

AN ORDINANCE **57119**

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. Z83132)

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

Temporary R-1 to B-3

The north 250' of the west 225' of Tract 5, NCB 14941.  
5122 Leonhardt Road

Temporary R-1 to I-1

The south 393.78' of the west 225' of Tract 5, and the west 225' of Tract 5A, NCB 14941.

Provided that a 60-foot building setback buffer is established along the west property line adjacent to the single-family residential area.

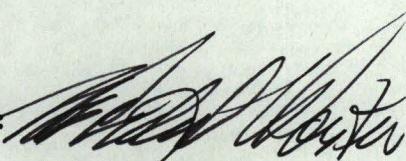
SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

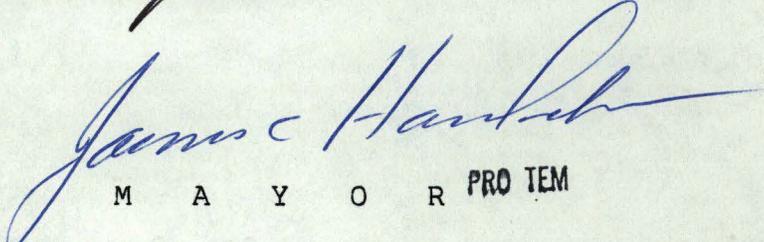
SECTION 3. That the Director of Planning shall change in his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

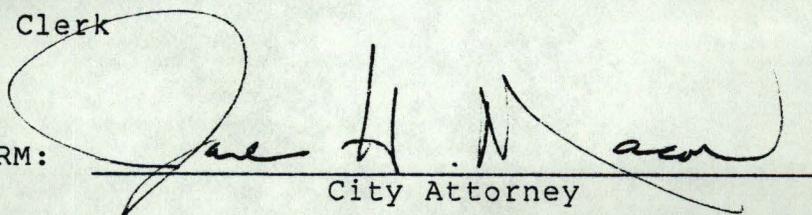
PASSED AND APPROVED this 16th day of June, 1983.

ATTEST:

  
City Clerk

  
M A Y O R PRO TEM

APPROVED AS TO FORM:

  
City Attorney

83-28

AVIATION	
BUDGET & RESEARCH	
BUILDING INSPECTIONS	1
BUILDING INSPECTIONS-HOUSE NUMBERING	1
CITY WATER BOARD	
COMMERCIAL RECORDER	1
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	
PUBLIC UTILITIES	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING DIVISION-CENTRAL MAPPING	
WASTEWATER ENGINEERING	
REAL ESTATE DIVISION	
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	1

*Handwritten notes:*  
 60 FT. SETBACK  
 W/ DEMAND  
 I-1  
 60 FT. SETBACK  
 W/ DEMAND  
 I-1

ITEM NO. 12  
 JUN 16 1983

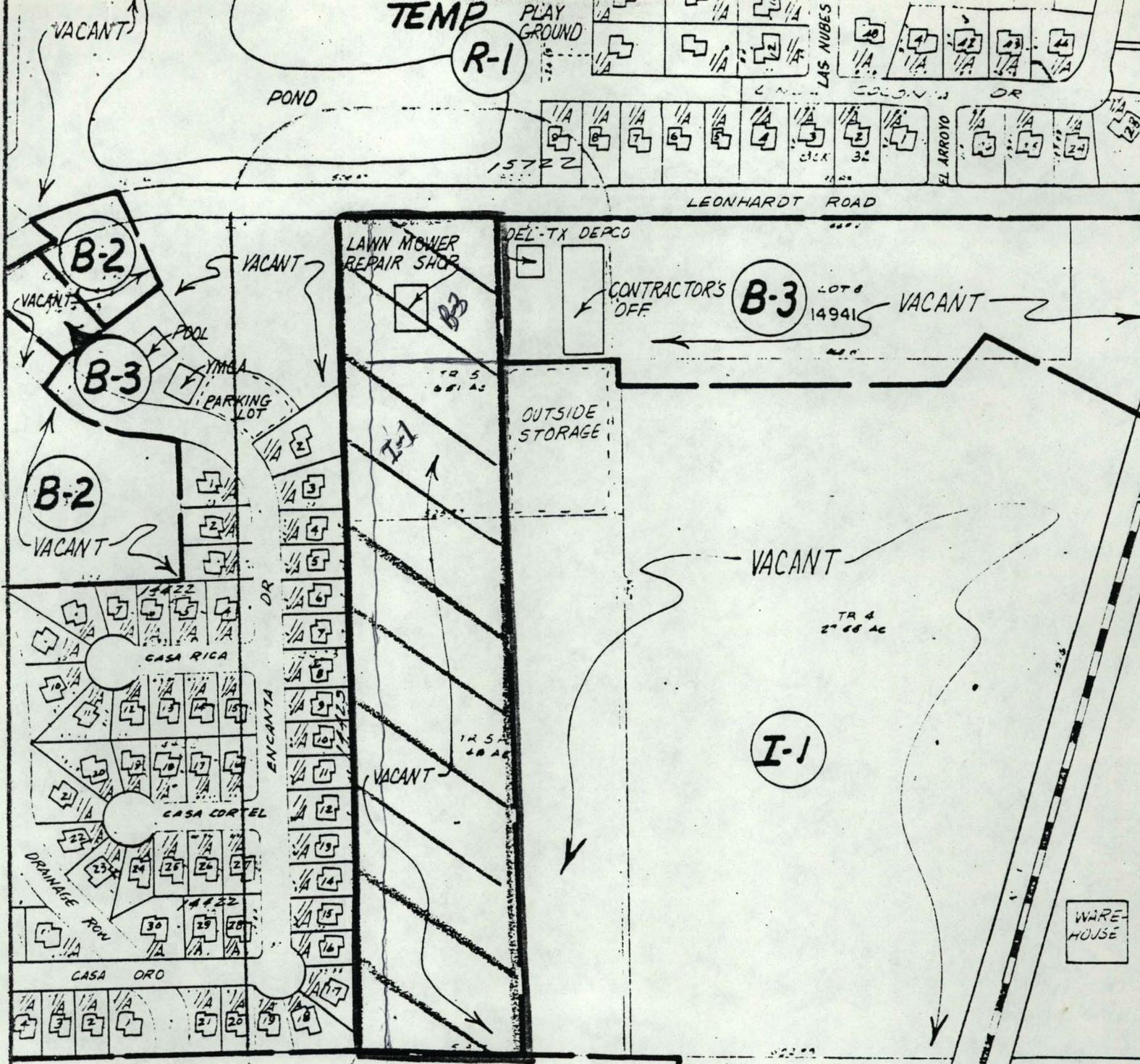
MEETING OF THE CITY COUNCIL DATE: \_\_\_\_\_  
 MOTION BY: Harrington SECONDED BY: Thompson  
 ORD. NO. 57149 ZONING CASE #283132  
 RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		✓	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
G.E. "ED" HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9	<b>ABSENT</b>		
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)	<b>ABSENT</b>		

~~No change.~~

Provided that a 60-foot building setback buffer is established along the west property line adjacent to the single-family residential area.

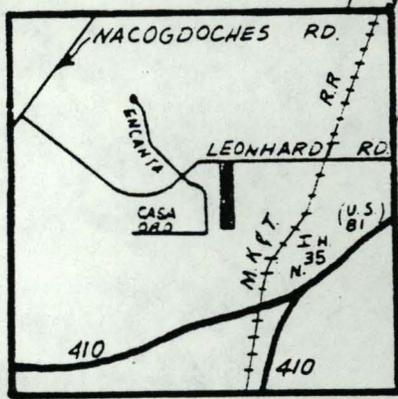
83-28



**ZONING CASE Z 83/32**

CITY COUNCIL DISTRICT NO: 10 TRACT 1212.02  
 REQUESTED ZONING CHANGE GRID 19-62  
 FROM "TEMP R-1" SINGLE FAMILY TO "I-1" LIGHT INDUSTRY  
 RESIDENCE DIST. DIST.  
 DATE JUNE 16, 1983

SCALE 0 100' 200' 300' 400'



NORTH

DEPARTMENT OF PLANNING  
 SAN ANTONIO, TEXAS

TO: CITY CLERKS

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 283132 NAME Dan F. Parmon

The rezoning and reclassification of :

## LOCATION

The west 225' of Tracts 5, and 5A, NCB 14941.  
5122 Leonhardt Road.FOR INFORMATION ONLY

Subject property is located on the south side of Leonhardt Road, being approximately 480' east of the intersection of Encanta Drive and Leonhardt Road, having 225' on Leonhardt Road and a maximum depth of 1170'.

FROM: Temporary "R-1" One Family Residence District

TO: "I-1" Light Industry District

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

APPLICANT: Dan F. Parman

ZONING CASE NO. Z83132

STATUS OF APPLICANT: Purchaser

APPEAL CASE

YES XX

OWNER OF PROPERTY : What Not Shop Inc.

NO \_\_\_\_\_

OWNER CONCURS WITH THIS REZONING REQUEST

YES XX

NO \_\_\_\_\_

DATE OF APPLICATION: March 3, 1983

LOCATION OF PROPERTY

The west 225' of Tracts 5, and 5A, NCB 14941  
5122 Leonhardt Road

FOR INFORMATION ONLY

Subject property is located on the south side of Leonhardt Road, being approximately 480' east of the intersection of Encanta Drive and Leonhardt Road, having 225' on Leonhardt Road and a maximum depth of 1170'.

REQUESTED CHANGE IN ZONING

From Temporary "R-1" One Family Residence District to "I-1" Light Industry District

ZONING COMMISSION PUBLIC HEARING HELD ON April 26, 1983

Information Presented By Applicant

Mr. Charles Boemecke, P O Box 5860, stated that they are requesting the change of zoning for boat storage and outside storage facility on the subject property. He further stated that the boat storage will be enclosed.

IN FAVOR.

Mr. Garry Mosski, 914 Braesview, stated that he is representing the YMCA and they are requesting that the applicant provide a fence along the property line to the west.

IN OPPOSITION

There was no opposition present.

STAFF RECOMMENDATION

Discussion

The subject property is situated between a single family development to the west and industrial zoning to the east. To the north, across Leonhardt Road is also a residential development zoned Temporary "R-1"

Recommendation

Denial is recommended by staff, which is of the opinion that a buffer area should be maintained between the residential neighborhood and the industrial zoning to the east.

TRAFFIC ENGINEERING RECOMMENDATION

The subject property is served by Leonahrtdt Road, a narrow collector street. Industrial traffic is not recommended to be introduced onto the narrow street.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

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

COMMISSION ACTION

MOTION WAS MADE BY Mrs. Kachtik and seconded by Mr. Meza to recommend denial of the requested petition from Temporary "R-1" One Family Residence District to "I-1" Light Industry District by the following votes:

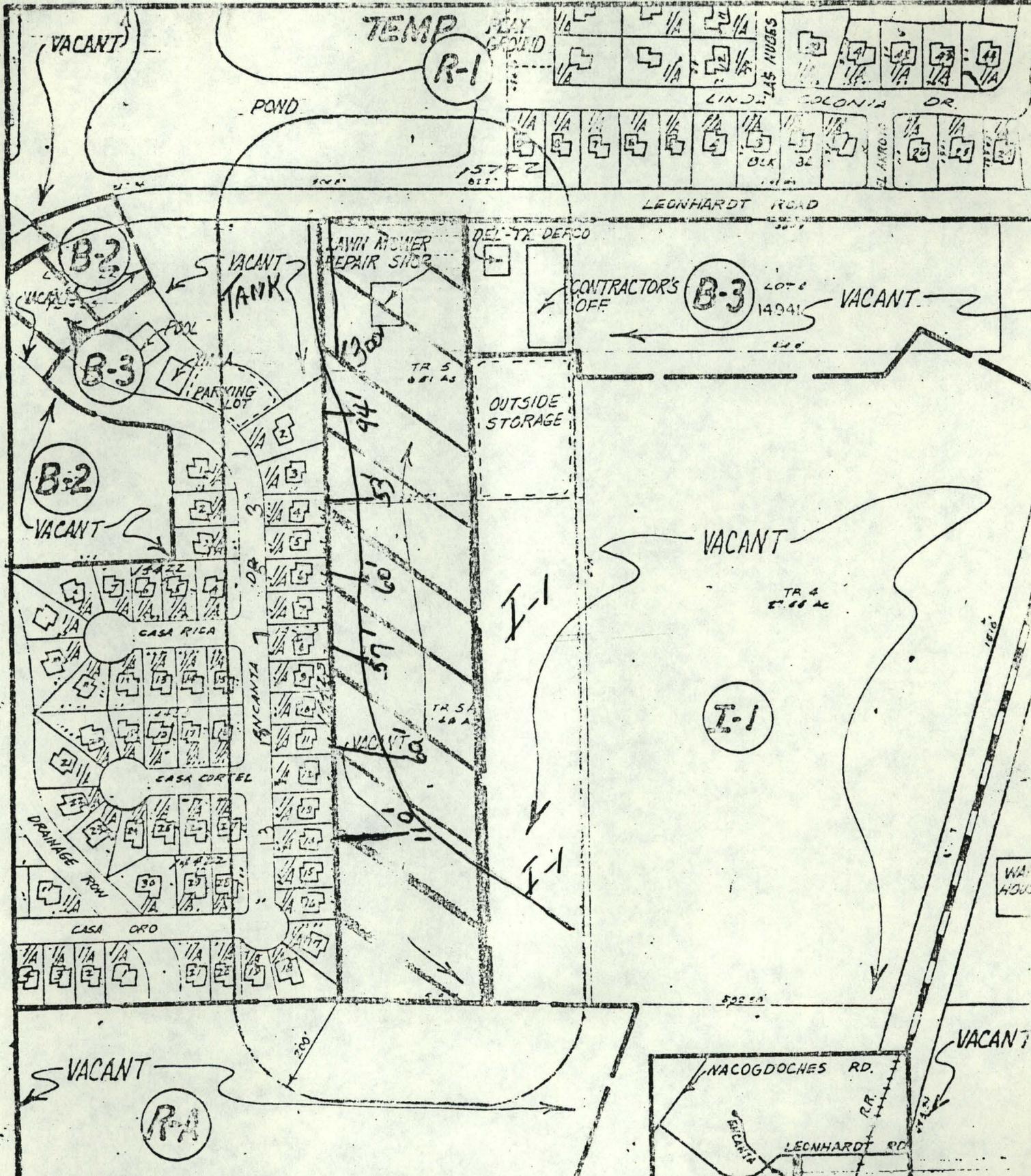
Kachtik, Meza, Adams, Washington, McNeel, Alvarado, Davies, Polunsky voting in the affirmative; none voting against; Oviedo, Rodriguez, Williams being absent. THE MOTION CARRIED.

REASONS FOR ACTION

1. Subject property is located on the west 314' of Tracts 5, and 5A, NCB 14941, 5122 Leonhardt Road.
2. There were forty notices mailed out, one returned in opposition and two returned in favor.
3. The area is being used in fact as a buffer area between the residential property and the "I-1" property. The staff is recommending denial as they feel a buffer area should be maintained.

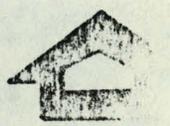
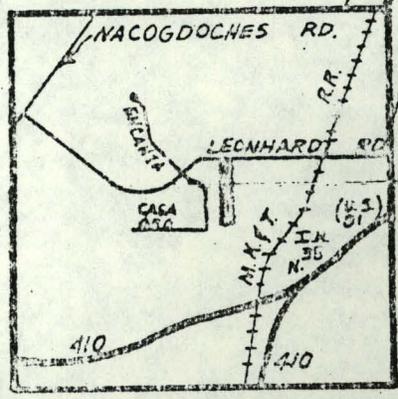
RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council Hearing)



**ZONING CASE Z 83132**

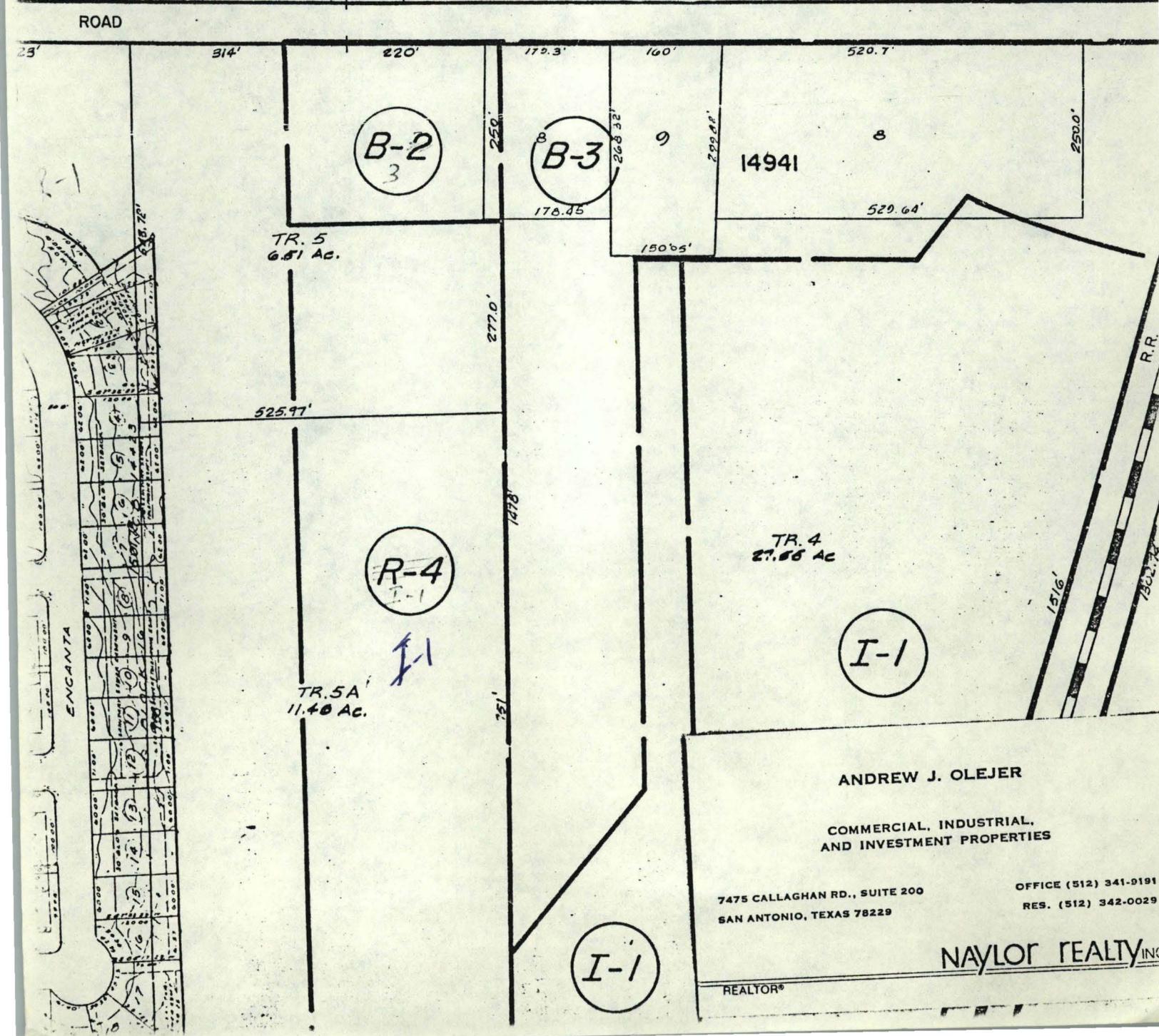
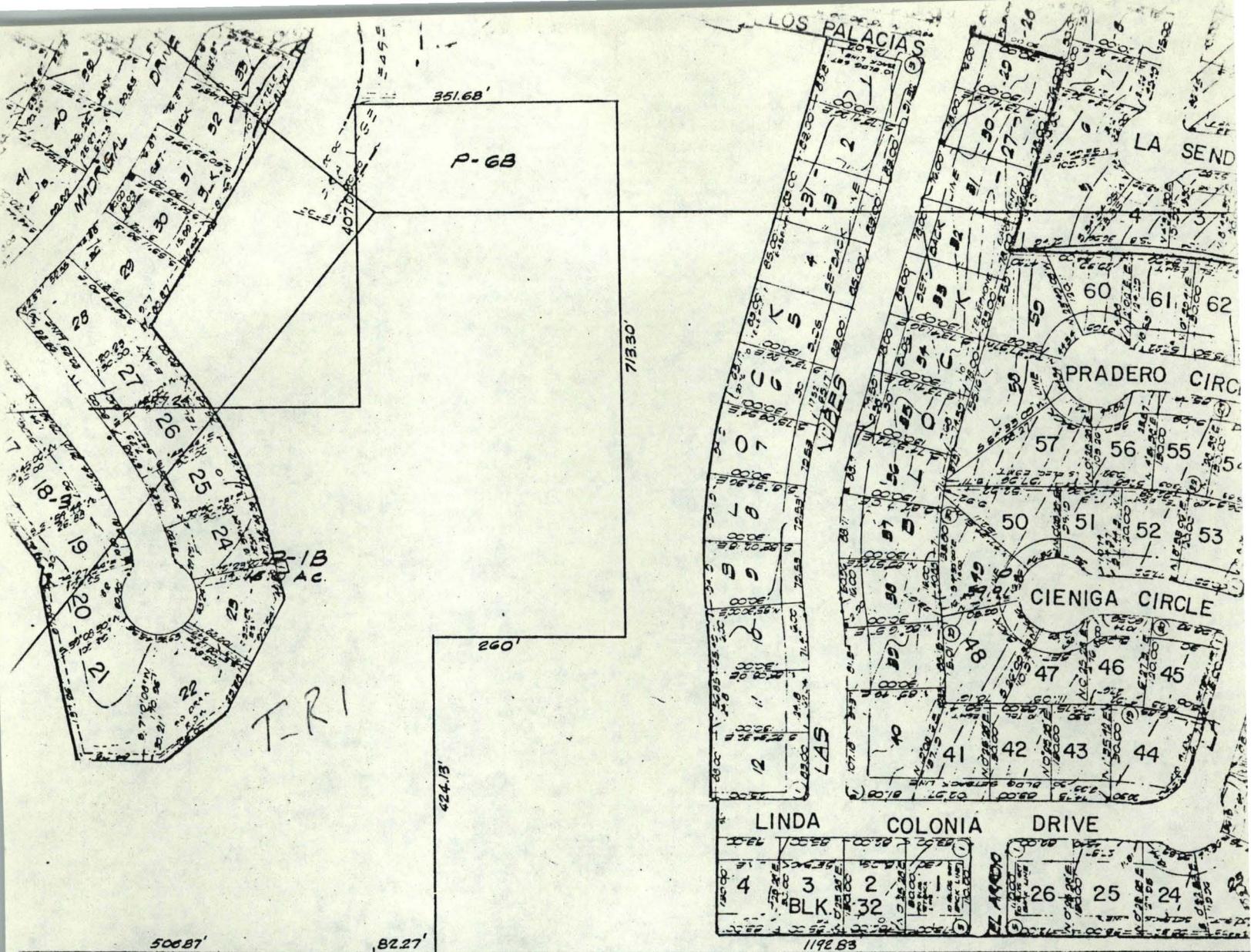
CITY COUNCIL DISTRICT NO: 10 CENSUS TRACT 1212.02  
 REQUESTED ZONING CHANGE GRID B-52  
 FROM TEMP R-1 SINGLE FAMILY TO I-1 LIGHT INDUSTRY  
 RESIDENCE DIST. DIST.  
 DATE APRIL 26, 1983



NORTH

DEPARTMENT OF PLANNING

SAN ANTONIO, TEXAS

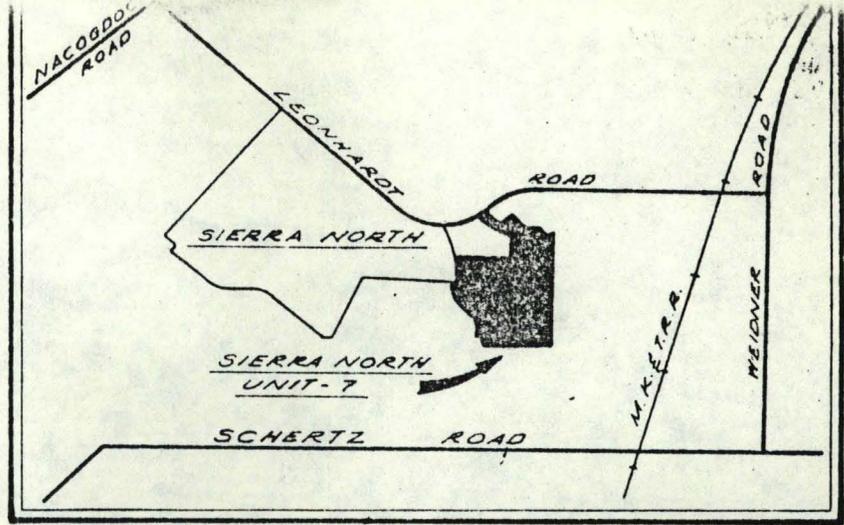
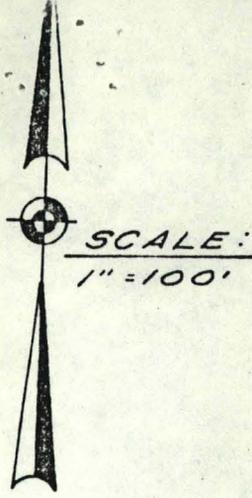


ANDREW J. OLEJER  
 COMMERCIAL, INDUSTRIAL,  
 AND INVESTMENT PROPERTIES

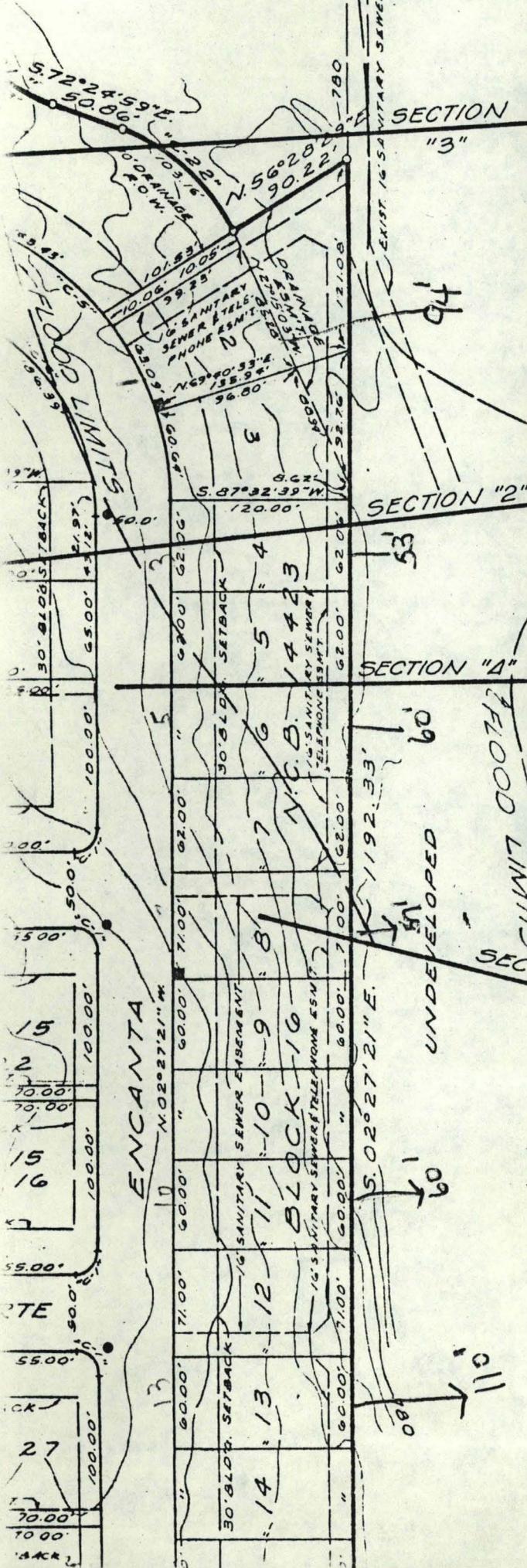
7475 CALLAGHAN RD., SUITE 200  
 SAN ANTONIO, TEXAS 78229

OFFICE (512) 341-9191  
 RES. (512) 342-0029

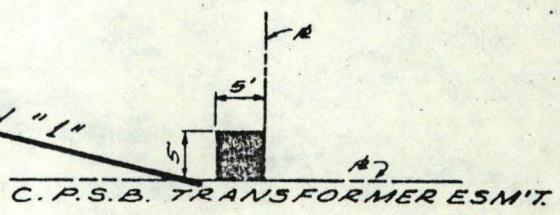
**NAYLOR REALTY INC.**  
 REALTOR®



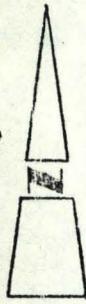
LOCATION MAP



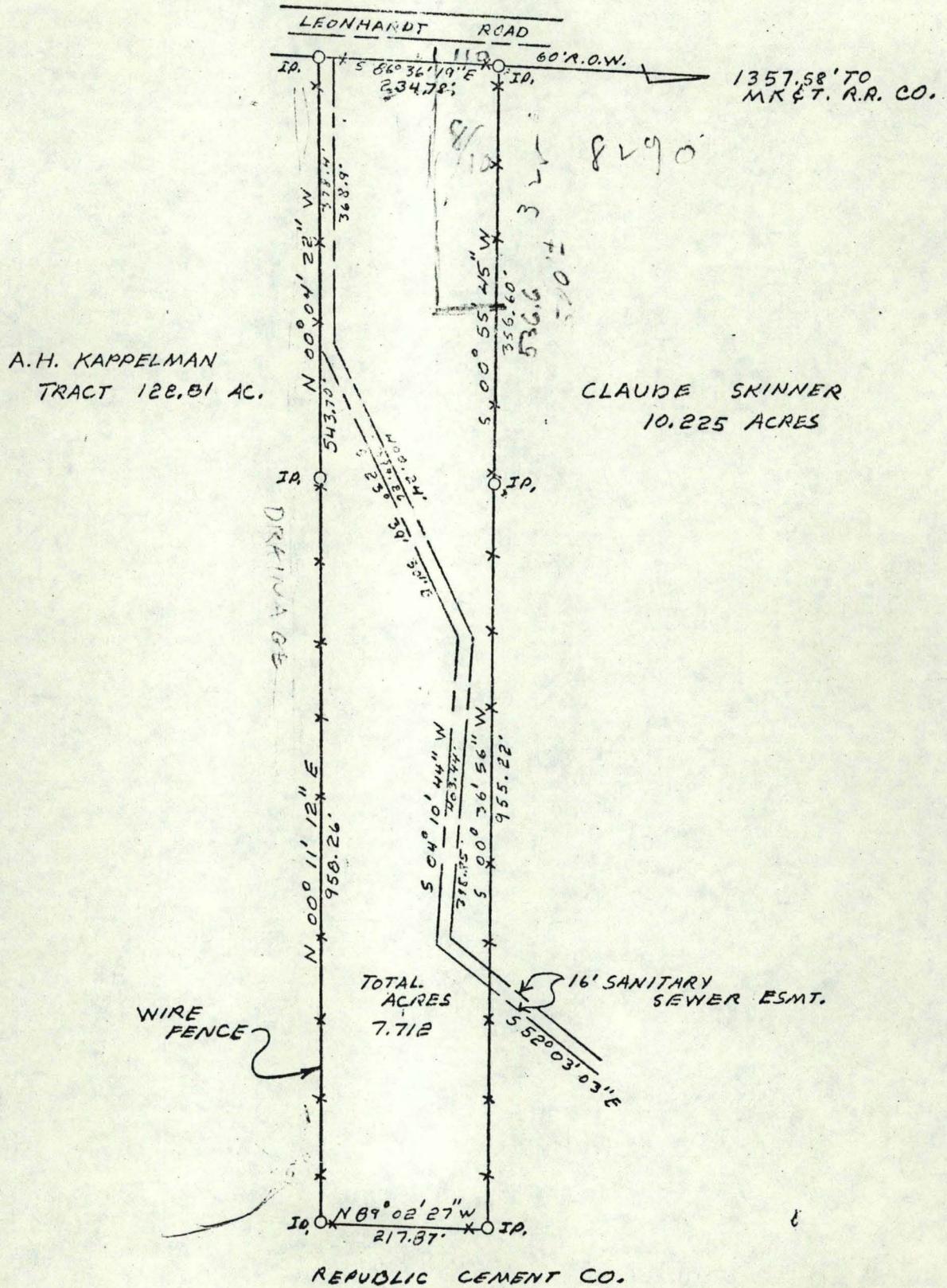
CURVE DATA				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C-1	1500'	90°00'00"	15.00'	23.56'
C-2	1500'	90°44'50"	15.20'	23.76'
C-3	50.00'	300°00'00"	—	261.80'
C-4	50.00'	210°44'50"	—	183.91'
C-5	194.46'	81°40'50"	168.09'	277.22'
C-6	146.16'	81°40'50"	126.34'	208.36'
C-7	210.00'	34°56'39"	66.10'	128.08'
C-8	252.74'	42°55'15"	91.49'	174.35'
C-9	140.97'	31°13'16"	39.39'	76.82'
C-10	78.97'	44°40'16"	32.45'	61.57'
C-11	294.74'	53°56'42"	150.00'	277.50'
C-12	463.93'	05°11'12"	21.01'	42.00'
C-13	511.93'	15°32'19"	69.85'	138.84'
C-14	571.50'	02°12'00"	10.97'	21.94'
C-15	270.00'	34°56'39"	84.99'	164.67'
C-16	25.00'	84°58'58"	22.90'	37.08'
C-17	603.69'	05°01'04"	26.45'	52.87'
C-18	543.69'	06°09'05"	29.21'	58.37'
C-19	25.00'	96°05'09"	27.81'	41.93'
C-21	12500'	38°30'55"	43.67'	84.03'
C-22	13087'	45°09'56"	54.93'	103.16'
C-23	336.95'	2°37'22"	7.74'	15.47'
C-24	353.93'	2°37'22"	9.18'	18.35'
C-25	404.74'	35°57'22"	131.34'	254.00'
C-26	421.74'	35°57'22"	136.85'	264.80'
C-27	292.77'	26°16'25"	68.33'	134.25'
C-28	275.77'	26°16'25"	64.56'	126.46'



NOTE:  
 ● IRON PINS SET AT ALL CORNERS.  
 ○ INDICATES CONC. MONUMENT  
 ⊙ INDICATES BENCHMARK



SCALE 1" = 200'



7.712 acre tract of land out of L. G. Lundgren 45.57 acre tract in the John Neill Survey No. 305, Abstract No. 551, County Block 5035, Bexar County, Texas.

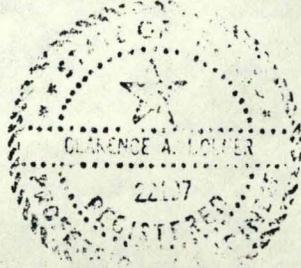
STATE OF TEXAS }  
COUNTY OF }

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 7th day of March, 1973 A. D.

*C. A. Palmer*

Field Book \_\_\_\_\_ Page \_\_\_\_\_ Job No \_\_\_\_\_



Reference: