

AN ORDINANCE **46330**

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. 6341)

The rezoning and reclassification of property from "A" Single Family Residential District to "R-3" Multiple Family Residential District, listed below as follows:

The southeast 392' of Tracts 65 and 66, NCB 11627
7500 - 7600 Blocks of Callaghan Road

Provided that proper replatting is accomplished.

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 Building and Planning Administration 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 February, 19 76.

Lila Cockrell
M A Y O R

ATTEST: *G. V. Jackson Jr.*
C i t y C l e r k

76-8

APPROVED AS TO FORM: *James M. Baker*
C i t y A t t o r n e y

DISTRIBUTION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LAND ACQUISITION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MONITORING & EVALUATION	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PUBLIC SAFETY - ASSOC. MGR.	
PURCHASING	
TRAFFIC & TRANSPORTATION	

ITEM NO. 5

MEETING OF THE CITY COUNCIL

DATE: FEB 19 1976

MOTION BY: Bella

SECONDED BY: Hartman

ORD. NO. 46330

ZONING CASE 6341

RESOL. _____

PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
PHIL PYNDUS PLACE 1		✓	
ROBERT P. "BOB" BILLA PLACE 2		✓	
HENRY G. CISNEROS PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		abs	
GLEN HARTMAN PLACE 5		✓	
AL ROHDE PLACE 6		✓	
RICHARD TENIENTE PLACE 7 (MAYOR PRO-TEM)		✓	
DR. D. FORD NIELSEN PLACE 8		✓	
LILA COCKRELL PLACE 9 (MAYOR)		✓	

replat

76-8

DATE January 22, 1976

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 6341 NAME Naylor Realty, Inc.

The rezoning and reclassification of:

The southwest 392' of Tracts 65 and 66, NCB 11627
7500 - 7600 Blocks of Callaghan Road

FOR INFORMATION ONLY

Located on the northwest side of Callaghan
Road being 1085' northeast of the intersection
of Fredericksburg Road and Callaghan Road,
having 680' on Callaghan Road and a depth of
392'.

FROM: "A" Single Family Residential District

TO: "R-3" Multiple Family Residential District

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

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Naylor Realty, Inc.

ZONING CASE 6341

Appeal Case

DATE OF APPLICATION: December 15, 1975

Yes _____

No XXX

LOCATION OF PROPERTY

The southwest 392' of Tracts 65 and 66, NCB 11627
7500 and 7600 Blocks of Callaghan Road

FOR INFORMATION ONLY

Located on the northwest side of Callaghan Road being 1085' northeast of the intersection of Fredericksburg Road and Callaghan Road, having 680' on Callaghan Road and a depth of 392'.

ZONING CHANGE REQUESTED

From "A" Single Family Residential District to "R-3" Multiple Family Residential District.

ZONING COMMISSION PUBLIC HEARING ON JANUARY 7, 1976

Information Presented by Applicant

Mr. W. B. Kieffer, representing the applicant, stated his client would like the requested change in zoning for future apartment development on the subject property. Mr. Kieffer further stated he felt that proposed use would benefit and enhance the surrounding area.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Callaghan Road is a major thoroughfare with multi-family zoning and development already established on this major arterial. There is "R-3" Multi-family zoning to the northeast and southeast. There are also "B-2" and "B-3" Business Districts to the southwest at the major intersection of the two major arterials. In our opinion, the pattern of development being established on this major street is appropriate. The staff recommends approval of this change.

Recommendations

Approval
Proper platting

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated Callaghan Road is on the Major Thoroughfare Plan as a primary arterial. Additional

right-of-way will be required for 86' R.O.W. Proper access and adequate off-street parking would be required with development.

Results of Notices Received Before Hearing

There were sixteen notices mailed to the surrounding property owners; none were returned in opposition; and one notice was returned in favor.

COMMISSION ACTION

By a vote of seven in favor, one abstaining, and one being absent, the Commission recommended approval of "R-3" Multiple Family Residential District.

Reasons for Action

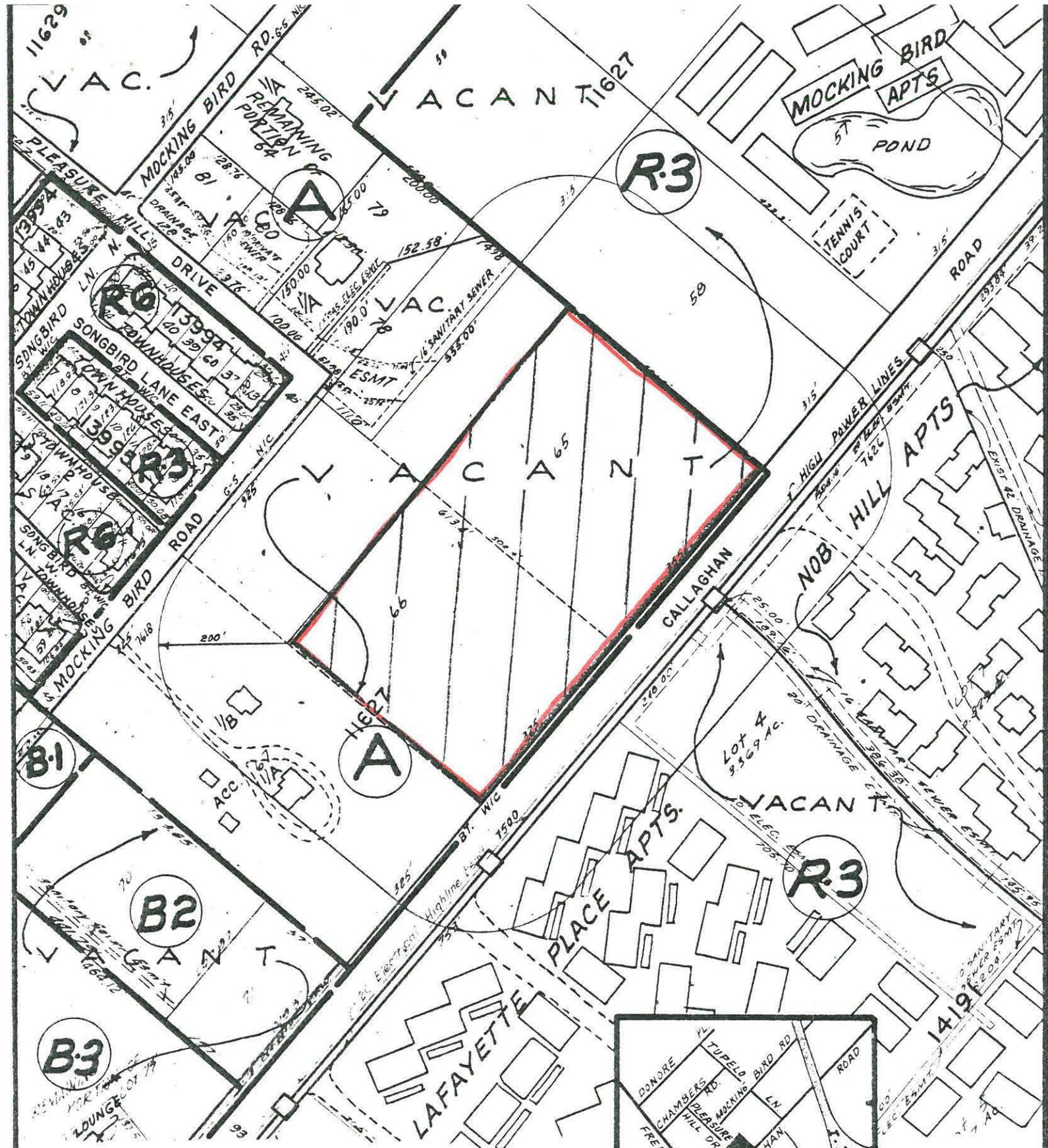
- (1) The subject property is located on the northwest side of Callaghan Road, northeast of the intersection of Fredericksburg Road and Callaghan Road.
- (2) There were sixteen notices mailed out; none were returned in opposition; and one notice was returned in favor.
- (3) The staff has recommended approval of the requested change in zoning.
- (4) It is felt that the requested change in zoning would not adversely affect the character of the neighborhood.
- (5) It is also felt that the subject property is sufficient in size to accommodate the proposed use.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, and that the property be replatted, if necessary.

RESULTS OF NOTICES RECEIVED BEFORE HEARING

(To be provided at Council hearing.)

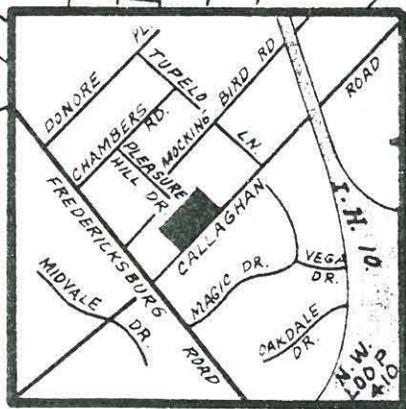


ZONING CASE 6341

REQUESTED ZONING CHANGE
 FROM "A" SINGLE FAMILY
 RES. DIST. TO "R-3" MULTIPLE
 TO FAMILY RES. DIST.

DATE FEB 19, 1976

SCALE 0 100' 200' 300' 400'



DEPT. OF BUILDING &
 PLANNING ADMINISTRATION
 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

Irene Palencia, who being by me duly sworn,

says on oath that she is Office Supervisor

of the Commerical Recorder, a newspaper of general circulation in the City of San

Antonio, in the State and County aforesaid, and that the Ordinance #46330

hereto attached has been published in every issue of said newspaper on the

following days, to-wit: February 20, 1976.

AN ORDINANCE 46330

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. 6341

The rezoning and reclassification of property from "A" Single Family Residential District to "R-3" Multiple Family Residential District, listed below as follows:

The southwest 392' of Tracts 65 and 66, NCB 11627
7500-7600 Blocks of Callaghan Road

Provided that proper replatting is accomplished.

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 Building and Planning Administration 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 February, 1976.

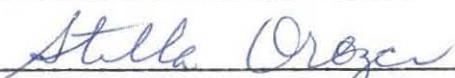
LILA COCKRELL
Mayor

ATTEST:

G. V. JACKSON, JR.
City Clerk



Sworn to and subscribed before me this 20th Day of February, 1976.


Notary Public in and for Bexar County, Texas