

AN ORDINANCE **61197**

54

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 HERINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85227)

The rezoning and reclassification of property from Temporary "R-1" One Family Residence District to "B-3" Business District, "B-3" S.U.P. Special Use Permit for a warehouse with outside storage and shipping dock and "I-1" Light Industry District, listed below as follows:

Temporary "R-1" to "B-3"

Parcel 1, NCB 17629, being that portion presently inside the city limits. The northeast 100' of Parcel 1-A, NCB 17629. In the 6000 Block of Rittiman Road. The southwest 100' of Lot 1, Block 1, NCB 17631, Parcel 3-B, NCB 17630. The northeast 100' of Parcel 3-C, NCB 17630. The northeast 100' of Parcel 3-F, NCB 17630. The northeast 100' of Parcel 3-G, NCB 17630. The northeast 100' and the southeast 100' of Parcels 4, 4-C, 4-D and 5-B, NCB 17630.

Temporary "R-1" to "B-3" S.U.P. Special Use Permit for a warehouse with outside storage and shipping dock.

The northeast 100' of Lot 1, Block 1, NCB 17630. In the 6100-6300 Block of Rittiman Rd.

Temporary "R-1" to "I-1"

Parcel 1-A, save and except the northeast 100', NCB 17620. In the 6000 Block of Rittiman Road. Lot 1, Block 1, save and except the southwest 100', NCB 17631, Lot 1, Block 1, save and except the northeast 100', NCB 17630, Parcels 3, 3-D, 4 and 5, NCB 17630. Parcel 3-C, save and except the northeast 100', NCB 17630, Parcel 3-F, save and except the northeast 100', NCB 17630. Parcel 3-G, save and except the northeast 100' and the southeast 100'. NCB 17630. In the 6100-6300 Block of Rittiman Road.

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

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 8th DAY OF August 1985.

ATTEST: Norma S. Rodriguez CITY CLERK
Maria Antonetta Beniojísabel M A Y O R PRO TEM

APPROVED AS TO FORM: _____ CITY ATTORNEY **85-46**

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

ITEM NO. 54
 DATE: AUG 8 1985

MEETING OF THE CITY COUNCIL
 MOTION BY: Thompson SECONDED BY: Quinn
 ORD. NO. 61197 ZONING CASE #285227
 RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		ABSENT	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
WALTER MARTINEZ PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
YOLANDA VERA PLACE 7		✓	
G.E. HARRINGTON PLACE 8		✓	
VAN ARCHER PLACE 9		<i>absent</i>	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		ABSENT	

Provided that driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division.

85-46

CITY COUNCIL

DATE: August 8, 1985

TO: CITY CLERKS
REQUEST FOR NOTICE FOR PUBLIC HEARING

DISTRICT NO. 2

CASE: Z85227

NAME: City of San Antonio

The rezoning and reclassification of:

LOCATION: Temporary "R-1" to "B-3"

Parcel 1, NCB 17629, being that portion presently inside the city limits.
The northeast 100' of Parcel 1-A, NCB 17629.

In the 6000 Blk of Rittiman Rd.

The southwest 100' of Lot 1, Blk 1, NCB 17631, Parcel 3-B, NCB 17630. The northeast 100' of Parcel 3-C, NCB 17630. The northeast 100' of Parcel 3-F, NCB 17630. The northeast 100' of Parcel 3-G, NCB 17630. The northeast 100' and the southeast 100' of Parcels 4, 4-C, 4-D and 5-B, NCB 17630.

Temporary "R-1" to "B-3" S.U.P. Special Use Permit for a warehouse with outside storage and shipping dock.

The northeast 100' of Lot 1, BLK 1, NCB 17630.

In the 6100-6300 Blk of Rittiman Rd.

Temporary "R-1" to "I-1"

Parcel 1-A, save & except the northeast 100', NCB 17620

In the 6000 Blk of Rittiman Rd.

Lot 1, Blk 1, save & except the southwest 100', NCB 17631, Lot 1, Blk 1, save & except the northeast 100', NCB 17630, Parcels 3, 3-D, 4 and 5, NCB 17630. Parcel 3-C, save & except the northeast 100', NCB 17630, Parcel 3-F, save & except the northeast 100', NCB 17630. Parcel 3-G, save & except the northeast 100', NCB 17630. Parcel 4, 4-C, 4-D, 5-B save and except the northeast 100' and the southeast 100'. NCB 17630.

In the 6100-6300 Blk of Rittiman Rd

FOR INFORMATION ONLY

Subject properties are located on the northeast and southwest side of Rittiman Rd, between Castle Cross Drive and Seguin Rd. The "B-3" being on either side of Rittiman Rd and also on the northwest side of Seguin Rd., the "I-1" being on the remaining portions of subject property.

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

TO: "B-3" Business District, "B-3" S.U.P. Special Use Permit for a Warehouse with outside storage and shipping dock and "I-1" Light Industry District

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

Department of Planning and Zoning

APPLICANT: City of San Antonio

ZONING CASE NO Z85227

STATUS OF APPLICANT: City of San Antonio

APPEAL CASE

OWNER OF PROPERTY:

YES

NO XX

OWNER CONCURS WITH THIS REZONING REQUEST: YES XX

DATE OF APPLICATION: March 4, 1985

LOCATION OF PROPERTY

Temporary "R-1" to "B-3"

Parcel 1, NCB 17629, being that portion presently inside the city limits.

The northeast 100' of Parcel 1-A, NCB 17629.

In the 6000 Blk of Rittiman Road.

The southwest 100' of Lot 1, Blk 1, NCB 17631, Parcel 3-B, NCB 17630.

The northeast 100' of Parcel 3-C, NCB 17630. The northeast 100' of

Parcel 3-F, NCB 17630. The northeast 100' of Parcel 3-G, NCB 17630.

The northeast 100' and the southeast 100' of Parcel 4, 4-C, 4-D and 5-B, NCB 17630.

Temporary "R-1" to "B-3" S.U.P. Special Use Permit for a warehouse with outside storage and shipping dock.

The northeast 100' of Lot 1, Blk 1, NCB 17630

In the 6100-6300 Blk of Rittiman Road.

Temporary "R-1" to "I-1"

Parcel 1-A, save & except the northeast 100', NCB 17620

In the 6000 Blk of Rittiman Road.

Lot 1, Blk 1, save & except the southwest 100' NCB 17631, Lot 1, Blk 1, save & except the northeast 100', NCB 17630, Parcels 3, 3-D, 4 and 5, NCB 17630.

Parcel 3-C, save & except the northeast 100', NCB 17630. Parcel 3-F, save & except the northeast 100', NCB 17630. Parcel 4, 4-C, 4-D, 5-B, save & except the northeast

100' and the southeast 100', NCB 17630

In the 6100-6300 Blk of Rittiman Road.

FOR INFORMATION ONLY

Subject property is located on the northeast and southwest side of Rittiman Road, between Castel Cross Drive and Seguin Road. The "B-3" being on either side of Rittiman Road and also on the northwest side of Seguin Road, the "I-1" being on the remaining portions of subject property.

REQUEST CHANGE OF PROPERTY

Temporary "R-1" One Family Residence District to "B-3" Business District, "B-3" S.U.P.

Special Use Permit for a Warehouse with outside storage and shipping dock and "I-1"

Light Industry District

ZONING COMMISSION PUBLIC HEARING HELD ON June 25, 1985

INFORMATION PRESENTED BY APPLICANT

Mr. Phil Garay, Planner II, informed the Commission that this property was annexed into the city on December 31, 1984.

IN FAVOR

Mr. John K. Saunders, 1635 N.E. Loop 410, stated that they propose to construct a warehouse facility with outside storage and a shipping dock.

IN OPPOSITION

Mr. Virgil Faulkner, 7871 Wild Eagle, stated that he is in opposition to the proposed change of zoning because he feels that staff should not making rezoning recommendations on private property.

STAFF RECOMMENDATIONDISCUSSION

City of San Antonio annexed an area containing approximately 107.81 acres on December 31, 1984. This area in most parts is of Industrial character with business zoning at the intersection of Castle Cross Drive and Rittiman Road. Considering the pattern of development, staff would recommend the zoning as per attached exhibit.

RECOMMENDATION

Approval is recommended by staff.

TRAFFIC ENGINEERING RECOMMENDATION

Driveways and off-street parking to be submitted for approval to Traffic Engineering.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

There were twenty-one notices mailed out to the surrounding property owners, none returned in opposition and two returned in favor.

COMMISSION ACTION

MOTION WAS MADE BY Mr. Washington and seconded by Mr. Meza, to recommend approval of the requested petition from Temporary "R-1" Single Family Residence District to "B-3" and "B-3" S.U.P. Business District for a warehouse with outside storage and shipping dock and "I-1" Light Industry District for the following votes:

Washington, Meza, Zamora, McNeel, Oviedo, Cockrell, Davies, Adams voting in the affirmative; None voting against, Polunsky, Small being absent.
THE MOTION CARRIED.

REASONS FOR ACTION

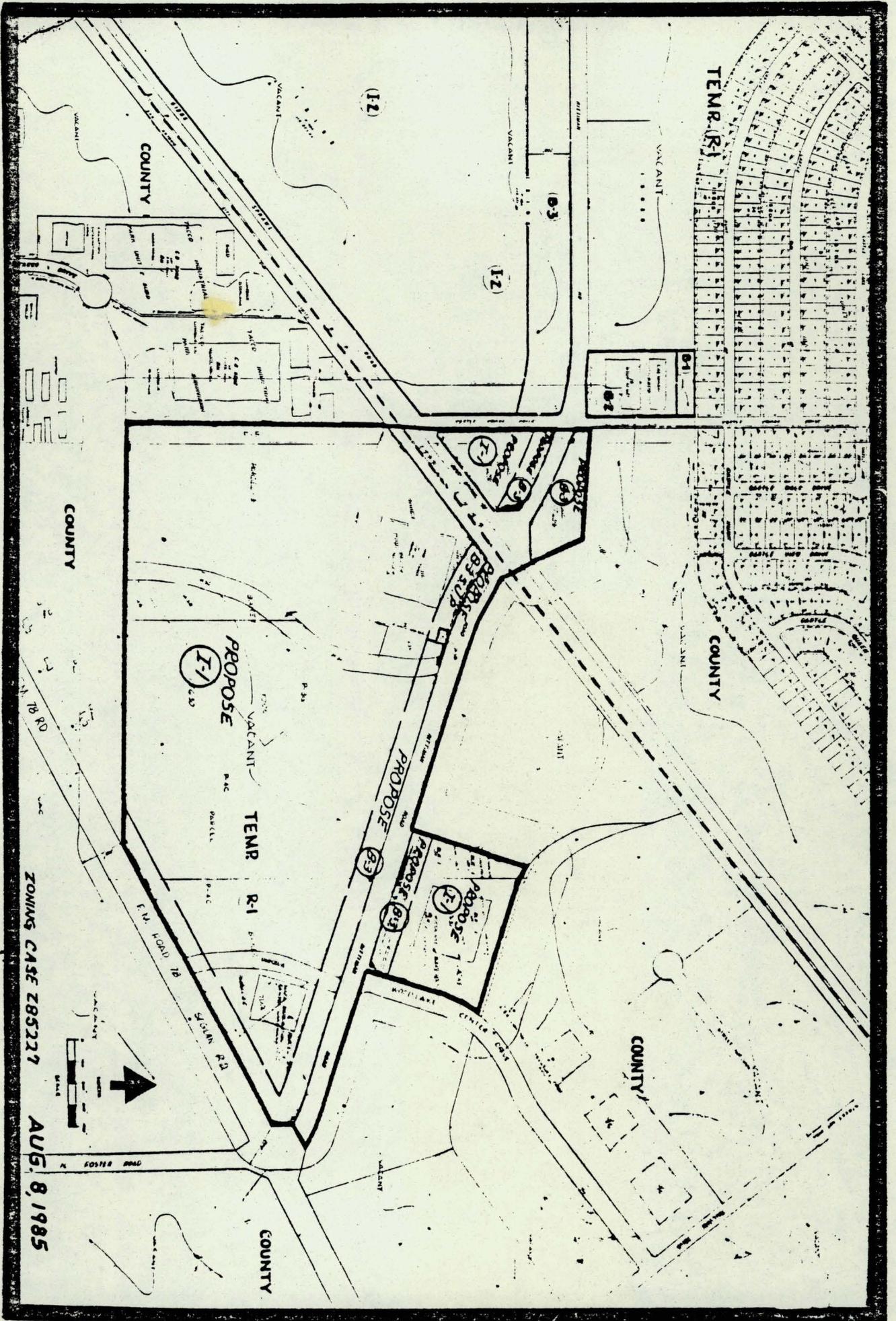
- 1) Subject property is located in the area of Castel Cross Drive, Rittiman Road and Seguin Road.
- 2) There were twenty-one notices mailed out, none returned in opposition and two returned in favor.
- 3) Staff has recommended approval. The property was recently annexed into the City.

OTHER RECOMMENDATIONS

It is further stipulated that driveways and off-street parking be provided and submitted to the Traffic Section for approval.

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 Irene Palencia, who being by me duly
sworn, says on oath that she is Office Supervisor
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 #61197 hereto
attached has been published in every issue of said newspaper on
the following days, to-wit: August 13, 1985.

AN ORDINANCE 61197

AMENDING CHAPTER 42 OF
THE CITY CODE THAT CON-
STITUTES THE COMPREHEN-
SIVE ZONING ORDINANCE OF
THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICA-
TION AND REZONING OF CER-
TAIN 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 comprehen-
sive 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 classifica-
tion and the rezoning of the
hereinafter designated property,
to-wit:

(CASE NO. Z85227)

The rezoning and reclassifica-
tion of property from Temporary
"R-1" One Family Residence Dis-
trict to "B-3" Business District,
"B-3" S.U.P. Special Use Permit
for a warehouse with outside
storage and shipping dock and
"I-1" Light Industry District,
listed below as follows:

Temporary "R-1" to "B-3"

Parcel 1, NCB 17629, being that
portion presently inside the city
limits. The northeast 100' of Par-
cel 1-A, NCB 17629. In the 6000
Block of Rittiman Road. The
southwest 100' of Lot 1, Block 1,
NCB 17631, Parcel 3-B, NCB
17630. The northeast 100' of Par-
cel 3-C, NCB 17630. The nor-
theast 100' of Parcel 3-F, NCB
17630. The northeast 100' of Par-
cel 3-G, NCB 17630. The nor-
theast 100' and the southeast 100'
of Parcels 4, 4-C, 4-D and 5-B,
NCB 17630.

Temporary "R-1" to "B-3" S.U.P.
Special Use Permit for a
warehouse with outside storage
and shipping dock

The northeast 100' of Lot 1,
Block 1, NCB 17630. In the 6100-
6300 Block of Rittiman Rd.

Temporary "R-1" to "I-1"

Parcel 1-A, save and except the
northeast 100', NCB 17620. In the
6000 Block of Rittiman Road. Lot
1, Block 1, save and except the
southwest 100', NCB 17631, Lot
1, Block 1, save and except the
northeast 100', NCB 17630, Par-
cels 3, 3-D, 4 and 5, NCB 17630.
Parcel 3-C, save and except the
northeast 100', NCB 17630, Par-
cel 3-F, save and except the nor-
theast 100', NCB 17630, Parcel 3-
G, save and except the northeast
100', NCB 17630. Parcel 4, 4-C,
4-D, 5-B save and except the nor-
theast 100' and the southeast
100', NCB 17630. In the 6100-
6300 Block of Rittiman Road.

Provided that driveways and
off-street parking are provided
and submitted for approval by the
Traffic Engineering Division.

SECTION 2. That all other pro-
visions 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 ordi-
nance is not severable.

PASSED AND APPROVED this
8th day of August 1985.

MARIA A. BERRIOZABAL

Sworn to and subscribed before me

of August 19 85

and for Bexar County.