

AN ORDINANCE 36699 ;

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. 3370)

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

"A" to "B-3"

The south 150' of the east 1269.05' of Lot 17, NCB 12867

"A: to "I-1"

The east 1269.05' of Lot 17, NCB 12867, save and except the south 150'

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 1st day of August 1968.

Wm. McClinton
M A Y O R

ATTEST: *J. H. Suelmann*
C i t y C l e r k

APPROVED AS TO FORM: *Howard B. Walker*
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		✓	
FINANCE DIRECTOR			
ASSESSOR & COLL.		✓	
CONTROLLER			
CORP. COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INSP. DIR.		✓	
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND. DIV.			
LIBRARY DIRECTOR			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR		✓	
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANSP. DIR.			
URBAN RENEWAL AGENCY			
OTHER:			

REMARKS:

J. H. INSELMANN

ITEM NO. i

68 394

ROLL CALL VOTE

AUG 1 1968

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY:

Cald

SECONDED BY:

Jones

ORD. NO.

36699

ZONING CASE

3370

RESOL.

PETITION

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

BRIEFED BY:

ADDITIONAL INFORMATION:

TO: CITY CLERK

DATE: July 15, 1968

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 3370

NAME Joske's of Texas

The rezoning and reclassification of:

"A" to "B-3":

The south 150' of the east 1269.05' of
Lot 17, NCB 12867

"A" to "I-1":

The east 1269.05' of Lot 17, NCB 12867, save and
except the south 150'.

FOR INFORMATION ONLY:

Located on the north side of
E. Houston St., 281.84' west of the
cut-off to I. H. 410; having 1269.05'
on E. Houston St. & a depth of 1329.65';
the "B-3" zoning being on the south 150' and
"I-1" zoning on the remaining portion.

FROM: "A" Single-Family Residence District

TO: "B-3" Business and "I-1" Light Industry Districts

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 #3370

Appeal Case

Applicant: Joske's of Texas

Yes _____

No XXX

Date of Application: May 20, 1968

Location of Property:

"A" to "B-3":

The south 150' of the east 1269.05' of Lot 17, NCB 12867

"A" to "I-1":

The east 1269.05' of Lot 17, NCB 12867, save and except the south 150'.

FOR INFORMATION ONLY:

Located on the north side of E. Houston St., 281.84' west of the cut-off to I. H. 410; having 1269.05' on E. Houston St. & a depth of 1329.65'; the "B-3" zoning being on the south 150' and "I-1" zoning on the remaining portion.

Zoning Change Requested:

From "A" Single-Family Residence District to "B-3" Business and "I-1" Light Industry District

ZONING COMMISSION PUBLIC HEARING ON JUNE 12, 1968:

Information Presented by Applicant:

Mr. Jack Kaufman, attorney, representing the applicant, stated that the requested change in zoning is for future industrial use - specifically, for Joske's warehouse and distribution center. Mr. Herbert A. Lindskog, Vice-President of Joske's of Texas, was also present. East of this property is Loop 410 and to the north, running east/west is I. H. 10. There is a railroad track located across the depth of the property in question. All of the surrounding properties are planned for industrial purposes and in reviewing the notices returned, he stated that all of the property owners within 200' were in favor of the requested change. A buffer of "B-3" Business zoning is proposed on the south 150' of this property as protection for the residences across E. Houston St. The Planning Department Staff has also recommended approval of the zoning. Mr. Kaufman stated that the track is to be relocated across the north property line of the property, rather than in the diagonal position as shown. The people to the south are in favor of this.

Staff Observations:

The requested zoning is considered to be appropriate for this property.

The Planning Department recommends that this application be approved.

Proper replatting will be necessary.

Traffic and Transportation Department Recommendations:

While E. Houston St. has 100' right-of-way, its pavement is only a 24' rural section, under State Highway Department maintenance as Farm to Market Road 1346.

While there are only 3,370 vehicles on a 24 hour period at Loop 410 and 5,320 at Loop 13, the greatest portion of the 2000 trips generated by this portion of roadway are generated at the morning and afternoon peak periods.

The largest generators in this area are a high school and a junior school immediately across from each other with little or no population surrounding them and no north - south street circulation pattern, partly due to drainage. Therefore, all school population must either walk long distances without sidewalks or drive or be driven to school.

The City Public Service Board maintains a service center in this area.

Some improvement will be needed in this roadway soon in order to ameliorate this condition.

RESULTS OF NOTICES RECEIVED BEFORE HEARING:

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

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

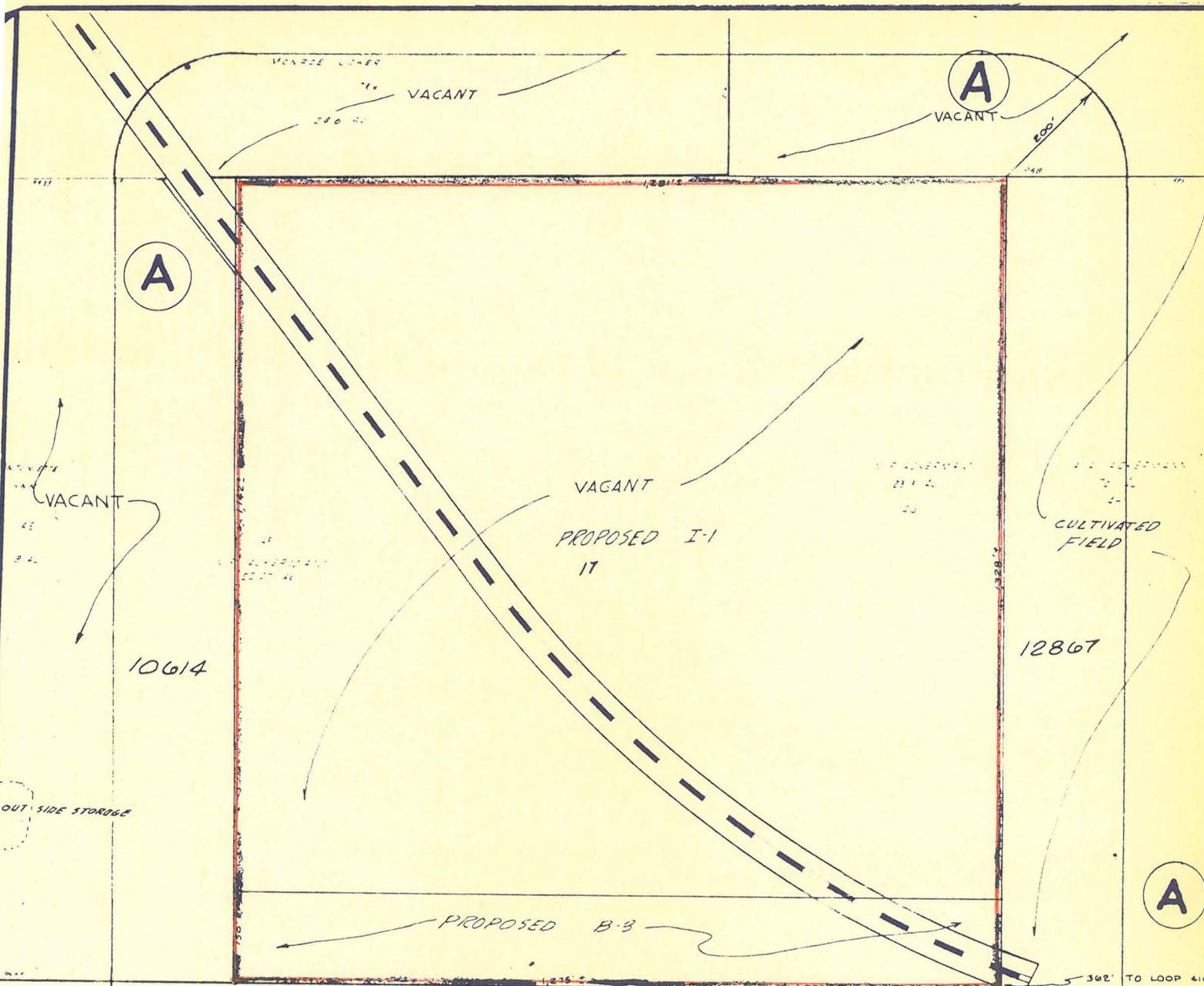
(1) Subject property fronts on E. Houston St., approximately 300' west of Loop 410 and is situated in a relatively undeveloped area, with vacant property surrounding it; (2) Subject property is served by a spur railroad track running through the property which makes it highly desirable for the proposed use and less desirable for the higher zonings; (3) "B-3" Business zoning has been proposed and provided on a strip of land fronting E. Houston St. which, in effect, will maintain a higher type of zoning along Houston Street; (4) The property owner most likely to be affected to the south across E. Houston St. is in favor of the requested change in zoning.

Other Recommendations:

It is further recommended that the property be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



BLACKTOP NO CURB NO SW.
E. HOUSTON ST.
 ST MEDWIG RD

ZONING CASE 3370

REQUESTED ZONING CHANGE

FROM "A" RES. TO B-3 BUS. DIST. & I-1 LIGHT IND.

DATE JUNE 1968

SCALE 1" = 200'

12883

CRESWELL DR

NORTH

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 ~~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 _____ Ordinance _____ hereto attached has been published in
every issue of said newspaper on the following days, to-wit: _____
August 2 _____, 19 68

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PASSED AND APPROVED this 1st day of August, 1968.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 2nd day of August, 1968

Stella Orozco

Notary Public in and for Bexar County, Texas