

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. 3097)

The rezoning and reclassification of property from "F" Local Retail District to "I-1" Light Industry District, listed below as follows:

Tract 14, NCB 11681

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

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

PASSED AND APPROVED this 19th day of October, 1967.

M. McCallister
M A Y O R

ATTEST: *J. H. [Signature]*
C I T Y C L E R K

APPROVED AS TO FORM: *Sam S. [Signature]*
C I T Y A T T O R N E Y

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
STINSON FIELD			
BUDGET			
CITY MANAGER			
ASST. CITY MGR.			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER	10/19	1	
FINANCE DIRECTOR			
ASSESSOR & COLL.	10/19	1	
CONTROLLER			
CORP. COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INSP. DIR.	10/19	1	
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND. DIV.			
LIBRARY DIRECTOR			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR	10/19	1	
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANSP. DIR.			
URBAN RENEWAL AGENCY			
OTHER:			

REMARKS:

J. H. INSELMANN

ITEM NO. 3 67 651

ROLL CALL VOTE

MEETING OF THE CITY COUNCIL DATE: OCT 19 1967

MOTION BY: Colde SECONDED BY: James

ORD. NO. 35861 ZONING CASE 3097

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. MC ALLISTER PLACE No. 1, MAYOR		<u>abs</u>	
DR. HERBERT CALDERON PLACE No. 2		<u>✓</u>	
ROBERT C. JONES PLACE No. 3		<u>✓</u>	
S. H. JAMES PLACE No. 4		<u>✓</u>	
MRS. S. E. COCKRELL, JR. PLACE No. 5		<u>✓</u>	
JOHN GATTI PLACE No. 6, MAYOR PRO-TEM		<u>✓</u>	
FELIX B. TREVINO PLACE No. 7		<u>✓</u>	
GERALD PARKER PLACE No. 8		<u>abs</u>	
PETE TORRES, JR. PLACE No. 9		<u>✓</u>	

BRIEFED BY:

ADDITIONAL INFORMATION:

[Handwritten signature]

TO: CITY CLERK

DATE: October 2, 1967

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE # 3097

NAME Diversified Realty Company

The rezoning and reclassification of:

Tract 14, NCB 11681

FOR INFORMATION ONLY:

Located between I.H. 10 Expressway and Spencer Rd, 626.5' west of the intersection of I.H. 10 and Spencer Rd.; Having 567.5' on I.H. 10, 433.24' on Spencer Rd. and a maximum depth of 779.6'.

FROM: "F" Local Retail District

TO: "I-1" Light Industry District

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

Department of Planning

Zoning Case: 3097

Appeal Case

Yes

No XXX

Applicant: Diversified Realty Company

Date of Application: August 3, 1967

Location of Property:

Tract 14, NCB 11681

FOR INFORMATION ONLY:

Located between I.H. 10 Expressway and Spencer Rd. 626.5' west of the intersection of I.H. 10 and Spencer Rd.; Having 567.5' on I.H. 10, 433.24' on Spencer Rd. and a maximum depth of 779.6'.

Zoning Change Requested:

From "F" Local Retail District to "I-1" Light Industry District.

ZONING COMMISSION PUBLIC HEARING ON AUGUST 16, 1967:

Information Presented by Applicant:

Mr. M. G. Chacon of Diversified Realty Company advised the Commission that the requested change to "I-1" Light Industry District is for the construction of the national office for Church's Food Service Industries, Inc. They now have an earnest money contract on the property, subject to rezoning. After studying the surrounding area, they feel this request is compatible and represents the highest and best use of the property. The property is vacant at this time and the mud bank which is approximately 45' wide has greatly hindered development of the property because there is not direct access to I.H. 10. The proposed building will front on I.H. 10 with their entrance on Spencer Lane. South of subject property is a lumber and brick company; there is a service station and other commercial enterprises to the east and the west is undeveloped. Mr. Chacon stated one building will office executive personnel from the national and southwestern divisions of Church's Industries, the construction, real estate, purchasing and accounting divisions. They will provide 100 off-street parking spaces. They will have a separate modern, soundproof, air conditioned building for the machine shop, sheet metal and assembly room. In addition, there will be a distribution warehouse for storage of dry mixes, batter, advertising material and boxes. Their purpose is to standardize the taste of chicken.

Staff Observations:

This application will be discussed with the Planning Commission at the hearing.

Results of Notices Received Before Hearing:

Six notices were mailed to the surrounding property owners. None were returned in opposition to the request; none were returned in favor; and none were returned "unclaimed".

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

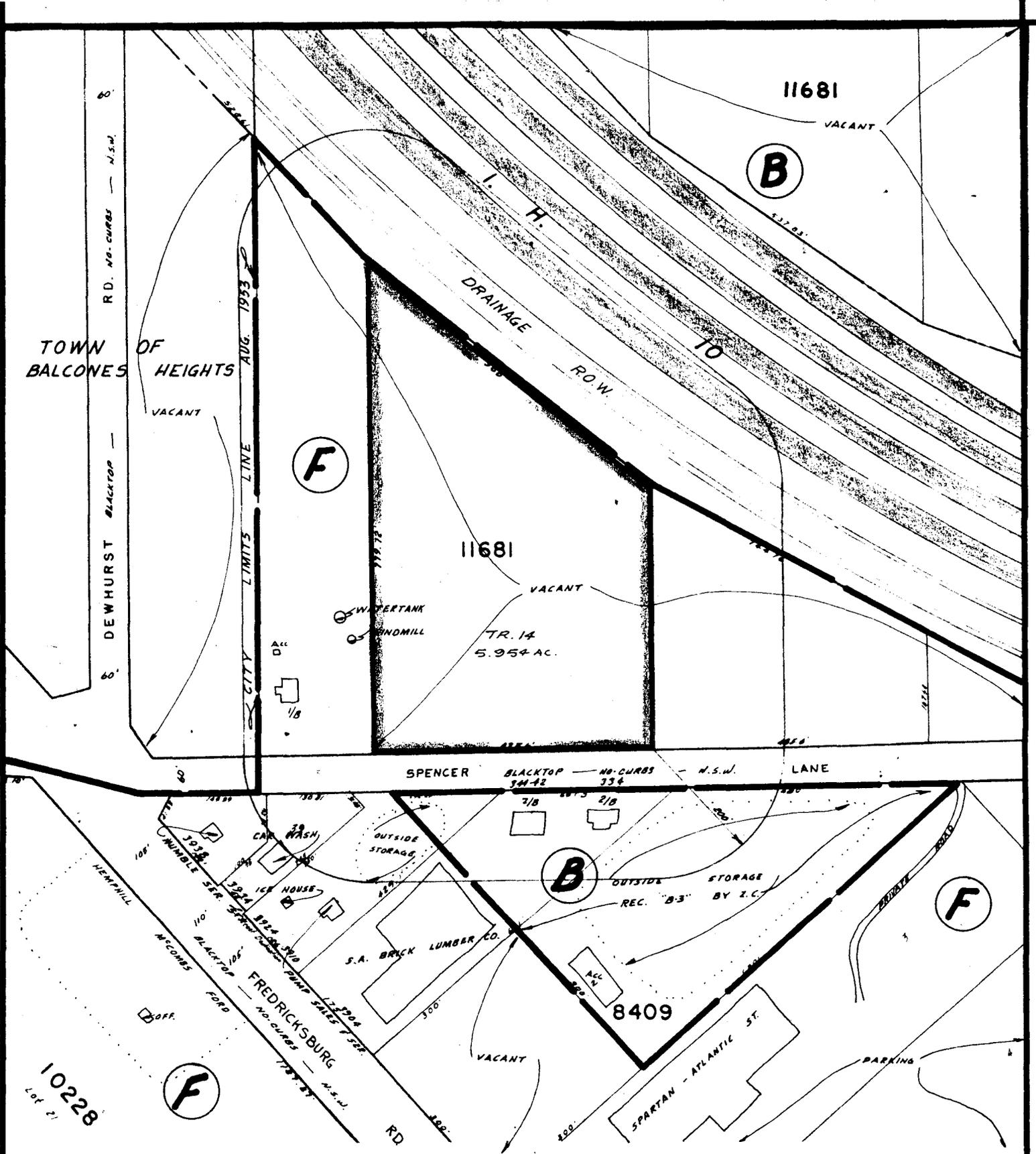
1. The proponent has a comprehensive development for the area which the Commission feels would not be a detriment to the surrounding area and the existing uses;
2. There are existing uses along Fredericksburg Road which might be considered in the "I" or "J" category;
3. The Commission feels it would represent good land use and also be a tremendous asset to the community.

Other Recommendations:

That the property be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing).



ZONING CASE 3097

REQUESTED ZONING CHANGE
 FROM "F" LOC. RET. TO "I1" LIGHT IND.
 DATE OCT. 1967
 SCALE 1" = 200'



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} ~~he~~ is ~~one~~ of the publishers of the Commercial Recorder

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

that the An Ordinance hereto attached has been published in

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

October 20, 1967

AN ORDINANCE

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

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PASSED AND APPROVED this 19th day of October, 1967.

W. W. McALLISTER
Mayor

ATTEST:

J. H. INSELMANN,
City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 20th day of October, 1967

Stella Orzes

Notary Public in and for Bexar County, Texas