

AN ORDINANCE **31981**

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

* * * * *

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

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

(Case No. 2000)

The rezoning and reclassification of property listed below as follows:

The east 200' of Lot 10, NCB 12098 from "B" Residence District to "E" Office District; and Lot 10, NCB 12098 save and except the east 200' from "B" Residence District to "J" Commercial District.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 19th day of December, A. D., 1963.

W. McCusker
MAYOR

ATTEST:

J. H. Jusemann
City Clerk

VOTE

Meeting of the City Council _____ DEC 19 1963 _____, 196

Resolution _____

Ordinance _____ Motion by Member of Council Bremer - Gatti

Ord. No. 31981

*ent
2000*

	Roll Call	Aye	Nay	Aye	Nay
WALTER W. McALLISTER Member of Council Pl. 1		✓			
GEORGE de la GARZA Member of Council Pl. 2		✓			
ROBERT C. JONES Member of Council Pl. 3		✓			
JACK H. KAUFMAN Member of Council Pl. 4		✓			
MRS. S.E. COCKRELL, JR. Member of Council Pl. 5		✓			
JOHN GATTI Member of Council Pl. 6		✓			
ROY S. PADILLA Member of Council Pl. 7		✓			
DR. GERALD PARKER Member of Council Pl. 8		✓			
ROLAND C. BREMER Member of Council Pl. 9		✓			

SAN ANTONIO
INTERNATIONAL AIRPORT

WETMORE

MISSOURI

PACIFIC

BLACKTOP & NO CURBS & NEW
RAIL ROAD

TO BE "J"

LOT 10

VACANT

12098
Tr. 8

B

12098

B

12100

TO BE "E"

BROADWAY

BLACKTOP &
CURBS & NEW ACCESS

21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

FLOURISANT

WORLDLAND

WOODBURY

BLACKTOP & CURBS

CLARION

ZONING CASE 2000

REQUESTED ZONING CHANGE
FROM "B" RES. TO "E" OFF. & "J" COMM.

DATE DECEMBER, 1963

SCALE: 1" = 200'



B

DATE: December 2, 1963

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING

CASE 2000 NAME MISSOURI PACIFIC RAILROAD COMPANY

The rezoning and reclassification of:

"B" Residence to "E" Office District
The east 200' of Lot 10, NCB 12098

FOR INFORMATION ONLY:

Located on the west side of Broadway 5039.4' northeast of Loop 410 having 735' on Broadway and a depth of 200'.

"B" Residence to "J" Commercial District
Lot 10, NCB 12098 save and except the east 200'.

FOR INFORMATION ONLY:

Located 200' west of Broadway 5039.4' northeast of Loop 410; having 734.91' on the Missouri Pacific Railroad and a maximum depth of 1223.21'.

FROM: "B" Residential District

TO: "E" Office and "J" Commercial District

The Zoning Commission has recommended that this request for change of zone be

approved by the City Council.

Department of Planning

Applicant: Missouri Pacific Railroad Company

Date of Application: August 20, 1963

Location of Property:

"B" Residence to "E" Office District

The east 200' of Lot 10, NCB 12098

FOR INFORMATION ONLY:

Located on the west side of Broadway 5039.4' northeast of Loop 410; having 735' on Broadway and a depth of 200'.

"B" Residence to "J" Commercial District

Lot 10, NCB 12098 save and except the east 200'.

FOR INFORMATION ONLY:

Located 200' west of Broadway 5039.4' northeast of Loop 410; having 734.91' on the Missouri Pacific Railroad and a maximum depth of 1223.21'.

Zoning Change Requested:

From "B" Residential District to "E" Office and "J" Commercial Districts.

ZONING COMMISSION PUBLIC HEARING ON SEPTEMBER 18, 1963:

Information Presented by Applicant:

Mr. Bruce Smith, Industrial Agent for the Missouri Pacific Railroad Company, owner and applicant, stated that they have an option on the property pending the rezoning. They feel that this "J" Commercial is the highest and best use of the property and they also feel it is the only logical use for the property. They feel there is a need for industrial property or development on the outskirts of the City. They have contacted all the owners of property within 200' of subject property. There was only one person out of the 18 persons contacted that stated that he might object and he is not present today so they have not met with any objection to the request. In answer to the Commission's question as to whether the railroad company has any specific uses or prospects for the property, Mr. Smith stated that they do not have any specific prospects and he believes the uses will consist of warehousing, distributors, and such as that. Also in answer to the Commission's question as to whether the railroad will build, operate and lease the warehouses, Mr. Smith stated that he does not know; it is his belief that it will depend on the clients. In answer to the Commission's question, as to whether the railroad sees fit or under the circumstances finds it not feasible to build and lease the warehouses, would they dispose or lease the property to other companies for warehousing, Mr. Smith stated that he believes that would be the railroad's intentions. Mr. Smith stated that the residential development located across Broadway does not face Broadway and they have a solid wooden fence which will serve as a buffer between that property and the subject property. In answer to the Commission's question as to whether he feels there is any merit at all in buffer zoning between Broadway and the frontage property, Mr. Smith stated that he does not because there is so little property that lends itself to such a development as the railroad proposes and there is so much area available for residential development that he does not think it is logical to put residences in the subject area.

Staff Observations:

The zoning plan prepared by the Planning Department and used by the Zoning Commission as a basis for recommending zoning on a similar tract to the south along Broadway will be available at the public hearing.

The Planning Department recommends that this property be zoned in accordance with the plan.

The property will need to be properly platted.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

No nearby schools.

Results of Notices for Commission Hearing:

Twenty notices were mailed to the surrounding property owners; one was returned in opposition to the request; seven were returned in favor of the request; none were returned "indifferent"; and none were returned "unclaimed."

Opponents Present:

There were no opponents present.

Reasons Presented for Opposition by Opponents Present:

None

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

1. This rezoning conforms in general to a plan submitted by the Planning Department in Zoning Case # 1874.
2. The feeling of the Zoning Commission during that case expressed the need for some buffer zoning between the proposed "J" Commercial west of Broadway and the existing residential subdivision on the property east of Broadway.
3. This area in general lends itself to the industrial subdivision subject to the thinking outlined in reason #1.

Other Recommendations:

To be replatted.

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 _____

Mrs. Charles D. Treuter, who being by me duly sworn,
says on oath that he is ~~was~~^s the publisher 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 hereto attached has been published in

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

December 20, 19 63

AN ORDINANCE

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4. PASSED AND APPROVED this 19th day of December, A. D., 1963.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 20th day of December, 19 63

Stella Orozco

Notary Public in and for Bexar County, Texas