044, All of NCB.
NCB 11045, Lots 3 thru 8 and 11 thru 17.
NCB 11046, All of NCB, save & except Lot 64.
NCB 11047, All of NCB.
NCB 11048, All of NCB, save & except Lots 1 thru 6.
NCB 11049, All of NCB.

NCB 11152, All of NCB.
 NCB 11166, Tracts 6, 7, 10 and the north 460' of Tract 8.
 NCB 11168, Tracts 8C, 8D, 8E, 8F, 8G, 8H, H, G, Lots 17, 18, 19 The east irr.
 260' of Tract A, B, C.
 NCB 11169, The east 200' of Lots 1E, 2E, 3E, 4E, 5E, 4, 5, Tract 4 and 21.
 NCB 11170, Tracts 1A, 2A, 1, 2, 3, 4, 5, 12, F, G and H.
 NCB 11173, Portion of NCB, fronting on Espada Road, being between Espada
 irrigation ditch & Espada Road and Tract G-4, save & except Lot 80.
 NCB 11174, Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract
 E.
 NCB 11175, All of NCB save & except Tracts 1-A, 1-B, 1-C, 1, A, B, C, D and
 the west irr. 240' of Tract R.
 NCB 13599, All of NCB.
 NCB 13600, All of NCB.
 NCB 13601, All of NCB.
 NCB 13602, All of NCB.
 NCB 15635, All of NCB, save & except Lots 1 thru 6 and 47.
 NCB 15636, All of NCB.
 NCB 15637, All of NCB, save & except Lots 1 thru 6.
 NCB 15638, All of NCB.
 NCB 15639, All of NCB, save & except Lots 1 thru 6.
 NCB 15640, All of NCB.
 NCB 15641, All of NCB, save & except Lots 1 thru 6.
 NCB 15642, All of NCB.
 NCB 15643, All of NCB, save & except Lots 1 thru 6.
 NCB 15644, All of NCB, save & except Lots 1 thru 6.
 NCB 15645, All of NCB, save & except Lots 1 thru 6.
 NCB 15646, All of NCB, save & except Lots 1 thru 6.
 NCB 15647, All of NCB.
 NCB 16061, All of NCB, save & except Lots 6 and 7
 NCB 16156, Lots 3 thru 10 and 10-A.
 NCB 16157, All of NCB.
 NCB 17201, All of NCB.

FROM: "B" Residence District and Historic "B" Residence District

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

NCB 7438, All of NCB.
 NCB 14954, Lots 1 thru 20.
 NCB 14955, Lots 1 thru 23.
 NCB 14960, Lots 1 thru 16, and 32 thru 34.

FROM: "B" Residence District and Historic "B" Residence District

TO: "R-2" Two Family Residence District and Historic "R-2" Two Family Residence
 District

NCB 10916, The east 300' of Parcel 100.
 NCB 10917, The south 300' of the east 300' of Parcel 100.
 NCB 10918, Parcel 1.
 NCB 10919, Parcels 104, 105, and 106.
 NCB 10933, Tracts 4, 26 and 27 1/2.

NCB 11171, All of NCB, save & except Lot 9 and Tract 3-A.
NCB 11172, All of NCB, save & except Tract 3A, Lot 13 and the west irr. 447.18'
of Tract 11.
NCB 16061, Lots 6 and 7.

FROM: Historic "B" Residence District

TO: Historic "R-3" Multiple Family Residence District

NCB 10932, The northwest irr. 950' of Tract W.

FROM: "D" Apartment District and Historic "B" Residence District

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

- NCB 11168, The south irr. 173.49' of K, the south irr. 174.43' of J, the west
144' of south 173.49' of L, and the east 55' of south 173.49' of L.
NCB 11174, The west irr. 110.9' of Tract 15.
NCB 11176, The east irr. 300' of Tracts C, D and E.
NCB 11177, Lots 18, 19 and the east irr. 200' of Tract Division #3.
NCB 10926, Lots 24 thru 28 and 31 thru 34.

FROM: "B" Residence District; "B-2" Business District; "B-3" Business District;
Historic "B" Residence District and Historic "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Sales Business District and Historic "B-3NA" Non
Alcoholic Sales District.

NCB 10919, Parcels 5-B, 107, 108 and Lot 23.
NCB 10920, Lots 2, 3, 4, 1-B, 2-A, 3-A, Tract 19, Tract 5-B, being on the southwest
side of US Hwy 181 and the southwest 60' of Tract A, area being
between South Presa Street and Old Corpus Christi Road.
NCB 10922. All of NCB, save & except the southwest irr. 51.6' of Tract 2, being
on the westside of US Hwy 181.
NCB 10923, Tract 1-A, save & except the west 105.9'
NCB 11042, Lot 1
NCB 11045, Lot 10
NCB 11046, Lot 64
NCB 11048, Lots 1 thru 6
- NCB 11156, The south 150' of the east irr. 1427.52' of Tract M, the east 1800'
of Tract R, the east 150' of Tract K.
NCB 11168, Lots 22, 23, 24, 26, 27, 28 Parcel 102, 103, 104, 105, Tract C save & except
the east irr. 260' of Tract C, Tract D, save & except the east irr.
680' of Tract D, the south 150' of the east irr. 1427.52' of Tract
M. and the south 168' of east irr. 77' of Parcel 101.
NCB 11178, Lots 105, 106, 119, 120, 121, 122, 139, 148, and the east 137' of Lot 146.
NCB 15635, Lots 1 thru 6
NCB 15637, Lots 4, 5, 6
NCB 15639, Lots 1 thru 6
NCB 15641, Lots 1 thru 6
NCB 15644, Lots 1 thru 6
NCB 15645, Lots 1 thru 6
NCB 15646, Lots 1 thru 6
NCB 16156, Lots 1 and 2

FROM: "B" Residence District

TO: "B-3R" Restrictive Business District

NCB 11178, Lots 103,104, and 107.

FROM: "B" Residence District; "F" Local Retail District; "H" Local Retail District; "B-2" Business District; "B-3R" Restrictive Business District; "J" & "JJ" Commercial Districts; "L" First Manufacturing District; "I-1" Light Industry District; Historic "B" Residence District; Historic "JJ" Commercial District and Historic "F" Local Retail District.

TO: "B-3" Business District and Historic "B-3" Business District

NCB 7664, A portion of NCB, the west 200', fronting on Roosevelt Ave., between 92nd Street and Ashley Road (properties of City of San Antonio and Harlandale School District).

NCB 9486, Lot 2.

NCB 9491, Lots 253 thru 260.

NCB 9492, Lots 261 thru 266.

NCB 9497, Lots 139, 267,268,269 270 and G.

NCB 9800, The east 260' of NCB.

NCB 9802, Lots 7, 12, 15 and 16.

NCB 10918, Parcel 104' the northeast 200' of Parcel 108, the northeast 200' of Tract 2, The northeast 200' of Tract "A", the northeast 200' of Tract 4, save and except the most easterly 300' fronting on US Hwy 181 south.

NCB 10920, Tract 5-B, being on the northeast side of S. Presa, Tract A and lots 1 thru 4.

NCB 10922, The southwest irr. 51.6' of Tract 2, being on the westside of US Hwy 181.

NCB 10926, Lots 13, 14 and 15.

NCB 10927, Lots 38, 39 and 40.

NCB 10928, Tract 7-E, the north 330' of the west irr. 200' of Tract 7B and the south 330' of the west irr. 120' of Tract 7-B.

NCB 10930, Lots 9, 10, Tract 2 and 4.106 acre Tract - State Hwy Dept property.

NCB 10931, Lots 13, 14, the north 200' of Tract 1, north and east 200' of Tract 2 and the northeast 200' of Tract 5-B.

NCB 11033, The east irr 150' of Lots 1 and 2

NCB 11156, The east 150' of Lots 7, 9, 19, 20, 22, Tracts B, C, K and M and parcel 8.

NCB 11160, All of Tract 5-A.

NCB 11168, The west 150' of Parcels 100 and 101.

NCB 11169, The west 150' of Tracts 1-A, and 17.

NCB 11170, The west 150' of Lot 13 and Tract A.

NCB 11171, The west 150' of Lot 9.

NCB 11172, The west 150' irr of Lot 13.

NCB 11175, Tracts 1-A, 1-B, 1-C, Lots 44, 45 and the west 240' of Tract R.

NCB 11176, Tract A and the west 150' and the south 75' of Lot 23.

NCB 11177, The west 150' of Lot 17.

NCB 11178, Lots 101 and 102, 154,155, the west 111' of Lot 146 and the east 300' of Lot 160 and Tracts A, B and C.

FROM: "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Sales District, Special Use Permit for Appliance Storage.

NCB 11168, Lot 25.

FROM: "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Business District, Special Use Permit for Commercial Diesel Service

NCB 11168, Tract 8-B.

FROM: "I-1" Light Industry District

TO: "B-3" Business District, Special Use Permit for a Ballpark

NCB 11040, Tract 7 and 8.

"I-1" Light Industry District

6' Solid Screen Fence for Outside Storage.

NCB 10928, Tract 7-F.

FROM: "B" Residence District, "R-3" Multiple Family Residence District, "D" Apartment District, "JJ" Commercial District, "L" First Manufacturing District, Historic "F" Local Retail District, Historic "JJ" Commercial District and Historic "LL" First Manufacturing District

TO: "I-1" Light Industry District and Historic "I-1" Light Industry District

NCB 7664, All of NCB, save & except the area bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave on the west, the west 200' along Roosevelt Ave, between 92nd Street, Ashley Road and a portion of NCB being San Jose Burial Park.

NCB 10917, Tract 5, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 635' Tract 6, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 550'. Tract 7, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 1040'. Tract 8, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 970'

NCB 10918, Parcel 108, save & except the northeast 200' and the west 100' adjacent and parallel to the San Juan irrigation ditch. Tract 2, save & except the northeast 200' and the southwest, southeast and the northwest 100' adjacent and parallel to the San Juan irrigation ditch. Tract B and Tract A, save & except the northeast 200'

Tract 4, save & except the northeast 200' the easterly 380' fronting on US Hwy 181 South and the southwest 100' adjacent and parallel to the San Juan irrigation ditch.

NCB 10923, Tracts 1, 2, 7, Lots 1-D, 3-D, 7-D, 8-D, 9-D, 18 and the west 35.08' of Lot 16.

NCB 10925, Lot 15.

NCB 10926, Lots 19 thru 23.

NCB 10927, Lots 41 thru 45.

NCB 10928, Tracts 7-C, 7-D and 6-B, save & except the west irr 200' and Tract 7-B, save & except the north 330' of the west irr 200' and the south 330' of the west irr. 120'.

NCB 10931, Tract 1, save & except the north 200', Tract 2, save & except the north and northeast 200', Tract 5B, save & except the northeast 200'

NCB 10932, Lots 15, 16, 17, 18 and the eastern portion of Tracts 30 and 30 1/2 between Southern Pacific Railroad R.O.W and S. Presa St.

NCB 11033, Lots 1 and 2, save & except the east irr 150'.

NCB 11156, Lots 21 and 22, Tracts G, H and Tracts C, K, save & except the east irr. 150' The west 150' of the east 200' of Tract B, Lots 21 and 22, save & except the east irr. 150'.

NCB 11168, Tracts 5, 16, 16-C, and the north 100' of Tracts 16-A, 16-D. Parcel 100, save & except the west 150', Tracts A and B, save & except the east irr. 260'. Parcel 101, save & except the south 110' and the west 150'

NCB 11169, Lot 24, save & except the west 150', Tract 17, 18 save & except the west 150', Tract 2, 3, 1-A, save & except the west 150' Tract 34, save & except the east 200'. Tract 21, 1-E, 2-E, 3-E, 4-E, 5-E, 4 and 5 save & except the east 200'.

NCB 11170, Tracts B, C, D, 18, Lot 13, Tract A, save & except the west 150'. A 1.487 acre tract of land by field notes filed in the Office of the Planning Department (zoning case #6870).

NCB 11171, Tracts 3-A, Lot 9 save & except the west 150'

NCB 11172, Tract 3-A, the west irr. 447.18' of Tract 11, and Lot 13, save & except the west 150'

NCB 11175, Tracts B, C and D.

NCB 11176, Lots 1 thru 6, 11 thru 15, Tract B, Tracts C, D, E, save & except the east irr. 300' and Lot 23, save & except the west 150' and south 75'.

NCB 11177, Lot 17, save & except the west 150', Tract Division #3, save & except the east irr. 200'.

NCB 11178, Lots 123 and 124.

FROM: Historic "LL" First Manufacturing District and "B-3" Business District

TO: Historic "I-2" Heavy Industry District

NCB 11176, Lots 21 and 25.
 NCB 10932, The southeast 680' of Tract 8-A.

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 9th DAY OF January 1986.

ATTEST: Anna J. Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

86-02

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: JAN 9 1986

MEETING OF THE CITY COUNCIL
 MOTION BY: Dutmer SECONDED BY: Thompson

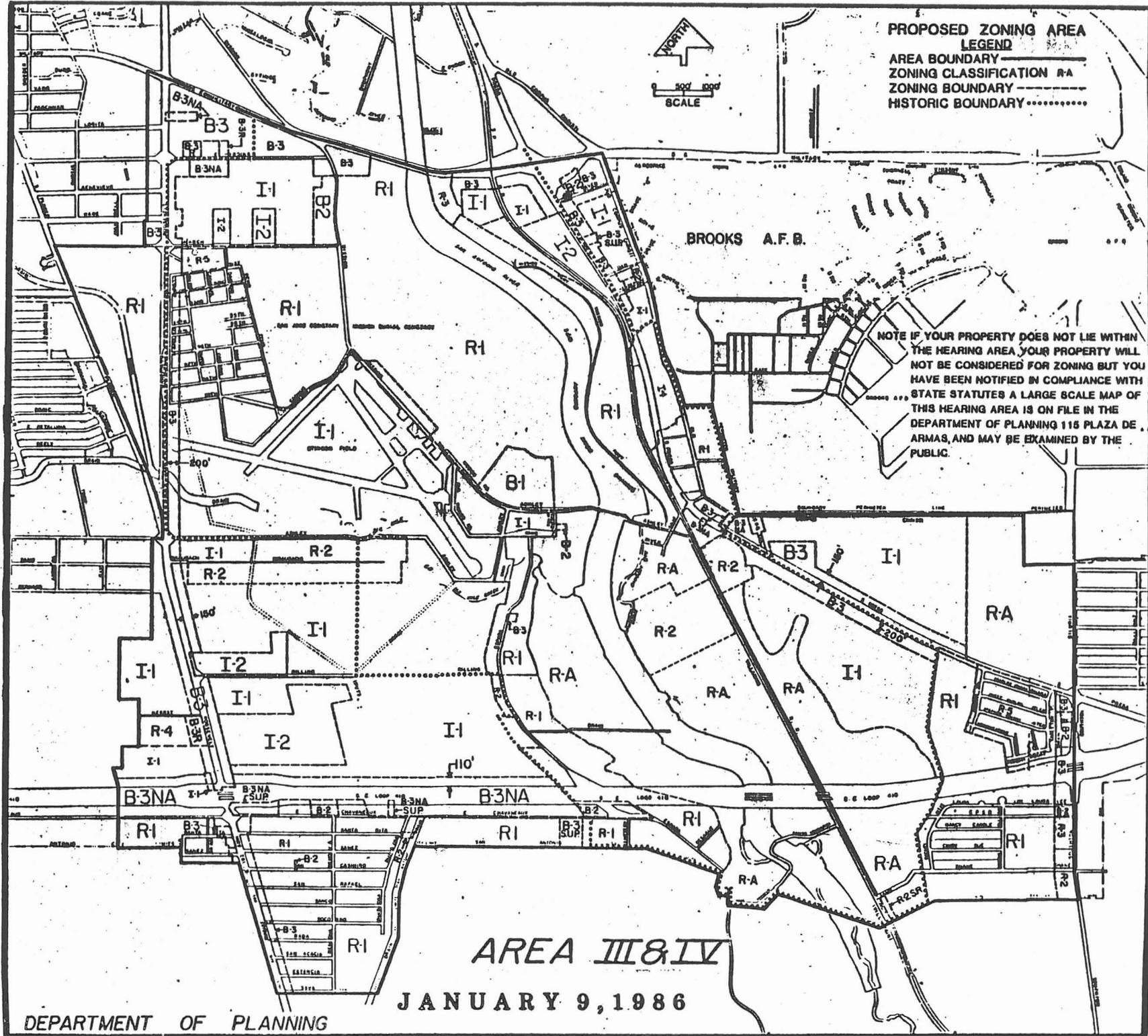
ORD. NO. 62153 ZONING CASE #285405

RESOL. _____ PETITION _____

	ROLLCALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1	ABSENT		
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		✓	
WEIR LABATT PLACE 9		absent	
JAMES C. HASSLOCHER PLACE 10		absent	
HENRY G. CISNEROS PLACE 11 (MAYOR)		✓	

No change

86-02



CASE NO. 285405

CITY COUNCIL

DATE: January 9, 1986

TO: CITY CLERK

DISTRICT NO. 3

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE NO. Z85405 NAME City of San Antonio

THE REZONING AND RECLASSIFICATION OF:

An area bounded on the north by SE Military Drive, on the east by Old Corpus Christi Road, the boundary to Brooks Air Force Base, and Southton Road, on the south by the city limits and on the west by S. Flores Street and Roosevelt Avenue.

Further description on file in the Office of the City Clerk.

FROM: Temporary "R-1" One Family Residence District; "B" Residence District, "R-4" Mobile Home Residence District; "F" and "H" Local Retail Districts; "B-2" Business District; "B-3R" Restrictive Business District; "B-3" Business District, "J" and "JJ" Commercial Districts; "I-1" Light Industry District; "L" First Manufacturing District; Historic "B" Residence District; Historic "F" Local Retail District; Historic "B-3" Business District; Historic "J" and Historic "JJ" Commercial Districts; Historic "LL" First Manufacturing District; Historic "I-2" Heavy Industry District and Historic Landmark "B" Residence District.

TO: "R-A" Residence-Agriculture District; "R-1" One Family Residence District; "R-5" One Family Residence District; "R-2" Two Family Residence District; "B-2" Business District; "B-3NA" Non Alcoholic Sales District; "B-3R" Restrictive Business District; "B-3" Business District; "I-1" Light Industry District; Historic "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; Historic "R-5" One Family Residence District; Historic "R-2" Two Family Residence District; Historic "R-3" Multiple Family Residence District; Historic "B-2" Business District; Historic "B-3NA" Non Alcoholic Sales District; Historic "I-1" Light Industry District; Historic "I-2" Heavy Industry District; Historic Landmark "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for an appliance storage; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for a Commercial Diesel Service; "B-3" S.U.P. Business District Special Use Permit for a Ballpark.

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

DEPARTMENT OF PLANNING AND ZONING

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

TO: Historic "R-A" Residence-Agriculture District and Historic Landmark "R-A" Residence-Agriculture District.

NCB 10916, Parcel 101,103 and 108.
NCB 10917, The southwest 100' of Tracts 5, 6, 7 and 8 adjacent and parallel to San Juan irrigation ditch.
NCB 10918, The southwest 100' of Tracts 3 and 4, Parcel 108 adjacent and parallel to the San Juan irrigation ditch.
NCB 10919, All of NCB, save & except parcels 104, 105, and 106.
NCB 10920, Lot 3, and the east 790' of Tracts 3, 4, and 5.
NCB 11173, All of NCB, save & except portion of NCB fronting on Espada Road, between Espada irrigation ditch, Tract G-4, and Lot 80.
NCB 11174, All of NCB, save & except Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract E and the west irr. 110.5' of Tract 15.
NCB 10933, All of NCB, save & except Tracts 4, 26, 27 and 27 1/2.

FROM: "I-1" Light Industry District; Temporary "R-1" One Family Residence District; "B" Residence District; Historic "B" Residence District and Historic Landmark "B" Residence District

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

NCB 7664, Portion of NCB, San Jose Burial Park property and a portion that is bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave. on the west.
NCB 10882, Lot 1.
NCB 10916, Parcel 100, save & except the east 300'.
NCB 10917, The east 635' of Tract 5.
NCB 10917, The east 550' of Tract 6.
NCB 10917, The east 1040' of Tract 7.
NCB 10917, The east 970' of Tract 8.
NCB 10917, Parcels 100F, 100D, and 100, save & except the south 300' of the east 300' of Parcel 100.
NCB 10918, The east 380' of Tract 4.
NCB 10923, Tracts 2A, 3A, 4A, 5A, 1B, 2B, 3B, 4B, 5B, 6B, 1C, 2C, 3C, and 4C.
NCB 10924, All of NCB
NCB 10932, All of NCB, save & except the northwest irr. 950' of Tract W, Tract 1-A, Lots 15, 16, 17, 18 and the eastern portion of Tract 30, 31 1/2 between Southern Pacific Railroad R.O.W. and S. Presa Street.
NCB 11039, All of NCB.
NCB 11040, All of NCB, save & except Tracts 7 and 8.
NCB 11041, All of NCB.
NCB 11042, Lots 2, 3, 6, 7 and 8.
NCB 11043, All of NCB.
NCB 11044, All of NCB.
NCB 11045, Lots 3 thru 8 and 11 thru 17.
NCB 11046, All of NCB, save & except Lot 64.
NCB 11047, All of NCB.
NCB 11048, All of NCB, save & except Lots 1 thru 6.
NCB 11049, All of NCB.

NCB 11152, All of NCB.
 NCB 11166, Tracts 6, 7, 10 and the north 460' of Tract 8.
 NCB 11168, Tracts 8C, 8D, 8E, 8F, 8G, 8H, H, G, Lots 17, 18, 19 The east irr. 260' of Tract A, B, C.
 NCB 11169, The east 200' of Lots 1E, 2E, 3E, 4E, 5E, 4, 5, Tract 4 and 21.
 NCB 11170, Tracts 1A, 2A, 1, 2, 3, 4, 5, 12, F, G and H.
 NCB 11173, Portion of NCB, fronting on Espada Road, being between Espada irrigation ditch & Espada Road and Tract G-4, save & except Lot 80.
 NCB 11174, Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract E.
 NCB 11175, All of NCB save & except Tracts 1-A, 1-B, 1-C, 1, A, B, C, D and the west irr. 240' of Tract R.
 NCB 13599, All of NCB.
 NCB 13600, All of NCB.
 NCB 13601, All of NCB.
 NCB 13602, All of NCB.
 NCB 15635, All of NCB, save & except Lots 1 thru 6 and 47.
 NCB 15636, All of NCB.
 NCB 15637, All of NCB, save & except Lots 1 thru 6.
 NCB 15638, All of NCB.
 NCB 15639, All of NCB, save & except Lots 1 thru 6.
 NCB 15640, All of NCB.
 NCB 15641, All of NCB, save & except Lots 1 thru 6.
 NCB 15642, All of NCB.
 NCB 15643, All of NCB, save & except Lots 1 thru 6.
 NCB 15644, All of NCB, save & except Lots 1 thru 6.
 NCB 15645, All of NCB, save & except Lots 1 thru 6.
 NCB 15646, All of NCB, save & except Lots 1 thru 6.
 NCB 15647, All of NCB.
 NCB 16061, All of NCB, save & except Lots 6 and 7
 NCB 16156, Lots 3 thru 10 and 10-A.
 NCB 16157, All of NCB.
 NCB 17201, All of NCB.

FROM: "B" Residence District and Historic "B" Residence District

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

NCB 7438, All of NCB.
 NCB 14954, Lots 1 thru 20.
 NCB 14955, Lots 1 thru 23.
 NCB 14960, Lots 1 thru 16, and 32 thru 34.

FROM: "B" Residence District and Historic "B" Residence District

TO: "R-2" Two Family Residence District and Historic "R-2" Two Family Residence District

NCB 10916, The east 300' of Parcel 100.
 NCB 10917, The south 300' of the east 300' of Parcel 100.
 NCB 10918, Parcel 1.
 NCB 10919, Parcels 104, 105, and 106.
 NCB 10933, Tracts 4, 26 and 27 1/2.

NCB 11171, All of NCB, save & except Lot 9 and Tract 3-A.
NCB 11172, All of NCB, save & except Tract 3A, Lot 13 and the west irr. 447.18'
of Tract 11.
NCB 16061, Lots 6 and 7.

FROM: Historic "B" Residence District

TO: Historic "R-3" Multiple Family Residence District

NCB 10932, The northwest irr. 950' of Tract W.

FROM: "D" Apartment District and Historic "B" Residence District

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

- NCB 11168, The south irr. 173.49' of K, the south irr. 174.43' of J, the west
144' of south 173.49' of L, and the east 55' of south 173.49' of L.
NCB 11174, The west irr. 110.9' of Tract 15.
NCB 11176, The east irr. 300' of Tracts C, D and E.
NCB 11177, Lots 18, 19 and the east irr. 200' of Tract Division #3.
NCB 10926, Lots 24 thru 28 and 31 thru 34.

FROM: "B" Residence District; "B-2" Business District; "B-3" Business District;
Historic "B" Residence District and Historic "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Sales Business District and Historic "B-3NA" Non
Alcoholic Sales District.

NCB 10919, Parcels 5-B, 107, 108 and Lot 23.
NCB 10920, Lots 2, 3, 4, 1-B, 2-A, 3-A, Tract 19, Tract 5-B, being on the southwest
side of US Hwy 181 and the southwest 60' of Tract A, area being
between South Presa Street and Old Corpus Christi Road.
NCB 10922, All of NCB, save & except the southwest irr. 51.6' of Tract 2, being
on the westside of US Hwy 181.
NCB 10923, Tract 1-A, save & except the west 105.9'
NCB 11042, Lot 1
NCB 11045, Lot 10
NCB 11046, Lot 64
NCB 11048, Lots 1 thru 6
- NCB 11156, The south 150' of the east irr. 1427.52' of Tract M, the east 1800'
of Tract R, the east 150' of Tract K.
NCB 11168, Lots 22, 23, 24, 26, 27, 28 Parcel 102, 103, 104, 105, Tract C save & except
the east irr. 260' of Tract C, Tract D, save & except the east irr.
680' of Tract D, the south 150' of the east irr. 1427.52' of Tract
M. and the south 168' of east irr. 77' of Parcel 101.
NCB 11178, Lots 105, 106, 119, 120, 121, 122, 139, 148, and the east 137' of Lot 146.
NCB 15635, Lots 1 thru 6
NCB 15637, Lots 4, 5, 6
NCB 15639, Lots 1 thru 6
NCB 15641, Lots 1 thru 6
NCB 15644, Lots 1 thru 6
NCB 15645, Lots 1 thru 6
NCB 15646, Lots 1 thru 6
NCB 16156, Lots 1 and 2

FROM: "B" Residence District

TO: "B-3R" Restrictive Business District

NCB 11178, Lots 103,104, and 107.

FROM: "B" Residence District; "F" Local Retail District; "H" Local Retail District; "B-2" Business District; "B-3R" Restrictive Business District; "J" & "JJ" Commercial Districts; "L" First Manufacturing District; "I-1" Light Industry District; Historic "B" Residence District; Historic "JJ" Commercial District and Historic "F" Local Retail District.

TO: "B-3" Business District and Historic "B-3" Business District

NCB 7664, A portion of NCB, the west 200', fronting on Roosevelt Ave., between 92nd Street and Ashley Road (properties of City of San Antonio and Harlandale School District).

NCB 9486, Lot 2.

NCB 9491, Lots 253 thru 260.

NCB 9492, Lots 261 thru 266.

NCB 9497, Lots 139, 267, 268, 269 270 and G.

NCB 9800, The east 260' of NCB.

NCB 9802, Lots 7, 12, 15 and 16.

NCB 10918, Parcel 104' the northeast 200' of Parcel 108, the northeast 200' of Tract 2, The northeast 200' of Tract "A", the northeast 200' of Tract 4, save and except the most easterly 300' fronting on US Hwy 181 south.

NCB 10920, Tract 5-B, being on the northeast side of S. Presa, Tract A and lots 1 thru 4.

NCB 10922, The southwest irr. 51.6' of Tract 2, being on the westside of US Hwy 181.

NCB 10926, Lots 13, 14 and 15.

NCB 10927, Lots 38, 39 and 40.

NCB 10928, Tract 7-E, the north 330' of the west irr. 200' of Tract 7B and the south 330' of the west irr. 120' of Tract 7-B.

NCB 10930, Lots 9, 10, Tract 2 and 4.106 acre Tract - State Hwy Dept property.

NCB 10931, Lots 13, 14, the north 200' of Tract 1, north and east 200' of Tract 2 and the northeast 200' of Tract 5-B.

NCB 11033, The east irr 150' of Lots 1 and 2

NCB 11156, The east 150' of Lots 7, 9, 19, 20, 22, Tracts B, C, K and M and parcel 8.

NCB 11160, All of Tract 5-A.

NCB 11168, The west 150' of Parcels 100 and 101.

NCB 11169, The west 150' of Tracts 1-A, and 17.

NCB 11170, The west 150' of Lot 13 and Tract A.

NCB 11171, The west 150' of Lot 9.

NCB 11172, The west 150' irr of Lot 13.

NCB 11175, Tracts 1-A, 1-B, 1-C, Lots 44, 45 and the west 240' of Tract R.

NCB 11176, Tract A and the west 150' and the south 75' of Lot 23.

NCB 11177, The west 150' of Lot 17.

NCB 11178, Lots 101 and 102, 154, 155, the west 111' of Lot 146 and the east 300' of Lot 160 and Tracts A, B and C.

FROM: "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Sales District, Special Use Permit for Appliance Storage.

NCB 11168, Lot 25.

FROM: "I-1" Light Industry District

TO: "B-3NA" Non Alcoholic Business District, Special Use Permit for Commercial Diesel Service

NCB 11168, Tract 8-B.

FROM: "I-1" Light Industry District

TO: "B-3" Business District, Special Use Permit for a Ballpark

NCB 11040, Tract 7 and 8.

"I-1" Light Industry District

6' Solid Screen Fence for Outside Storage.

NCB 10928, Tract 7-F.

FROM: "B" Residence District, "R-3" Multiple Family Residence District, "D" Apartment District, "JJ" Commercial District, "L" First Manufacturing District, Historic "F" Local Retail District, Historic "JJ" Commercial District and Historic "LL" First Manufacturing District

TO: "I-1" Light Industry District and Historic "I-1" Light Industry District

NCB 7664, All of NCB, save & except the area bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave on the west, the west 200' along Roosevelt Ave, between 92nd Street, Ashley Road and a portion of NCB being San Jose Burial Park.

NCB 10917, Tract 5, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 635' Tract 6, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 550'. Tract 7, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 1040'. Tract 8, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 970'

NCB 10918, Parcel 108, save & except the northeast 200' and the west 100' adjacent and parallel to the San Juan irrigation ditch. Tract 2, save & except the northeast 200' and the southwest, southeast and the northwest 100' adjacent and parallel to the San Juan irrigation ditch. Tract B and Tract A, save & except the northeast 200'

Tract 4, save & except the northeast 200' the easterly 380' fronting on US Hwy 181 South and the southwest 100' adjacent and parallel to the San Juan irrigation ditch.

NCB 10923, Tracts 1, 2, 7, Lots 1-D, 3-D, 7-D, 8-D, 9-D, 18 and the west 35.08' of Lot 16.

NCB 10925, Lot 15.

NCB 10926, Lots 19 thru 23.

NCB 10927, Lots 41 thru 45.

NCB 10928, Tracts 7-C, 7-D and 6-B, save & except the west irr 200' and Tract 7-B, save & except the north 330' of the west irr 200' and the south 330' of the west irr. 120'.

NCB 10931, Tract 1, save & except the north 200', Tract 2, save & except the north and northeast 200', Tract 5B, save & except the northeast 200'

NCB 10932, Lots 15, 16, 17, 18 and the eastern portion of Tracts 30 and 30 1/2 between Southern Pacific Railroad R.O.W and S. Presa St.

NCB 11033, Lots 1 and 2, save & except the east irr 150'.

NCB 11156, Lots 21 and 22, Tracts G, H and Tracts C, K, save & except the east irr. 150' The west 150' of the east 200' of Tract B, Lots 21 and 22, save & except the east irr. 150'.

NCB 11168, Tracts 5, 16, 16-C, and the north 100' of Tracts 16-A, 16-D. Parcel 100, save & except the west 150', Tracts A and B, save & except the east irr. 260'. Parcel 101, save & except the south 110' and the west 150'

NCB 11169, Lot 24, save & except the west 150', Tract 17, 18 save & except the west 150', Tract 2, 3, 1-A, save & except the west 150' Tract 34, save & except the east 200'. Tract 21, 1-E, 2-E, 3-E, 4-E, 5-E, 4 and 5 save & except the east 200'.

NCB 11170, Tracts B, C, D, 18, Lot 13, Tract A, save & except the west 150'. A 1.487 acre tract of land by field notes filed in the Office of the Planning Department (zoning case #6870).

NCB 11171, Tracts 3-A, Lot 9 save & except the west 150'

NCB 11172, Tract 3-A, the west irr. 447.18' of Tract 11, and Lot 13, save & except the west 150'

NCB 11175, Tracts B, C and D.

NCB 11176, Lots 1 thru 6, 11 thru 15, Tract B, Tracts C, D, E, save & except the east irr. 300' and Lot 23, save & except the west 150' and south 75'.

NCB 11177, Lot 17, save & except the west 150', Tract Division #3, save & except the east irr. 200.

NCB 11178, Lots 123 and 124.

FROM: Historic "LL" First Manufacturing District and "B-3" Business District

TO: Historic "I-2" Heavy Industry District

NCB 11176, Lots 21 and 25.
 NCB 10932, The southeast 680' of Tract 8-A.

APPLICANT: City of San Antonio

ZONING CASE NO Z85405

APPEAL CASE

YES

DATE OF APPLICATION: August 6, 1985

NO X

NEIGHBORHOOD PUBLIC HEARING HELD ON SEPTEMBER 16, 1985

Information presented by the Director of Planning

Mr. Roland A. Lozano, Director of Planning, stated that this was the preparation for the implementation for the reclassification of zoning on the area within the Mission National Historical Park Area III & Area IV. 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 NEIGHBORHOOD MEETING

There were 1,653 notices mailed out to the property owners of the area, 85 citizens attended the meeting. This area consisted of 1,914 parcels of land.

ZONING COMMISSION PUBLIC HEARING HELD ON OCTOBER 29, 1985

The Zoning Commission Public Hearing was heard at Texas A & M University System, 9350 S. Presa Street at 6:00 p.m.

APPLICANT: City of San Antonio Area III & IV of the Mission National Park Protection Area.

RESULTS OF NOTICES RECEIVED BEFORE MEETING

There were 1,811 notices mailed out to the property owners of this area, there were 33 notices returned in favor and 87 notices returned in opposition.

INFORMATION PRESENTED BY CITIZENS

The hearing was declared open by the Chairman at 6:00 p.m.

Mr. Ernie DeWinnie, 3511 Roosevelt, stated that he is in opposition of the proposed zoning for this area. He further stated that his property is presently zoned "J" and he does not want to have it rezoned "B-3" which would constitute a severe loss of the uses allowed under his present zoning. He would like to have "I-1" if it is lateral zoning to "J".

Mr. Joe Milton Jay, 5345 Roosevelt, stated he is in opposition to the proposed change. He further stated he is presently operating a repair shop on his property. He stated that his property is presently zoned "I-1" in the rear and "B-3" in the front 100' ft on Roosevelt. He requested "I-1" in total.

Mr. Jack Goodwin, 7827 Old Corpus Christi Hwy., stated he is opposed to the change in zoning because the area is zoned "I-1" and the adjacent area will be zoned "B-3". He is concerned that this zoning change will affect his property usage. He stated that there was a recent zoning change from residential to light industrial back in 1982.

Mrs. Oralia Vasquez Rivera, 7830 S. Presa, stated that she recently had zoning changed to "I-1" on her property for a welding shop. She further stated that the proposed frontage 120' of "B-3" on her property would be in the middle of her shop. She was informed that she would have non conforming rights. She does not want to be limited to the usage of her property. She also stated she does not want it rezoned.

Mr. Tony Schaker, P.O. Box 394, McQueeney, Tx., stated that he was representing his father's property. He questioned the activity of this reclassification. He also stated that he was in opposition to the existing Historic District. He asked why this action was being taken. He was in opposition to any type of rezoning for the area.

Mr. Ruben Hughes, 8750 S. Presa, stated that he is operating a business on this property. He further stated his property was rezoned and he was never notified. He questioned the reason for the rezoning. He stated that his property has been zoned for commercial use for 12 years. He stated that he did have non conforming rights for an ice house, but when the ice house closed for 12 months and he lost the rights. The Commission informed him that his property is "B" Residential District and has been that way since the 50's.

Mr. Jimmie Colbanks, 5141 Roosevelt, stated that his property is zoned "I-1" and the property adjacent is zoned "I-2". He further stated that he does not want zoning lowered. He stated he would not mind having his property zoned "I-2" but he would prefer to keep his present zoning.

Mrs. Gloria Rodriguez, 513 N. Navidad, stated that her property is presently zoned as "B" and she would like to have it rezoned to "B-3" and "I-1". She further stated that her records showed her property as "J" zoning and she is opposed to the proposed zoning.

Mr. Lee Bailey, 9526 Burwick, stated he owns property located on Chic Haven between S. Presa and Old Corpus Christi Road. He further stated that his property is currently zoned "B-2" on the eastern portion and a small 200' strip on the western portion is zoned "B-3". He stated the proposed zoning is "I-1" and he would like to keep "B-2" on the south boundary adjoining "I-1". He would like the western strip to be "B-2" but "B-3" would be acceptable.

There was a petition submitted with 315 names in opposition.

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 p.m.

ZONING COMMISSION PUBLIC HEARING HELD ON NOVEMBER 19, 1985

The hearing was declared open by the Chairman at 3:30 p.m.

Ernie DeWinney, 3511 Roosevelt, stated he presented additional petitions in opposition to the proposed rezoning changes which had not been submitted at the October 29th public hearing at the Texas A & M University Extension Center located at 9350 S. Presa. He read the petition which stated that the property owners feel that subjecting the properties and the improvements to the proposed rezoning classifications would constitute a severe financial burden on the owners of the hereby properties by placing more restrictive limits on how the owners may use or develop the property. He stated he did not want any property changed or reclassified. He stated that he now has "J" zoning and would like to maintain that zoning or its equivalent. He stated that they are opposed to the proposed blanket rezoning.

J.L. Barden, 3783 Roosevelt, stated that he has a garage on his property and since "B-3" zoning does not allow outside storage and in his type of business he needs "I-1" zoning which allow outside storage. He also stated that he could not see his property zoned "B-3" when his property currently enjoys "J" zoning.

Lorene Hans, 3601 Roosevelt, stated that her property is under lease to Car Parts an auto parts business. Ms. Hans stated she would like to maintain the same level of zoning on her property. Her property is currently zoned "J" and the proposed zoning change is "B-3".

Joe Jay, 9722 Ruidosa, stated that he was in the process of clearing his property. He stated that he would like his property zoned "I-1" which he had previously. He also stated that a 1/3 of his property plus 100 feet is zoned "B-3". He stated he would like to get his "I-1" zoning back, because everyone around his property has "I-1" zoning.

Jimmie Colbanks, 5153 Roosevelt, stated he paid to have his property zoned "I-1" and even donated land for the street. Mr. Colbanks also stated that he had Lot 20 rezoned to "I-1" ten years ago and he purchased Lot 19 which was already zoned "I-1". He stated that he does not want his property zoned "b-3". He further stated that a trucking company is already occupying the land and will purchase the land in August. Mr. Colbanks also stated that he has 23 acres in the area. He stated that he has a lot facing Herbst Lane which is recommended for "I-1" and would not be in opposition for that rezoning.

Father Manuel Ramon, Pastor of San Francisco de las Espada Mission and St. Francis Cabrine Church in Villa Corona, 10040 Espada Rd. He stated that he was speaking on behalf of his parishioners. He stated that there was concern because the residents want to keep the present zoning. He stated that the residents feel there is more to the rezoning then what is being presented to them. They feel that they are going to be short changed.

Staff informed Father Ramon that this rezoning was to update the zoning in his area. The Commission asked if he would like to have a postponement on this case to give him time to inform the families in the area of the situation and then come to an agreement.

Ms. Amelia Hernandez, stated that she was representing her mother who lives at 1210 Braubach. She stated that some of the residents are afraid that if their homes burn down the proposed zoning would not allow them to rebuild their homes. Some of the other fears expressed were if utilities are cut off residents would not be allowed to get the services reconnected; and if repairs are needed for the home, residents would have to go before the Historical Board for approval. The major concern stated ms. Hernandez was property owners would not be able to do something with their property if the different zoning changes area approved. She stated that the residents of Braubach would like to have their property zoned for residential use only.

Ms. Pat Osborne, Historic Preservation Officer, briefly explained the reasons for the National Parks Service wanting to upgrade the area with different zoning changes. Ms. Osborne explained the effect of the plan in the area was to preserve the residential and prevent intrusion of commercial where citizens did not want it. She further stated that anyone residing in the Historic District would have to go before the Historic Review Board if they wanted to remodel their homes.

Ms. Fayrene Nelson, 5119 Roosevelt, stated that her case was coming up on the following week. Ms. Nelson stated as example for the bad feelings toward the Historic Society.

Mr. Rivera, 7830 S. Presa, stated that the proposed change of zoning for his property is "B-3" S.U.P. Mr. Rivera further stated that he would like to maintain his current "I-1" zoning. He also stated that when he purchased the land it was zoned "B-3" and he had it rezoned to "I-1" in 1975. He owns a welding shop with outside storage on the subject property.

Ms. Ruthie V.M. Dunn, 7810 Presa, stated that she has two zones on her property "B-3" and "I-1". The "B-3" zoned area faces S. Presa and the "I-1" zoned area faces the Old Corpus Christi Road. She further stated that she would like to get the entire property changed to "I-1". She stated that she would like an "I-1" zoning on her property for the highest and best use of the property in the future.

Mr. Wayne Holly, 3739 Roosevelt, stated that he presently has "J" zoning on his property and the proposed zoning is for "B-3". He inquired if the proposed zoning would allow light manufacturing on his property. He further stated that he is operating an embroidery shop on his property.

Mr. Roger Fernandez, stated that he owns property which has highway frontage and he would like to have his property rezoned for business use.

Mr. Philip Braubach, 4802 Roosevelt, stated that he presently has "I-1" on his property and he would like to keep this zoning. He further stated that he operates a equipment retail operation on the property.

Mrs. Amelia Hernandez, requested that the City staff send a letter to the residents on Braubach informing them of the proposed changes in zoning, what their present zoning is and what is the intent of the proposed change of zoning.

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

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Ms. Small, to recommend approval of the petition save and except the nineteen individual requests before the Commission and the seven individual requests scheduled for next week, the two properties on Chavaneaux St. and the residential properties on the southside of Braubach. It is this Commissioner's opinion that the public hearings held on this case have been thorough and complete therefore recommend approval.

AYES: McNeel, Small, Villarreal, Davies, Adams
NAYS: Meza, Cockrell, Oviedo, Washington, Polunsky
ABSENT: Zamora

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. Mcneel and seconded by Mr. Small, to recommend approval of the petition save and except the nineteen individual requests before the Commission and the seven individual requests scheduled for next week, the two properties on Chavaneaux and on both sides of Braubach. It is this Commissioner's opinion that the public hearings held on this case have been thorough and complete therefore recommend approval.

AYES: McNeel, Small, Villarreal, Polunsky, Washington, Oviedo, Cockrell,
Meza, Adams
NAYS: None
ABSTAIN: Davies
ABSENT: Zamora

THE MOTION CARRIED

ZONING CASE No. 285405-1

MOTION was made by Mr. Oviedo and seconded by Mr. Small, to recommend approval of the staff recommendation from "J" Commercial District to "B-3" Business District.

AYES: Oviedo, Small, McNeel, Cockrell, Davies, Adams
NAYS: Meza, Washington, Polunsky
ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-2

MOTION was made by Ms. Davies and seconded by Mr. Washington, to recommend approval of staff's recommendation from "H" Local Retail District to "B-3" Business District.

AYES: Davies, Washington, Small, Polunsky, McNeel, Oviedo, Cockrell, Meza, Adams
NAYS: None
ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE NO Z85405-3

MOTION was made by Mr. Polunsky and seconded by Ms. Cockrell, to recommend approval of "B-3" Business District on the west 75' Lot 17 and "I-1" Light Industry District on the remaining portion.

AYES: Polunsky, Cockrell, Washington, Small, Meza
NAYS: McNeel, Daies, Adams, Oviedo
ABSENT: Villarreal, Zamora

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. Davies and seconded by Mr. Small, to reconsider this case on next week's agenda, November 26, 1985.

AYES: Davies, Small, Polunsky, Cockrell, Washington, Meza, McNeel, Oviedo, Adams
NAYS: None
ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-4

MOTION was made by Mr. Polunsky and seconded by Mr. Small, to recommend approval of "I-1" Light Industry District.

AYES: Polunsky, Small, Washington, Meza
NAYS: McNeel, Oviedo, Cockrell, Dvies, Adams
ABSENT: Villarreal, Zamora

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. Davies and seconded by Ms. Small, to recommend approval of "B-3" Business District on the west and south 150' and "I-1" Light Industry District on the remaining portion.

AYES: Davies, Small, Washington, Cockrell, Oviedo, McNeel, Adams
NAYS: Meza
ABSTAIN: Polunsky
ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-5

MOTION was made by Mr. Small and seconded by Ms. McNeel, to recommend of "B-3" Business District.

AYES: Small, McNeel, Oviedo, Davies, Adams
NAYS: Polunsky, Washington, Cockrell, Meza
ABSENT: Zamora, Villarreal

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. McNeel and seconded by Ms. Small, to postpone this case for one week.

AYES: Small, McNeel, Oviedo, Davies, Polunsky, Washington, Cockrell,
Meza, Adams
NAYS: None
ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-6

MOTION was made by Mr. Polunsky and seconded by Mr. Meza, to recommend approval of "I-1" Light Industry District.

AYES: Polunsky, Meza
NAYS: Davies, Small, Washington, McNeel, Oviedo, Cockrell, Adams
ABSENT: Zamora, Villarreal

THE MOTION FAILED

SECOND MOTION

MOTION was made by Mr. Washington and seconded by Mr. Small, to recommend approval of "B-3" Business District on the west 150' and "I-1" on the remaining portion.

AYES: Washington, Small, Davies, McNeel, Oviedo, Adams
NAYS: Polunsky, Cockrell, Meza
ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-7

MOTION was made by Ms. McNeel and seconded by Ms. Davies, to recommend approval of "B-3" Business District on the west 150' with "I-1" Light Industry District.

AYES: McNeel, Davies, Oviedo, Small, Adams

NAYS: Washington, Polunsky, Cockrell, Meza

ABSENT: Zamora, Villarreal

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. McNeel and seconded by Mr. Oviedo, to postpone this case for one week.

AYES: McNeel, Oviedo, Small, Washington, Davies, Polunsky, Cockrell, Meza, Adams

NAYS: None

ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-8

MOTION was made by Ms. McNeel and seconded by Mr. Small, that this case be postponed and placed with the Braubach properties.

AYES: McNeel, Small, Polunsky, Washington, Meza, Cockrell, Oviedo, Davies, Adams

NAYS: None

ABSENT: Zamora, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-9

MOTION was made by Ms. McNeel, and seconded by Ms. Davies, to recommend approval of "B-3" Business District.

AYES: McNeel, Davies, Oviedo, Small, Adams

NAYS: Cockrell, Meza

ABSTAIN: Washington

ABSENT: Zamora, Villarreal, Polunsky

THE MOTION FAILED

SECOND MOTION

MOTION was made by Mr. Oviedo and seconded by Ms. McNeel, to postpone this case for one week.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-10

MOTION was made by Mr. Washington and seconded by Mr. Polunsky, to recommend approval of "B-3" Business District on Roosevelt and "I-1" Light Industry in the rear of the property.

AYES: Washington, Polunsky, Meza, Cockrell, Adams
NAYS: Small, McNeel, Oviedo, Davies
ABSENT: Zamora, Villarreal

THE MOTION FAILED

SECOND MOTION

MOTION was made by Mr. Polunsky and seconded by Mr. Small, to postpone this case for one week, November 26, 1985.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington
Polunsky, Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-11

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend approval of "B-3" Business District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-12

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-2" Two Family Residence District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-13

MOTION was made by Mr. Polunsky and seconded by Ms. Cockrell, to recommend approval of "B-2" Business District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky, Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-14

MOTION was made by Mr. Polunsky and seconded by Ms. Cockrell, to recommend approval of "B-3" Business District S.U.P. for a welding shop with outside storage.

AYES: Davies, Oviedo, Small, Davies, Adams
NAYS: Polunsky, Washington, Cockrell, Meza
ABSENT: Zamora, Villarreal

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. McNeel and seconded by Mr. Oviedo, to postpone this case for one week, November 26, 1985.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky, Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-15

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend approval of "B-2" Business District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky, Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-16

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend approval of "R-2" Two Family Residence District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-17

MOTION was made by Mr. Small and seconded by Ms. Cockrell, to recommend approval of "R-2" Two Family Residence District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE NO Z85405-18

MOTION was made by Mr. Meza and seconded by Mr. Washington, to recommend approval of "R-2" Two Family Residence District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

ZONING CASE No. Z85405-19

MOTION was made by Mr. Polunsky and seconded by Mr. Washington, to recommend approval of "R-2" Two Family Residence District.

AYES: Oviedo, McNeel, Davies, Small, Cockrell, Meza, Washington, Polunsky,
Adams
NAYS: None
ABSENT: Villarreal, Zamora

THE MOTION CARRIED

PUBLIC HEARING ON REQUESTS HELD ON NOVEMBER 26, 1985

ZONING CASE No. Z85405-A

APPLICANT: City of San Antonio

Mr. John Braubach, 8543 Barron, stated that the subject property is an abandoned gravel pit and he would like to maintain industrial zoning.

There was no opposition present.

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

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. Z85405-A closed.

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend approval of the requested petition from Historic "B" Residence District to Historic "I-1" Light Industry District for the following reasons:

1. Subject property is located on the east irr. 300' of the west irr. 100' of Division #3, NCB 11177, in the 7600 Blk of Mission Road.
2. There were five notices mailed out, one returned in opposition and one returned in favor.
3. Staff has recommended approval of "I-1" zoning. It is this Commissioner's opinion that the change would not be detrimental to the Mission Rezoning Plan.

AYES: Washington, Davies, McNeel, Cockrell, Meza, Adams

NAYS: None

ABSENT: Oviedo, Polunsky, Small, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-B

APPLICANT: City of San Antonio

Mr. Van Chapman, 3770 Roosevelt, stated that the property was formerly used for a retail lumber operation. He further stated that the subject property is being used for a truck and tire shop.

IN FAVOR

Mr. Charles Galloway, 3770 Roosevelt, stated that he owns property adjacent to the subject property. He further stated that he is in favor of the proposed change of zoning because the type of operation on the subject property requires outside storage.

Mr. Joe Jay, 5345 Roosevelt, stated that he is in favor of the proposed change of zoning.

There was no opposition present.

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

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. Z85405-B closed.

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Mr. Oviedo, to recommend denial of the requested petition and in lieu thereof recommend approval of "B-3" Business District for the following reasons:

1. Subject property is located on the south 182.54' of Tract A, NCB 11176, 3770 Roosevelt Ave.
2. There were fourteen notices mailed out, one returned in opposition and three returned in favor.
3. Staff has recommended denial of the requested petition and approval of "I-1" zoning. Zoning is in conformance with the Missions Rezoning Plan.

AYES: McNeel, Oviedo, Washington, Cockrell, Meza, Davies, Adams

NAYS: None

ABSENT: Polunsky, Small, Villarreal

THE MOTION CARRIED

ZONING CASE NO Z85405-C S.R.

APPLICANT: City of San Antonio

Mr. Eric Christensen, 4918 Roosevelt, stated that he is representing two property owners who would like to have their property rezoned to "I-2" for a salvage yard. He further stated that he would amend his petition as per staff's recommendation for "B-3" on the frontage of the property.

IN OPPOSITION

Ms. Pat Osborne, Historic Preservation Officer, stated that she would not be in favor of "I-2" zoning with outside storage. She further stated that "I-1" with manufacturing within a building would be alright.

There were thirty-six notices mailed out to the surrounding property owners, three returned in opposition and six returned in favor.

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. Z85405-C closed.

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Mr. Oviedo, to recommend denial of the amended petition and in lieu thereof recommend approval of "B-3" Business District on 150' fronting Roosevelt and "I-1" Light Industry on the remainder for the following reasons:

1. Subject property is located on the north 195' of Tract A, NCB 11170, 4844 Roosevelt Ave., Tract 1 A, NCB 11169, 4952 Roosevelt Ave., and Tract 17, NCB 11169, 4918 Roosevelt Ave.
2. There were thirty six notices mailed out, three returned in opposition and six returned in favor.

3. Staff has recommended denial. The intensity of a salvage yard would be detrimental to this area.

AYES: Davies, Oviedo, Washington, McNeel, Cockrell, Meza, Adams

NAYS: None

ABSENT: Polunsky, Small, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-D

APPLICANT: City of San Antonio

Mrs. Fayerene Nelson, 5119 Roosevelt, stated that she does not want "B-3" zoning on her property because it would limit the use of her property. She further stated that she has cleaned the area and would like to rent subject property or market the property for its highest and best use. She stated that no one wants to build on the subject property because of the smell from the sewage plant.

There was no opposition present.

There were eight notices mailed out to the surrounding property owners, one returned in opposition three returned in favor.

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. Z85405-D closed.

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Mr. Washington, to recommend denial of the requested petition and in lieu thereof recommend approval of "B-3" Business District along 150' fronting Roosevelt and "I-1" Light Industry District on the remainder.

AYES: McNeel, Washington, Oviedo, Cockrell, Meza, Davies, Adams,

NAYS: None

ABSENT: Small, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-E

APPLICANT: City of San Antonio

Mr. Jimmy Colbank, stated that he would like to have his property rezoned "I-1" because he has a client who would like to manufacture houses for sale on the subject property.

There was no opposition present.

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

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. Z85405-E closed.

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Ms. Davies, to recommend denial of the requested petition from "B-3" Business District to "I-1" Light Industry District for the following reasons:

1. Subject property is located on the west 200' of Tract 16-B, NCB 11168, 5141 Roosevelt Ave.
2. There were nine notices mailed out, one returned in opposition and two returned in favor.
3. Staff has recommended denial of "I-1" and approval of "B-3"

AYES: McNeel, Davies, Washington, Oviedo, Cockrell, Meza, Adams

NAYS: None

ABSENT: Polunsky, Small, Villarreal

THE MOTION CARRIED

ZONING CASE No. Z85405-F

APPLICANT: City of San Antonio

The Chairman called for the property owner or his representative neither were present.

Ms. Pat Osborne, Historic Preservation Officer, stated that she would be in favor of "B-3NA" zoning on the subject property because she would not like to see a tavern at this location because it is at the entrance of the Missions.

There was no opposition present.

There were fourteen notices mailed out to the surrounding property, on returned in opposition and one returned in favor.

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. Z85405-F closed.

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Ms. McNeel, to recommend denial of the requested petitions and in lieu thereof recommend approval of "B-3NA" Non Alcoholic Sales District for the following reasons:

1. Subject property is located on the south west irr. 105.9' of Tract 1-A, NCB 10923, 8750 S. Presa St.
2. There were fourteen notices mailed out, one returned in opposition and one returned in favor.

3. Staff has recommended approval of "B-3" Business District. Subject property is at the entrance of one of the missions and deserving of great consideration of protection from the negative activity that the "B-3" Business District might have taken place.

AYES: Davies, McNeel, Meza

NAYS: Adams, Cockrell, Oviedo, Washington

ABSENT: Polunsky, Small, Villarreal

THE MOTION FAILED

SECOND MOTION

MOTION was made by Mr. Oviedo, and seconded by Ms. Cockrell, to recommend approval of the requested petition from Historic "B" Residence District to Historic "B-3" Business District for the following reasons:

1. Subject property is located on the south west irr. 105.9' of Tract 1-A, NCB 10923, 8750 S. Presa St.
2. There were fourteen notices mailed out, one returned in opposition and one returned in favor.
3. Staff has recommended approval of "B-3" Business District.

THE MOTION FAILED

FOR THE RECORD

Ms. McNeel stated that she would change her vote from the negative to the affirmative in order for this case to be forwarded to City Council.

THE MOTION CARRIED

ZONING CASE No. 285405-G

APPLICANT: City of San Antonio

MOTION was made by Mr. Oviedo, and seconded by Ms. McNeel, to recommend denial of the requested petition and in lieu thereof recommend approval of "R-2" Two Family Residence District for the following reasons:

1. Subject property is located on the northeast 300' of Tract 26, NCB 10933, 9109 Villamain Rd.
2. There were eight notices mailed out, one returned in opposition and one returned in favor.
3. Staff has recommended approval of "R-2" zoning.

AYES: Oviedo, McNeel, Washington, Cockrell, Meza, Davies, Adams

NAYS: None

ABSTAIN: Polunsky

ABSENT: Small, Villarreal

THE MOTION CARRIED

PUBLIC HEARING FOR DECEMBER 3, 1985

ZONING CASE No. Z85405-3

Property Owner: B.P. Newman & John H. Braubach

COMMISSION ACTION

MOTION was made by Mr. Oviedo and seconded by Ms. Davies, to recommend approval of "B-3R" Restrictive Business District on the west 150' of Lot 17 and "I-1" Light Industry District on the remainder.

AYES: Oviedo, Davies, Villarreal, Small, McNeel

NAYS: Adams

ABSTAIN: Washington, Meza

ABSENT: Polunsky, Cockrell

THE MOTION FAILED

SECOND MOTION

MOTION was made by Ms. McNeel and seconded by Mr. Washington, to recommend approval of "B-3" Business District on the west 150' of Lot 17 and "I-1" light Industry District for the remainder.

AYES: McNeel, Washington, Villarreal, Small, Oviedo, Meza, Davies

NAYS: Adams

ABSENT: Polunsky, Cockrell

THE MOTION CARRIED

ZONING CASE No. Z85405-5

Property Owner: James L. Barden

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Ms. Davies, to recommend approval of "B-3" Business District.

AYES: McNeel, Davies, Villarreal, Small, Washington, Oviedo, Meza, Adams

NAYS: None

ABSENT: Polunsky, Cockrell

THE MOTION CARRIED

ZONING CASE No. Z85405-7

Property Owner: Philip Braubach

COMMISSION ACTION

MOTION was made by Ms. Davies and seconded by Mr. Small, to recommend approval of "B-3" Business District on the west 150' with "I-1" Light Industry District on the remainder.

AYES: Davies, Small, Villarreal, Washington, McNeel, Oviedo, Meza, Adams
NAYS: None
ABSENT: Polunsky, Cockrell

THE MOTION CARRIED

ZONING CASE No. Z85405-9

Property Owner: Jimmie G. Colebank

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Mr. Oviedo, to recommend approval of "B-3" Business District.

AYES: McNeel, Oviedo, Villarreal, Small, Meza, Davies, Adams
NAYS: Washington
ABSENT: Polunsky, Cockrell

THE MOTION CARRIED

ZONING CASE No. Z85405-10

Property Owner: Joe Milton Jay

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Mr. Small, to recommend approval of "B-3" Business District and "I-1" Light Industry District in the rear of the property.

AYES: Washington, Small, Meza, Davies, Adams
NAYS: Villarreal, McNeel, Oviedo
ABSENT: Polunsky, Cockrell

THE MOTION FAILED

FOR THE RECORD

Ms. McNeel stated that she would change her vote from negative to affirmative in order to forward this case to City Council.

THE MOTION CARRIED

ZONING CASE No. Z85405-14

Property Owner: Rafael C. Rivera

COMMISSION ACTION

MOTION was made by Ms. McNeel and seconded by Mr. Villarreal, to recommend approval of "B-3" Business District S.U.P. for a welding shop with outside storage.

AYES: McNeel, Villarreal, Oviedo, Davies
NAYS: Small, Meza, Washington, Adams
ABSENT: Polunsky, Cockrell

THE MOTION FAILED

FOR THE RECORD

Mr. Washington stated that he would change his vote from negative to affirmative in order for this case to be forwarded to City Council.

Mr. Adams stated that he would change his votes from negative to affirmative in order for this case to be forwarded to City Council.

THE MOTION CARRIED

ZONING CASE OF BRAUBACH PROPERTIES

MOTION was made by Mr. Washington and seconded by Ms. McNeel to recommend approval of "R-2" zoning on the Braubach properties.

AYES: Washington, McNeel, Villarreal, Small, Davies, Adams
NAYS: None
ABSENT: Polunsky, Cockrell, Oviedo, Meza

ZONING COMMISSION ON DECEMBER 17, 1985

ZONING CASE No. Z85405-H

APPLICANT: City of San Antonio

Mr. David Fernandez, 3225 Chavaneaux, stated that he would like to have his property rezoned for business uses. He further stated that he would like to operate a fast food restaurant or a convenience store.

There was no opposition present.

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

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. Z85405-H closed.

COMMISSION ACTION

MOTION was made by Mr. Washington and seconded by Ms. Davies, to recommend approval of the requested petition from "B" Residence District to "B-2" Business District for the following reasons:

1. Subject property is located on the south irregular 173.49' of Tract K, the south irregular 174.43' of Tract J, the west 144' of the south 173.49' of Tract L and the south 173.49' of Tract L, NCB 11168, in the 1600 Blk of Chavaneaux Rd.

2. There were thirty notices mailed out, none returned in opposition and one returned in favor.
3. Staff has recommended approval. The subject property is part of the Mission Rezoning Plan and it is this Commissioner's opinion, that "B-2" zoning would be appropriate.

AYES: Washington, Davies, Villarreal, Small, McNeel, Oviedo, Cockrell,
Davies, Adams

NAYS: None

ABSENT: Meza, Polunsky

THE MOTION CARRIED

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 Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance #62153 hereto attached has been published in every issue of said newspaper on the following days, to-wit: January 14, 1986.

PUBLIC NOTICE

AN ORDINANCE 62153

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. Z85405)

The rezoning and reclassification of property from Temporary "R-1" One Family Residence District; "B" Residence District; "R-4" Mobile Home Residence District; "F" and "H" Local Retail Districts; "B-2" Business District; "B-3R" Restrictive Business District; "B-3" Business District; "J" and "JJ" Commercial Districts; "I-1" Light Industry District; "L" First Manufacturing District; Historic "B" Residence District; Historic "F" Local Retail District; Historic "B-3" Business District; Historic "J" and Historic "JJ" Commercial Districts; Historic "LL" First Manufacturing District; Historic "1-2" Heavy Industry District and Historic Landmark "B" Residence District.

Sworn to and subscribed before me this

January, 1986.

Notary
Texas

or Bexar County,

TO: "R-A" Residence-Agriculture District; "R-1" One Family Residence District; "R-5" One Family Residence District; "R-2" Two Family Residence District; "B-2" Business District; "B-3NA" Non Alcoholic Sales District; "B-3R" Restrictive Business District; "B-3" Business District; "I-1" Light Industry District; Historic "R-A" Residence - Agriculture District; Historic "R-1" One Family Residence District; Historic "R-5" One Family Residence District; Historic "R-2" Two Family Residence District; Historic "R-3" Multiple Family Residence District; Historic "B-2" Business District; Historic "B-3NA" Non Alcoholic Sales District; Historic "I-1" Light Industry District; Historic "I-2" Heavy Industry District; Historic Landmark "R-A" Residence-Agriculture District; Historic "R-1" One Family Residence District; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for an appliance storage; "B-3NA" S.U.P. Non Alcoholic Sales District Special Use Permit for a Commercial Diesel Service; "B-3" S.U.P. Business District Special Use Permit for a Ballpark.

FROM: Historic "B" Residence District and Historic Landmark "B" Residence District.

TO: Historic "R-A" Residence-Agriculture District and Historic Landmark "R-A" Residence-Agriculture District.

NCB 10916, Parcel 101, 103 and 108.

NCB 10917, The southwest 100' of Tracts 5, 6, 7 and 8 adjacent and parallel to San Juan irrigation ditch.

NCB 10918, The southwest 100' of Tracts 3 and 4, Parcel 108 adjacent and parallel to the San Juan irrigation ditch.

NCB 10919, All of NCB, save & except parcels 104, 105, and 106.

NCB 10920, Lot 3, and the east 790' of Tracts 3, 4, and 5.

NCB 11173, All of NCB, save & except portion of NCB fronting on Espada Road, between Espada irrigation ditch, Tract G-4, and Lot 80.

NCB 11174, All of NCB, save & except Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract E and the west irr. 110.5' of Tract 15.

NCB 10933, All of NCB, save & except Tracts 4, 26, 27 and 27 1/2.

FROM: "I-1" Light Industry District; Temporary "R-1" One Family Residence District; Historic "B" Residence District; Historic "B" Residence District and Historic Landmark "B" Residence District.

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

NCB 7664, Portion of NCB, San Jose Burial Park property and a portion that is bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave. on the west.

NCB 10882, Lot 1.

NCB 10916, Parcel 100, save & except the east 300'.

NCB 10917, The east 635' of Tract 5.

NCB 10917, The east 550' of Tract 6.

NCB 10917, The east 1040' of Tract 7.

NCB 10917, The east 970' of Tract 8.

NCB 10917, Parcels 100F, 100D, and 100, save & except the south 300' of the east 300' of Parcel 100.

NCB 10918, The east 380' of Tract 4.

NCB 10923, Tracts 2A, 3A, 4A, 5A, 1B, 2B, 3B, 4B, 5B, 6B, 1C, 2C, 3C, and 4C.

NCB 10924, All of NCB

NCB 10932, All of NCB, save & except the northwest irr. 950' of Tract W, Tract 1-A, Lots 15, 16, 17, 18 and the eastern portion of Tract 30, 31 1/2 between Southern Pacific Railroad R.O.W. and S. Presa Street.

NCB 11039, All of NCB.

NCB 11040, All of NCB, save & except Tracts 7 and 8.

NCB 11041, All of NCB.

NCB 11042, Lots 2, 3, 6, 7 and 8.

NCB 11043, All of NCB.

NCB 11044, All of NCB.

NCB 11045, Lots 3 thru 8 and 11 thru 17.

NCB 11046, All of NCB, save & except Lot 64.

NCB 11047, All of NCB.

NCB 11048, All of NCB, save & except Lots 1 thru 6.

NCB 11049, All of NCB.

NCB 11152, All of NCB.

NCB 11166, Tracts 6, 7, 10 and the north 460' of Tract 8.

NCB 11168, Tracts 8C, 8D, 8E, 8F, 8G, 8H, H, G, Lots 17, 18, 19 The east irr. 260' of Tract A, B, C.

NCB 11169, The east 200' of Lots 1E, 2E, 3E, 4E, 5E, 4, 5, Tract 4 and 21.

NCB 11170, Tracts 1A, 2A, 1, 2, 3, 4, 5, 12, F, G and H.

NCB 1173, Portion of NCB, fronting on Espada Road, being between Espada irrigation ditch & Espada Road and Tract G-4, save & except Lot 80.

NCB 11174, Tracts 1-A, 8-J, 8-A, 5, 6, 7, F, G, H, and the north 20' of Tract E.

NCB 11175, All of NCB save & except Tracts 1-A, 1-B, 1-C, 1, A, B, C, D and the west irr. 240' of Tract R.

NCB 13599, All of NCB.

NCB 13600, All of NCB.

NCB 13601, all of NCB.

NCB 13602, All of NCB.

NCB 13635, All of NCB, save & except Lots 1 thru 6 and 47.

NCB 15636, All of NCB.

NCB 15637, All of NCB, save & except Lots 1 thru 6.

NCB 15638, All of NCB.

NCB 15639, All of NCB, save & except Lots 1 thru 6.

NCB 15640, All of NCB.

NCB 15641, All of NCB, save & except Lots 1 thru 6.

NCB 15642, All of NCB.

NCB 15643, All of NCB, save & except Lots 1 thru 6.

NCB 15644, All of NCB, save & except Lots 1 thru 6.

NCB 15645, All of NCB, save & except Lots 1 thru 6.

NCB 15646, All of NCB, save & except Lots 1 thru 6.

NCB 15647, All of NCB.

NCB 16061, All of NCB, save & except Lots 6 and 7.

NCB 16156, Lots 3 thru 10 and 10-A.

NCB 16157, All of NCB.

NCB 17201, All of NCB.

FROM: "B" Residence District and Historic "B" Residence District.

TO: "R-5" One Family Residence District and Historic District "R-5" One Family Residence District.

NCB 7438, All of NCB.

NCB 14954, Lots 1 thru 20.

NCB 14955, Lots 1 thru 23.

NCB 14960, Lots 1 thru 16, and 32 thru 34.

FROM: "B" Residence District and Historic "B" Residence District.

TO: "R-2" Two Family Residence District and Historic "R-2" Two Family Residence District.

NCB 10916, The east 300' of Parcel 100.

NCB 10917, The south 300' of the east 300' of Parcel 100.

NCB 10918, Parcel 1.

NCB 10919, Parcels 104, 105, and 106.

NCB 10933, Tracts 4, 26 and 27 1/2.

NCB 11171, All of NCB, save & except Lot 9 and Tract 3-A.

NCB 11172, All of NCB, save & except Tract 3A, Lot 13 and the west irr. 447.18' of Tract 11.

NCB 16061, Lots 6 and 7.

FROM: Historic "B" Residence District.

TO: Historic "R-3" Multiple Family Residence District.

NCB 10932, The northwest irr. 950' of Tract W.

FROM: "D" Apartment District and Historic "B" Business District.

TO: "B-2" Business District and Historic "B-2" Business District.

NCB 11168, The south irr. 173.49' of K, the south irr. 174.43' of J, the west 144' of south 173.49' of L, and the east 55' of south 173.49' of L.

NCB 11174, The west irr. 110.9' of Tract 15.

NCB 11176, The east irr. 300' of Tracts C, D and E.

NCB 11177, Lots 18, 19 and the east irr. 200' of Tract Division #3.

NCB 10926, Lots 24 thru 28 and 31 thru 34.

FROM: "B" Residence District; "B-2" Business District; "B-3" Business District; Historic "B" Residence District and Historic "I-1" Light Industry District.

TO: "B-3NA" Non Alcoholic Sales Business District and Historic "B-3NA" Non Alcoholic Sales District.

NCB 10919, Parcels 5-B, 107, 108 and Lot 23.

NCB 10920, Lots 2, 3, 4, 1-B, 2-A, 3-A, Tract 19, Tract 5-B, being on the southwest side of US Hwy 181 and the southwest 60' of Tract A, area being between South Presa Street and Old Corpus Christi Road.

NCB 10922, all of NCB, save & except the southwest irr. 51.6' of Tract 2, being on the westside of US Hwy 181.

NCB 10923, Tract 1-A, save & except the west 105.9'.

NCB 11042, Lot 1.

NCB 11045, Lot 10.

NCB 11046, Lot 64.

NCB 11048, Lots 1 thru 6.

NCB 11156, The south 150' of the east irr. 1427.52' of Tract M, the east 1800' of Tract R, the east 150' of Tract K.

NCB 11168, Lots 22, 23, 24, 26, 27, 28 Parcel 102, 103, 104, 105, Tract C save & except the east irr. 260' of Tract C, Tract D, save & except the east irr. 680' of Tract D, the south 150' of the east irr. 1427.52' of Tract M, and the south 168' of east irr. 77' of Parcel 101.

NCB 11178, Lots 105, 106, 119, 120, 121, 122, 139, 148, and the east 137' of Lot 146.

NCB 15635, Lots 1 thru 6.

NCB 15637, Lots 4, 5, 6.

NCB 15639, Lots 1 thru 6.

NCB 15641, Lots 1 thru 6.

NCB 15644, Lots 1 thru 6.

NCB 15645, Lots 1 thru 6.

NCB 15646, Lots 1 thru 6.

NCB 16156, Lots 1 and 2.

FROM: "B" Residence District

TO: "B-3R" Restrictive Business District.

NCB 11178, Lots 103, 104, and 107.

FROM: "B" Residence District; "F" Local Retail District; "H" Local Retail District; "B-2" Business District; "B-3R" Restrictive Business District; "J" First Manufacturing District; "I-1" Light Industry District; Historic "B" Residence District; Historic "JJ" Commercial District and Historic "F" Local Retail District.

TO: "B-3" Business District and Historic "B-3" Business District.

NCB 7664, a portion of NCB, the west 200', fronting on Roosevelt Ave., between 92nd Street and Ashley Road (properties of City of San Antonio and Harlandale School District).

NCB 9486, Lot 2.

NCB 9491, Lots 253 thru 260.

NCB 9492, Lots 261 thru 266.

NCB 9497, Lots 139, 267, 268, 269, 270 and G.

NCB 9800, The east 260' of NCB.

NCB 9802, Lots 7, 12, 15 and 16.

NCB 10918, Parcel 104' the northeast 200' of Parcel 108, the northeast 200' of Tract 2, The northeast 200' of Tract "A", the northeast 200' of Tract 4, save and except the most easterly 300' fronting on US Hwy 181 south.

NCB 10920, Tract 5-B, being on the northeast side of S. Presa, Tract A and lots 1 thru 4.

NCB 10922, The southwest irr. 51.6' of Tract 2, being on the westside of US Hwy 181.

NCB 10926, Lots 13, 14 and 15.

NCB 10927, Lots 38, 39 and 40.

NCB 10928, Tract 7-E, the north 330' of the west irr. 200' of Tract 7B and the south 330' of the west irr. 120' of Tract 7-B.

NCB 10930, Lots 9, 10, Tract 2 and 4.106 acre Tract - State Hwy Dept property.

NCB 10931, Lots 13, 14, the north 200' of Tract 1, north and east 200' of Tract 2 and the northeast 200' of Tract 5-B.

NCB 11033, The east irr 150' of Lots 1 and 2.

NCB 11156, The east 150' of Lots 7, 9, 19, 20, 22, Tracts B, C, K and M and parcel 8.

NCB 11160, All of Tract 5-A.

NCB 11168, The west 150' of Parcels 100 and 101.

NCB 11169, The west 150' of Tracts 1-A, and 17.

NCB 11170, The west 150' of Lot 13 and Tract A.

NCB 11171, The west 150' of Lot 9.

NCB 11172, The west 150' irr of Lot 13.

NCB 11175, Tracts 1-A, 1-B, 1-C, Lots 44, 45 and the west 240' of Tract R.

NCB 11176, Tract A and the west 150' and the south 75' of Lot 23.

NCB 11177, The west 150' of Lot 17.

NCB 11178, Lots 101 and 102, 154, 155, the west 111' of Lot 146 and the east 300' of Lot 160 and Tracts A, B and C.

FROM: "I-1" Light Industry District.

TO: "B-3NA" Non Alcoholic Sales District, Special Use Permit for Appliance Storage.

NCB 11168, Lot 25.

FROM: "I-1" Light Industry District.

TO: "B-3NA" Non Alcoholic Business District, Special Use Permit for Commercial Diesel Service.

NCB 11168, Tract 8-B.

FROM: "I-1" Light Industry District.

TO: "B-3" Business District, Special Use Permit for a Ballpark.

NCB 11040, Tract 7 and 8.

"I-1" Light Industry District.

6' Solid Screen Fence for Outside Storage.

NCB 10928, Tract 7-F.

FROM: "B" Residence District, "R-3" Multiple Family Residence District, "D" Apartment District, "JJ" Commercial District, "L" First Manufacturing District, Historic "F" Local Retail District, Historic "JJ" Commercial District and Historic "LL" First Manufacturing District.

TO: "I-1" Light Industry District and Historic "I-1" Light Industry District.

NCB 7664, All of NCB, save & Except the area bounded by March Ave. on the north, 92nd Street on the south, Echo Street on the east and Roosevelt Ave on the west, the west 200' along Roosevelt Ave, between 92nd Street, Ashley Road and a portion of NCB being San Jose Burial Park.

NCB 10917, Tract 5, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 635' Tract 6, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 550'. Tract 7, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch and save & except the easterly 1040'. Tract 8, save & except the southwest 100' adjacent and parallel to the San Juan irrigation ditch, save & except the easterly 970'.

NCB 10918, Parcel 108, save & except the northeast 200' and the southwest, southeast and the west 100' adjacent and parallel to the San Juan irrigation ditch. Tract 2, save & except the northeast 200' and the northwest 100' adjacent and parallel to the San Juan irrigation ditch.

Tract B and Tract A, save & except the northeast 200'.

Tract 4, save & except the northeast 200' the easterly 380' fronting on US Hwy 181 South and the southwest 100' adjacent and parallel to the San Juan irrigation ditch.

NCB 10923, Tracts 1, 2, 7, Lots 1-D, 3-D, 7-D, 8-D, 9-D, 18 and the west 35.08' of Lot 16.

NCB 10925, Lot 15.

NCB 10926, Lots 19 thru 23.

NCB 10927, Lots 41 thru 45.

NCB 10928, Tracts 7-C, 7-D and 6-B, save & except the west irr 200' and Tract 7-B, save & except the north 330' of the west irr 200' and the south 330' of the west irr. 120'.

NCB 10931, Tract 1, save & except the north 200', Tract 2, save & except the north and northeast 200', Tract 5B, save & except the northeast 200'.

NCB 10932, Lots 15, 16, 17, 18 and the eastern portion of Tracts 30 and 30 1/2 between Southern Pacific Railroad R.O.W and S. Presa St.

NCB 11033, Lots 1 and 2, save & except the east irr 150'.

NCB 11156, Lots 21 and 22, Tracts G, H and Tracts C, K, save & except the east irr. 150'. The west 150' of the east 200' of Tract B, Lots 21 and 22, save & except the east irr. 150'.

NCB 11168, Tracts 5, 16, 16-C, and the north 100' of Tracts 16-A, 16-D. Parcel 100, save & except the west 150', Tracts A and B, save & except the east irr. 260'. Parcel 101, save & except the south 110' and the west 150'.

NCB 11169, Lot 24, save & except the west 150', Tract 17, 18 save & except the west 150', Tract 2, 3, 1-A, save & except the west 150' Tract 34, save & except the east 200'. Tract 21, 1-E, 2-E, 3-E, 4-E, 5-E, 4 and 5 save & except the east 200'.

NCB 11170, Tracts B, C, D, 18, Lot 13, Tract A, save & except the west 150'. A 1.487 acre tract of land by field notes filed in the Office of the Planning Department (zoning case #6870).

NCB 11171, Tracts 3-A, Lot 9 save & except the west 150'.

NCB 11172, Tract 3-A, the west irr. 447.18' of Tract 11, and Lot 13, save & except the west 150'.

NCB 11175, Tracts B, C and D.

NCB 11176, Lots 1 thru 6, 11 thru 15, Tract B, Tracts C, D, E, save & except the east irr. 300' and Lot 23, save & except the west 150' and south 75'.

NCB 11177, Lot 17, save & except the west 150', Tract Division #3, save & except the east irr. 200'.

NCB 11178, Lots 123 and 124.

FROM: Historic "LL" First Manufacturing District and "B-3" Business District.

TO: Historic "I-2" Heavy Industry District.

NCB 11176, Lots 21 and 25.

NCB 10932, The southeast 680' of Tract 8-A.

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 9th day of January 1986.

/s/HENRY G. CISNEROS
Mayor

Attest:
/s/ Norma S. Rodriguez
City Clerk

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