

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. 2991)

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

Lot 84, NCB 11884

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 15th day of June, 1967.

[Signature]
M A Y O R

ATTEST:

[Signature]
C i t y C l e r k

APPROVED AS TO FORM:

[Signature]
C i t y A t t o r n e y

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
STINSON FIELD			
BUDGET			
CITY MANAGER			
ASST. CITY MGR.			
CITY PUBLIC SERVICE			
CITY WATER BOARD			
COMMERCIAL RECORDER	6/15		
FINANCE DIRECTOR			
ASSESSOR & COLL.	6/15		
CONTROLLER			
CORP. COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INSP. DIR.	6/15		
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND. DIV.			
LIBRARY DIRECTOR			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR	6/15		
POLICE CHIEF			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
ASST. DIRECTOR			
TRAFFIC & TRANSP. DIR.			
URBAN RENEWAL AGENCY			
OTHER:			

REMARKS:

J. H. INSELMANN

ITEM NO. 1

Parker

ROLL CALL VOTE

MEETING OF THE CITY COUNCIL DATE: JUN 15 1967

MOTION BY: Calder SECONDED BY: James

ORD. NO. 35509 ZONING CASE 2991

RESOL. _____ PETITION _____

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		✓	
JOHN GATTI PLACE No. 6, MAYOR PRO-TEM		abs	
FELIX B. TREVINO PLACE No. 7		✓	
GERALD PARKER PLACE No. 8		abs	
PETE TORRES, JR. PLACE No. 9		✓	

BRIEFED BY: James

ADDITIONAL INFORMATION:
— 4

TO

CITY CLERK

DATE: May 29, 1967

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 2991

NAME Homer H. Webb

The rezoning and reclassification of:

Lot 84, NCB 11884

FOR INFORMATION ONLY:

Located southwest of the intersection
of E. Sandalwood and Everest Street;
having 444.58' on E. Sandalwood and
274.69' on Everest.

FROM: "A" Residence District

TO: "R-3" Multiple-Family Residence District

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

Department of Planning

Applicant: Homer H. Webb

Yes _____

No XXX

Date of Application: March 29, 1967

Location of Property:

Lot 84, NCB 11884

FOR INFORMATION ONLY:

Located southwest of the intersection of E. Sandalwood and Everest Street; having 444.58' on E. Sandalwood and 274.69' on Everest.

Zoning Change Requested:

From "A" Residence District to "R-3" Multiple-Family Residence District

ZONING COMMISSION PUBLIC HEARING ON APRIL 12, 1967:

Information Presented by Applicant:

Mr. Jim Keoughan, representing the applicant, stated that Mr. Webb is under a purchase contract, subject to rezoning of the property for a townhouse development. He presented a plot plan of the proposal to the Commission. Subject property is located one block west of Broadway. The first phase of the project will be located on Lots 74, 75 and 76 and will be self-contained, consisting of 50 units which will face into each other. Ample off-street parking will be provided. He stated that this is an old neighborhood and no new housing has been constructed for 20 years. He feels this will give a lift to the neighborhood and increase property values. The present owner of the property and he have contacted most of the neighbors and he presented a petition with 23 signatures of persons in favor of the requested change. There are only three owners in opposition, all of which are located on W. Sunset Road. One of these opponents signed the petition in favor of the change based on the assurance that the strip of land out to Sunset would be deleted from the requested change. When questioned by the Commission about his plans for the strip of land extending to Sunset Road, Mr. Keoughan stated they have no immediate plans but could envision a row of townhouse units or possibly to use it for access to the property.

The Commission commented that this proposal would seem to be more of an apartment project than that of a townhouse project. Mr. Keoughan stated that the architect prefers to call them townhouses.

Mr. John M. Sallee, 1446 E. Sandalwood, stated he is the present owner of the property. He had originally thought of building FHA houses on the property but was advised that the fire station across the street from subject property would cause FHA to deduct too much from the houses making single-family residence construction unfeasible. He has had the property for sale for 10 years. Most of the neighbors are in favor of the change in zoning.

Results of Notices Received Before Hearing:

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

Staff Observations:

The proposed zoning is not considered to be appropriate for this single-family residential area.

The Planning Department recommends denial of this application.

COMMISSION ACTION:

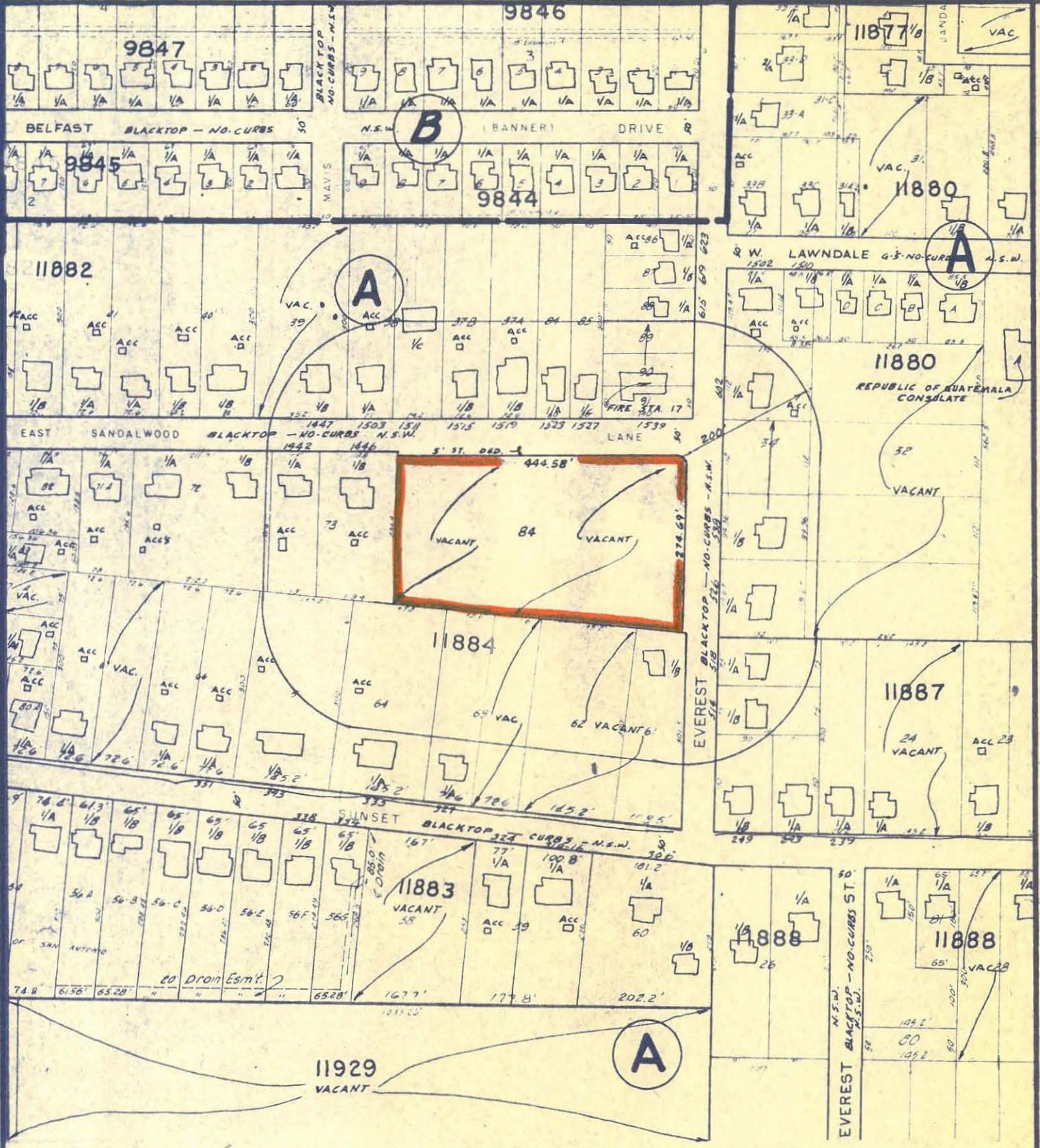
Recommended approval.

Reasons for Action:

1. There was opposition from three property owners on Sunset Road to the requested change in zoning on that portion of Lot 63 which fronts on Sunset Road; there was no opposition from any property owners on E. Sandalwood Lane for rezoning of the property fronting on E. Sandalwood Lane.
2. A portion of the property on E. Sandalwood Lane being recommended for a change to "R-3" is immediately across the street from Fire Station #17. There has been no new construction in this block for the past 20 years which is an indication it is no longer suitable for single-family residences.
3. The proposed project is a very attractive complex which will be an improvement to the neighborhood and will be a logical use for this land which has been vacant for so many years.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



ZONING CASE 2991
 REQUESTED ZONING CHANGE
 FROM "A" Res. Dist. TO "R-3" Mult. Fam. Res.
 DATE JUNE 1967
 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~~ the publisher 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: _____

June 16, _____, 1967

AN ORDINANCE

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

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CASE NO. 2901

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

Lot 84, NCB 11884

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 15th day of June, 1967.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN,
City Clerk.

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 16th of June, 1967

Stella Orozco

Notary Public in and for Bexar County, Texas

AFFIDAVIT OF PUBLISHER

Proving Publication Of

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15th day of June, 1967.