

AN ORDINANCE **44753**

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. 5845 )

The rezoning and reclassification of property from "B" Two Family Residential District to "B-3" Business District, listed below as follows:

The south 95' of the north 145' of Lot 68, and the north 247.54' on Lot 69, NCB 11260

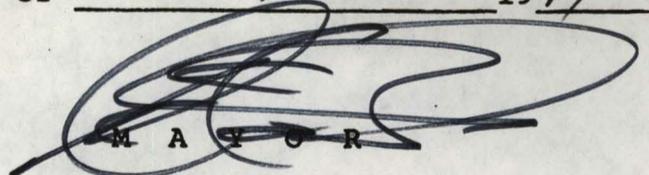
7319 New Laredo Highway

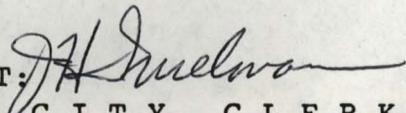
Provided that proper replatting is accomplished.

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 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 19<sup>th</sup> day of December 1974.

  
M A Y O R  
Charles L. Becker

ATTEST:   
C I T Y C L E R K

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

**74-63**

DISTRIBUTION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
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	
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	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	

ITEM NO. D

MEETING OF THE CITY COUNCIL DATE: DEC 19 1974

MOTION BY: Murdyn SECONDED BY: Cochran

ORD. NO. 44753 ZONING CASE 5845

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE 1		✓	
DR. JOSE SAN MARTIN PLACE 2		abs	
CHARLES L. BECKER PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLENN LACY PLACE 5		abs	
CLIFFORD MORTON PLACE 6		abs	
W.J. "BILL" O'CONNELL PLACE 7		✓	
ALVIN G. PADILLA, JR. PLACE 8		✓	
LEO MENDOZA, JR. PLACE 9		✓	

*proper replating.*

**74-63**

DATE December 2, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5845 NAME Mr. Frank R. Eng

The rezoning and reclassification of:

The south 95' of the north 145' of Lot 68,  
and the north 247.54' on Lot 69, NCB 11260  
7319 New Laredo Highway

FOR INFORMATION ONLY

Located 100' west and 50' southwest of the  
intersection of Briggs Avenue and New Laredo  
Highway, having 100' on Briggs Avenue and 270'  
on New Laredo Highway.

FROM: "B" Two Family Residential District

TO: "B-3" Business 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: Mr. Frank R. Eng

ZONING CASE 5845

DATE OF APPLICATION: September 16, 1974

Appeal Case

Yes \_\_\_\_\_

No XXX

LOCATION OF PROPERTY

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7319 New Laredo Highway

FOR INFORMATION ONLY

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ZONING CHANGE REQUESTED

From "B" Two Family Residential District to "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON NOVEMBER 13, 1974

Information Presented by Applicant

Mr. W. B. Atkins stated subject property was annexed by the City and was taken in as "B" Two Family Residential District. He stated that subject property has been vacant much of the time due to zoning difficulties. Mr. Atkins stated that his client, Mr. Frank R. Eng, is requesting this zoning to enable him to rent or use the property in a more profitable way.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Considering the various commercial uses and zoning classifications which have developed along this thoroughfare, the requested change is appropriate.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that U.S. Highway 81 South is a major thoroughfare with future plans as a divided roadway. Development of subject property will require proper control of access and off-street parking.

Results of Notices Received Before Hearing

There were twenty-five notices mailed to the surrounding property owners; none were returned in opposition, and six notices were returned in favor.

COMMISSION ACTION

By a vote of six in favor and three being absent, the Commission recommended approval of "B-3" Business District.

Reasons for Action

- (1) Subject property is located southwest of the intersection of Briggs Avenue and New Laredo Highway.
- (2) The uses, in the area now in existence, range from "I-1" Industrial to "B-3", "B-2", and "B-1" Business uses.
- (3) The property in question fronts onto a major arterial, which is U.S. Highway 81 South.
- (4) Staff has recommended approval of this request.
- (5) There was no opposition present at the public hearing.

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.

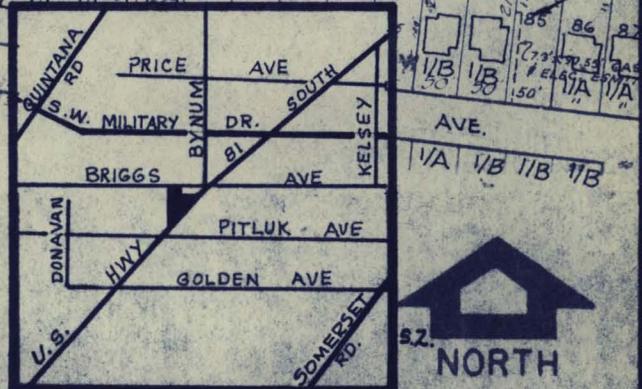
RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



**ZONING CASE 5845**  
 REQUESTED ZONING CHANGE  
 FROM "B" TWO FAMILY RES. DIST. TO "B-3" BUS. DIST.

DATE DECEMBER 19, 1974  
 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 \_\_\_\_\_

Stella Orozco, Office Manager, who being by me duly sworn,

says on oath that she is ~~one of the publishers~~ <sup>Office Manager</sup> 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 #44753 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: December 23,

\_\_\_\_\_, 1974

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PASSED AND APPROVED this 19th day of December, 1974,  
CHARLES L. BECKER  
Mayor  
ATTEST:  
J. H. INSELMANN  
City Clerk

Stella Orozco

Sworn to and subscribed before me this 23rd Day of December, 1974

Ernest G. Arnold  
Notary Public in and for Bexar County, Texas