

AN ORDINANCE 34574

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. 2729)

The rezoning and reclassification of property listed below as follows:

The East 125' of Lot 32, Blk. 5, NCB 7225, from "B" Residence District to "B-1" Business District, and the west 150' of Lot 32, Blk. 5, NCB 7225, From "B" Residence District to "B-2" Business District.

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 7th day of July, 19 66.

*W. Hallister*  
M A Y O R

ATTEST:

*J. H. Inulman*  
C i t y C l e r k

APPROVED AS TO FORM:

*Sam S. Woep*  
C i t y A t t o r n e y

46-240

Passed

DISTRIBUTION

ITEM NO. 8

ROLL CALL VOTE

MEETING OF THE CITY COUNCIL DATE: JUL 7 1966

MOTION BY: Calderon SECONDED BY: Trevino

ORD. NO. 34574 ZONING CASE 2729

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

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:			

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		abs	
JOHN GATTI PLACE No. 6, MAYOR PRO-TEM		abs	
FELIX B. TREVINO PLACE No. 7		✓	
GERALD PARKER PLACE No. 8		abs	
ROLAND C. BREMER PLACE No. 9		✓	

BRIEFED BY: \_\_\_\_\_

ADDITIONAL INFORMATION:

7 3

REMARKS:  
  
  
J. H. INSELMANN

TO CITY CLERK

DATE: June 20, 1966

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2729 NAME Mayco Realty, Inc.

The rezoning and reclassification of:

"B" to "B-1"

The east 125' of Lot 32, Blk. 5, NCB 7225

"B" to "B-2"

The west 150' of Lot 32, Blk. 5, NCB 7225

FOR INFORMATION ONLY:

Located southwest of the intersection of Aganier Avenue and Basse, Road; having 130' on Aganier and 265' on Basse.

FROM: "B" Residence District

TO: "B-1" and "B-2" Business 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 2729

Appeal Case

Applicant: Mayco Realty, Inc.

Yes \_\_\_\_\_  
No XXX

Date of Application: April 6, 1966

Location of Property:

"B" to "B-1"

The east 125' of Lot 32, Blk. 5, NCB 7225

"B" to "B-2"

The west 150' of Lot 32, Blk. 5, NCB 7225

FOR INFORMATION ONLY:

Located southwest of the intersection of Aganier Avenue and Basse Road; having 130' on Aganier and 265' on Basse.

ZONING COMMISSION PUBLIC HEARING ON MAY 4, 1966:

Information Presented by Applicant:

Mr. Arthur J. Puig, President of Mayco Realty, Inc. stated that he has sold this property and has a contract subject to "B-2" Business District zoning. His buyer is Dr. Attilio Zaccaria, Jr. who plans to have doctors' offices and a drugstore. The drugstore will be separate from the doctors' offices. They plan to utilize all of subject property.

Staff Observations:

The requested zoning does not seem to be appropriate for this property.

The Planning Department recommends that "B-1" Business zoning be approved.

Replatting into one or two lots would be desirable.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

A report from the Traffic Department stated that they have no objections to a zoning change. There are no schools in the immediate area.

Results of Notices Received Before Hearing:

Fourty-four notices were mailed to the surrounding property owners. Two were returned in opposition to the request; nine were returned in favor; and nine were returned "unclaimed."

Opponents Present:

Mr. Manual Chacon

Reasons for Opposition by Opponent Present:

Mr. Chacon, representing the property owners to the west of subject property, Lots 12, 13, and 14, stated that his client has mailed in his application for change in zoning on these three lots requesting a "B-3" Business District classification. He stated that there are approximately 50 businesses from San Pedro to Blanco with every type of business you could mention. He feels that a "B-3" Business classification would be a better zoning in this particular area.

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

1. The Commission feels that this would represent good land use.
2. The proposed zoning will give the applicant sufficient relief in planning the medical building and pharmacy by using this scheme, creating a buffer to the east and thereby preventing the zoning from going into any lower classification than "B-1" Business District.

Other Recommendations:

That the property be properly replatted into one lot.

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 \_\_\_\_\_

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that ~~he is one of the publishers~~ <sup>she is</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 An Ordinance hereto attached has been published in

every issue of said newspaper on the following days, to-wit: July 8

\_\_\_\_\_, 19 66

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PASSED AND APPROVED this 7th day of July, 1966.

W. W. McALLISTER  
Mayor

ATTEST:  
J. H. INSELMANN  
City Clerk

Charles D. Treuter

Sworn to and subscribed before me this 18th day of July, 1966

Stella Crozes

Notary Public in and for Bexar County, Texas