

AN ORDINANCE 33014

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

\* \* \* \* \*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

(CASE NO. 2167 )

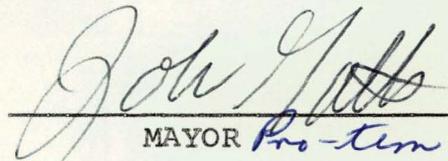
The rezoning and reclassification of property from "A" Residence District to "D" Apartment District listed below as follows:

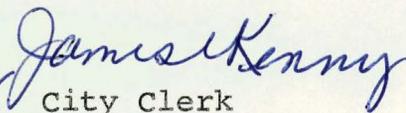
Lot 47, NCB 11880

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 21<sup>st</sup> day of January, A. D., 1965.

  
MAYOR Pro-Tem

ATTEST:   
asst City Clerk

DISTRIBUTION

VOTE JAN 21 1965

Meeting of the City Council 300 1965

Motion By Cal C Ord.# 33014

Item # \_\_\_\_\_

Seconded By K Case # 2167

Department	Date	Ord. or Resol.	Contract	COUNCIL MEMBER	ROLL CALL	AYE	NAY
Aviation (Int. Airport)				WALTER W. McALLISTER Place 1 Mayor		<u>al</u>	<u>al</u>
Stinson Field				<del>GEORGE EXELIA GARZA</del> Place 2 DR. CALDERON		✓	✓
Commercial Recorder	<u>1-21</u>	<u>1</u>		ROBERT C. JONES Place 3		✓	✓
Finance Director				JACK H. KAUFMAN Place 4		✓	✓
Budget				MRS. S.E. COCKRELL, JR. Place 5		✓	✓
Controller				JOHN GATTI Place 6, Mayor Pro-Tem		✓	✓
Purchasing				ROY S. PADILLA Place 7		<u>al</u>	✓
Int. Audit				DR. GERALD PARKER Place 8		✓	<u>al</u>
Fire Chief				ROLAND C. BREMER Place 9		✓	✓
Health Director				Briefed By:			
Housing & Insp. Director	<u>1-21</u>	<u>1</u>					
Legal							
Land							
Library				Additional Information:			
Parks & Recr.							
Personnel							
Planning Director	<u>1-21</u>	<u>1</u>					
Police Chief							
Public Works Director							
Traffic & Transp.							
Urban Renewal							
Other: <u>Tarf</u>	<u>1-21</u>	<u>1</u>					

TO: CITY CLERK

DATE: January 4, 1965

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2167 NAME Earl N. Jackson

The rezoning and reclassification of :

Lot 47, NCB 11880

FOR INFORMATION ONLY:

Located on the south side of Lawndale Drive 366.1' west of Broadway;  
having 25' frontage on Lawndale, a maximum width of 232.5' and a depth  
of 562.5'.

FROM: "A" Residence District

TO: "D" Apartment District

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

DEPARTMENT OF PLANNING

Applicant: Earl N. Jackson

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

Date of Application: May 5, 1964

Location of Property:

Lot 47, NCB 11880

FOR INFORMATION ONLY:

Located on the south side of Lawndale Drive 366.1' west of Broadway; having 25' frontage on Lawndale, a maximum width of 232.5' and a depth of 562.5'.

Zoning Change Requested:

From "A" Residence District to "D" Apartment District.

ZONING COMMISSION PUBLIC HEARING ON MAY 20, 1964:

Information Presented by Applicant:

Earl N. Jackson, proposed buyer and applicant, stated that he desires the "D" Apartment zoning for the purpose of constructing 75 apartment units on the subject property which he has under contract for purchase subject to the zoning change. Mr. Jackson explained that he also owns Lot 24 to the east on which he proposes to construct 138 apartment units. In answer to the Commission's question as to his reaction towards retaining the front portion of Lot 26 in a "B" zoning, Mr. Jackson explained that he believes it would be satisfactory with him, however, he has a problem on the back portion of Lot 24 to the east in regard to sewage drainage because of the topography of the property; the subject lot drops off even more so than the property to the east. For this reason he had considered putting his parking area to the rear, however, if he is allowed ingress and egress to the back portion, he would be willing to place his parking facilities to the front of the property. He would be willing to accept "B" zoning on the north portion of the property to a depth of 144'. Also in answer to the Commission's question as to whether it would be of any benefit to rezone only the south half of the property to "D", Mr. Jackson stated it would not be as the back portion of the property is so low that it cannot be served by sewer; he could utilize the property if all were rezoned except the north 144'. Mr. Jackson stated that he plans 1-1/2 parking spaces per unit and is willing to provide a screening wall. The people from whom he is purchasing the property are very old and have owned the subject property for 35 years; it cannot be used for residential purposes.

Staff Observations:

Lawndale is a residential street. Non-residential development on Broadway is adequately buffered by existing "D" zoning and development proposed on Lot 24.

If the applicant could utilize "D" zoning on the south 265' of Lot 26, it seems that this would not adversely affect the residential character of Lawndale.

The Planning Department recommends that this application be denied. If the applicant so desires, there would be no objection to rezoning the south 265' of Lot 26 to "D" Apartment.

If rezoned, the property will need to be properly replatted.

Police Department Recommendations:

No nearby schools.

Traffic Department Recommendations:

A report from the Traffic Department stated that they do not object to the change in zoning of the property. The land has adequate space to provide adequate off-street parking. There are no schools in the immediate area.

Results of Notices from Commission Hearing:

Twenty notices were mailed to the surrounding property owners; three were returned in opposition to the request; three were returned in favor; and one was returned "unclaimed."

Opponents Present:

There were no opponents present.

Reasons for Opposition by Opponents Present:

None

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

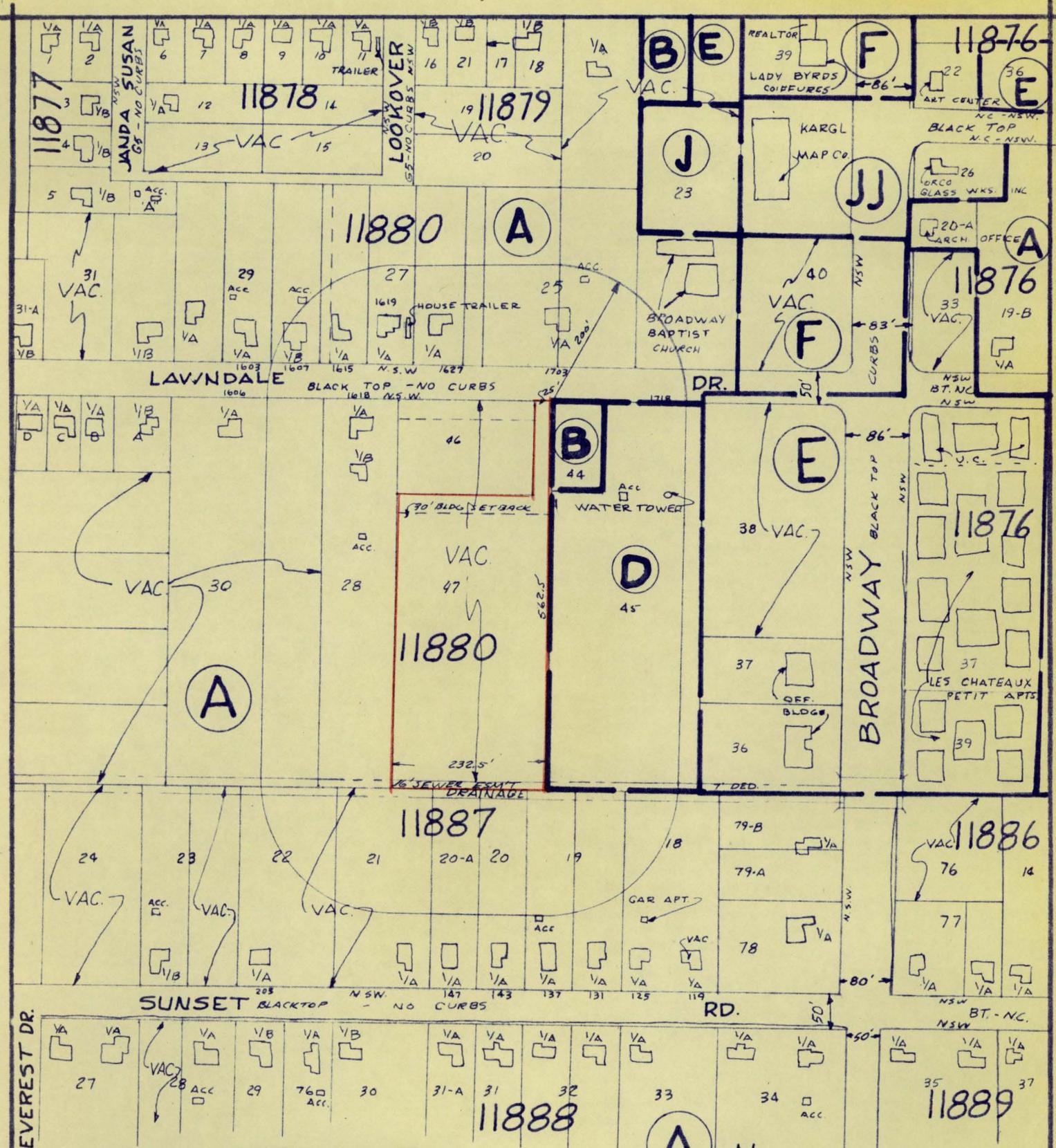
It will represent the highest and best use of the property.

Other Recommendations:

That the property be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



**ZONING CASE 2167**  
 REQUESTED ZONING CHANGE  
 FROM "A" RES. TO "D" APT.  
 DATE JAN. 1965  
 SCALE: 1" = 200'



# 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~~ <sup>s</sup> the publishers 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 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: \_\_\_\_\_

January 22, 19 65

## AN ORDINANCE

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

\* \* \*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:—

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

### CASE NO. 2167

The rezoning and reclassification of property from "A" Residence District to "D" Apartment District listed below as follows:

Lot 47, NCB 11880.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 21st day of January, A. D., 1965.

JOHN GATTI  
Mayor Pro-Tem

ATTEST:  
JAMES C. KENNY,  
Asst. City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 22nd day of January, 19 65.

Stella Orozco  
Notary Public in and for Bexar County, Texas