

AN ORDINANCE **40708**

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. 4542)

The rezoning and reclassification of property from "E" Office District and "JJ" Commercial District to "I-1" Light Industry District, listed below as follows:

The northwest 315' of Lot 4, NCB 14088
2200 Block of Chipley Circle

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

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

PASSED AND APPROVED this 11th day of May 19 72.

Curt L. Halberstam
Acting MAYOR

ATTEST: *JH Inelmann*
CITY CLERK

APPROVED AS TO FORM: *Howard L. Walker*
City Attorney

DISTRIBUTION

ALCOHOL SAFETY ACTION	
AVIATION DIRECTOR	
CITY WATER BOARD	
CONVENTION BUREAU	
CONVENTION CENTER	
CORPORATION COURT	
FINANCE DIRECTOR	
ASSESSOR	✓
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HOUSING & INSPECTIONS DIRECTOR	✓
HUMAN RESOURCES	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MANAGEMENT ANALYSIS	
MODEL CITIES	
MUNICIPAL FACILITIES	
PARKS & RECREATION DIRECTOR	✓
PERSONNEL DIRECTOR	
PLANNING DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
PUBLIC SAFETY-ASSOC. MGR.	
PURCHASING	
TRAFFIC & TRANSPORTATION	
CITY PUBLIC SERVICE BOARD	
AACOG	
S.A. TRANSIT SYSTEM	
URBAN RENEWAL AGENCY	
Comm Records	✓

ITEM NO. G.

MEETING OF THE CITY COUNCIL DATE: May 11, 1972

MOTION BY: Becker SECONDED BY: Mendoza

ORD. NO. 40708 ZONING CASE 4542

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
CAROL R. HABERMAN PLACE NO. 1		✓	
ED H. HILL PLACE NO. 2		abs	
CHARLES L. BECKER PLACE NO. 3		✓	
DR. ROBERT L.M. HILLIARD PLACE NO. 4		✓	
LEO MENDOZA, JR. PLACE NO. 5		abs	
GILBERT GARZA PLACE NO. 6 MAYOR PRO TEM		abs	
PLEAS C. NAYLOR, JR. PLACE NO. 7		✓	
ALVIN G. PADILLA, JR. PLACE NO. 8		✓	
JOHN GATTI PLACE NO. 9 MAYOR		abs	

Call Carmelo
None

72-21

DATE April 24, 1972

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4542 NAME Scobey Moving & Storage Co.

The rezoning and reclassification of:

The northwest 315' of Lot 4, NCB 14088
2200 Block of Chipley Circle

FOR INFORMATION ONLY

Located on the southwest side of Chipley Circle
being 150' northwest of the intersection of
Broadway and Chipley Circle; having 315' on Chipley
Circle and a depth of 400'

FROM: "E" Office District & "JJ" Commercial District

TO: "I-1" Light Industry District

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

Department of Planning

ZONING CASE 4542

Appeal Case

Yes

APPLICANT: Scobey Moving & Storage Co.

No XXX

DATE OF APPLICATION: February 21, 1972

LOCATION OF PROPERTY:

The northwest 315' of Lot 4, NCB 14088
2200 Block of Chipley Circle

FOR INFORMATION ONLY

Located on the southwest side of Chipley Circle
being 150' northwest of the intersection
Broadway and Chipley Circle; having 315' on Chipley
Circle and a depth of 400'

ZONING CHANGE REQUESTED:

From "E" Office District & "JJ" Commercial District to
"I-1" Light Industry District.

ZONING COMMISSION PUBLIC HEARING ON APRIL 5, 1972:

Information Presented by Applicant:

Mr. Ken Bentley, representative, requests the change in zoning to
built a warehouse storage and office plant. They are planning to
construct a warehouse with 4500 sq.ft. and an office space with
1500' sq. ft. with ingress and egress onto Chipley Circle. The
space for the office would be 150' from Broadway to the back with
315' to be used for the warehouse space. He explained that the
"E" Office District would buffer the warehouse to the back from
Broadway.

STAFF RECOMMENDATIONS:

Discussion:

The majority of the property in question is in "JJ" commercial with
50' of this property being presently zoned "E" office. Applicants
proposal is to construct office facilities within the "E" office
zoning and warehouse facilities in the requested "I-1" property.
It is our opinion that the extension of the industrial zoning in
the amount requested will not be detrimental and is compatible
with the present zoning and uses to the north.

Recommendation:

Approval

Results of Notices Received Before Hearing:

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

COMMISSION ACTION:

By a vote of nine in favor, the Commission recommended approval of this request.

Reasons for Action:

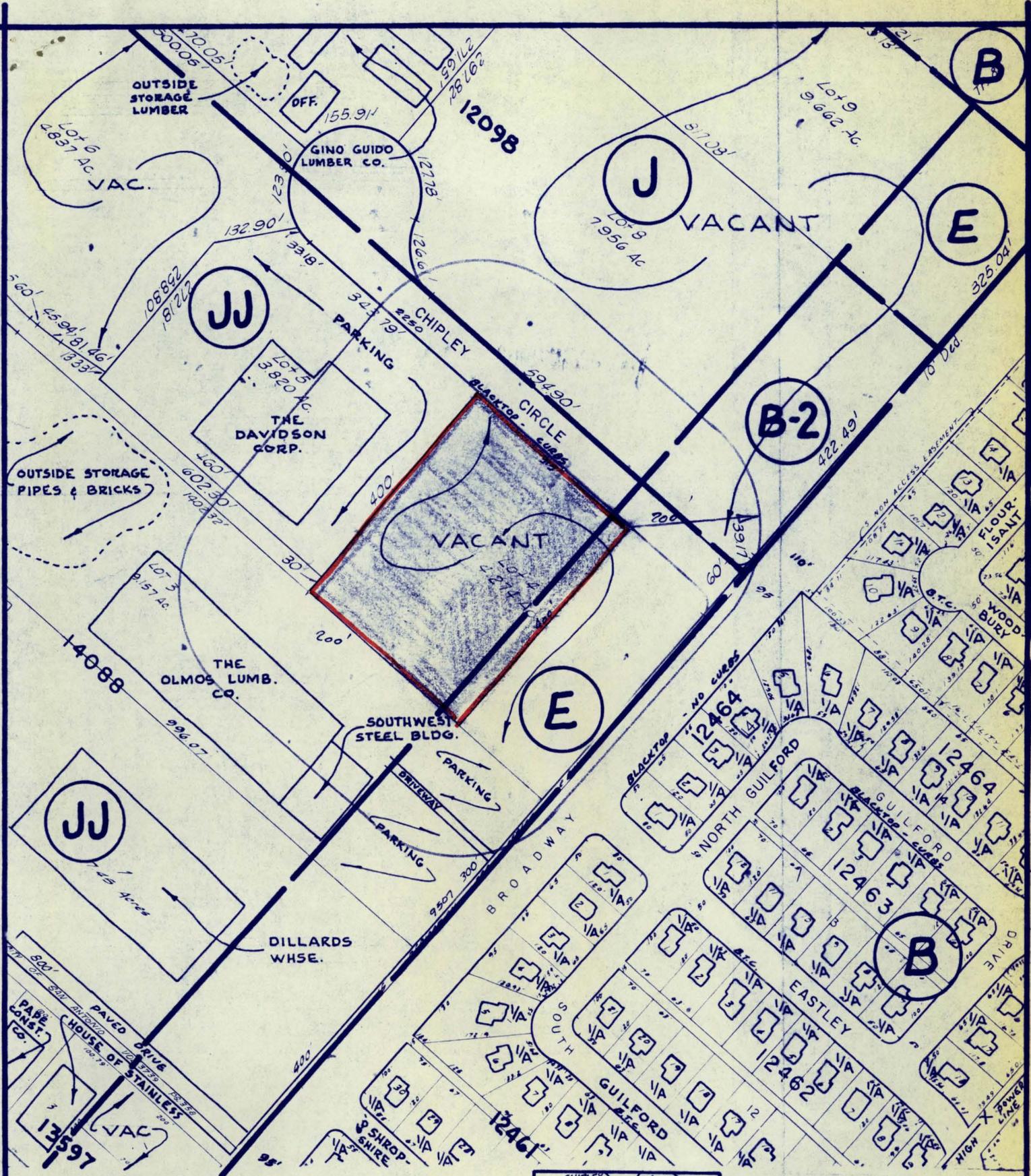
(1) Subject property is located at the intersection of Broadway and Chipley Circle, north of Loop 410. (2) It is felt that requested change is compatible with the area in which there is "JJ" to the south and west. (3) Subject property is close to International Airport. (4) It is felt that an extension of industrial zoning would not be detrimental to the area. (5) Residential housing to the southeast backs to Broadway and has a solid screen fence on Broadway property line. (6) Applicant has stated that a 10' screen wall with landscaping will block industrial zoning from view. (7) It is felt this is the highest and best use of the land.

Other Recommendations:

It is further recommended that the proponent work with Traffic.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council Hearing.)

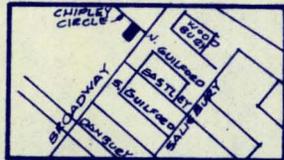


ZONING CASE 4542

REQUESTED ZONING CHANGE
 FROM "E" OFF, & "JJ" COMM. DIST TO "I" LIGHT IND. DIST.

DATE MAY 1972

SCALE 1" = 200'



CITY PLANNING DEPT.
 SAN ANTONIO, TEXAS

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

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

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that she is ~~xxxxx~~ the publisher~~s~~ 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 40708 Case No. 4542 hereto attached has been published in

every issue of said newspaper on the following day~~s~~ to-wit: _____

May 12, _____, 19 72

AN ORDINANCE 40708

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 re-zoning of the hereinafter designated property, to-wit:

CASE NO. 4542

The rezoning and reclassification of property from "E" Office District and "JJ" Commercial District to "I-1" Light Industry District, listed below as follows:

The northwest 315' of Lot 4,
NCB 14088
2200 Block of Chipley Circle

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

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

PASSED AND APPROVED this 11th day of May, 1972.

CAROL R. HABERMAN
Acting Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Charles D. Treuter

Sworn to and subscribed before me this 12th day of May, 19 72

Ernest C. Carrola