

AN ORDINANCE 44569

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. 5716)

The rezoning and reclassification of property from "A" Single Family Residential District to "B-2" Business District, listed below as follows:

Lot 312, Block E, NCB 11552
4674 Callaghan Road

Provided that proper platting is accomplished and that a 6' solid screen fence is erected on the south property line.

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 November 19 74.

Mrs Lila Cockrell

M A Y O R

PRO TEM

ATTEST: *JH. Suelman*
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

DISTRIBUTION

ITEM NO. E.

NOV 7 1974

MEETING OF THE CITY COUNCIL

DATE: _____

MOTION BY: Sanm

SECONDED BY: J. Padilla

ORD. NO. 44569

ZONING CASE 5716

RESOL. _____

PETITION _____

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
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	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	
ASSOC. MGR. C. GUERRA	

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

provided that proper platting is accomplished and that a 6' solid screen fence is erected on the South property line.

74-54

DATE October 18, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5716 NAME Mr. Carlos Munoz

The rezoning and reclassification of:

Lot 312, Block E, NCB 11552
4674 Callaghan Road

FOR INFORMATION ONLY

Located on the south side of Callaghan Road
being 208.1' southwest of the intersection
of Callaghan Road and Horseshoe Bend, having
100.23' on Callaghan Road and a maximum depth
of 220'.

FROM: "A" Single Family Residential District

TO: "B-2" 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. Carlos Munoz

ZONING CASE 5716

DATE OF APPLICATION: June 11, 1974

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY

Lot 312, Block E, NCB 11552
4674 Callaghan Road

FOR INFORMATION ONLY

Located on the south side of Callaghan Road being 208.1' southwest of the intersection of Callaghan Road and Horseshoe Bend, having 100.23' on Callaghan Road and a maximum depth of 220'.

ZONING CHANGE REQUESTED

From "A" Single Family Residential District to "B-2" Business District.

ZONING COMMISSION PUBLIC HEARING ON AUGUST 14, 1974

Mr. Carlos Munoz stated to the Commission that he would like to have his property rezoned so that he can build something on the property that will make the neighborhood look better. He stated that he has no particular use at the present time.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Property in question is located in an area where the staff has prepared a land use study. This study indicates business zoning at the intersections of Ingram Road and Callaghan Road with residential zoning indicated for the immediate area surrounding the subject property. In the staff's opinion, the granting of this zoning change would be out of character with the adjacent residential uses. The "B-3" classification at the intersection of Callaghan Road and Horseshoe Bend was recommended for denial, but approved by City Council on January 31, 1974.

Recommendation

Denial

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that Callaghan Road is on the Major Thoroughfare Plan with an 86' right-of-way requirement. Development will require proper control of access and off-street parking.

Results of Notices Received Before Hearing

There were thirteen notices mailed to the surrounding property owners; one was returned in opposition and six notices were returned in favor.

COMMISSION ACTION

By a vote of seven in favor and two voting against, the Commission recommended denial of "B-3" Business District and in lieu thereof recommended approval of "B-2" Business District.

Reasons for Action

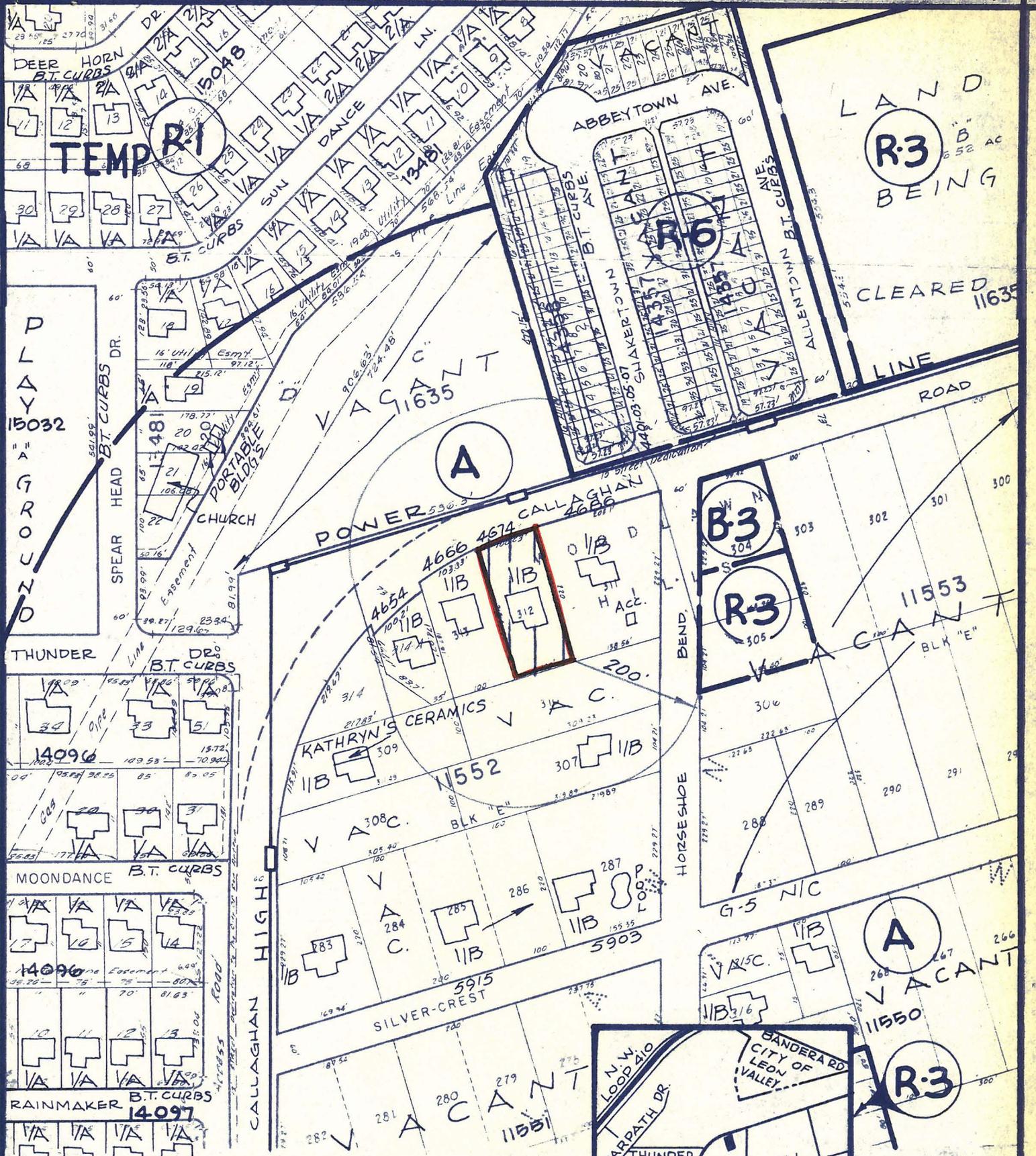
- (1) Subject property is legally described as Lot 312, Block E, NCB 11552.
- (2) To the east of the property, at the intersection of Horseshoe Bend and Callaghan Road, there is "B-3" zoning present, which is sort of establishing a business node there.
- (3) Callaghan Road bends at that area from Horseshoe Bend, back around to Silvercrest, and there is some business in existence there at the bend now.
- (4) Part of the people, that are conterminous with this property, have indicated that they would like to have business on their property also.
- (5) It would appear to be a proper application of zoning.
- (6) There was no one present in opposition at the meeting.
- (7) There was one letter returned in opposition by mail.

Other Recommendations

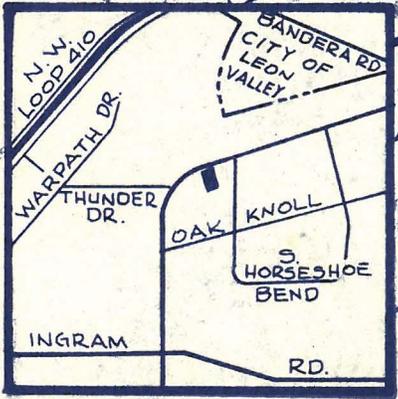
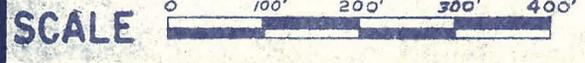
It is further recommended that the applicant work with the Traffic Department for proper egress and ingress, that the property be platted, if necessary and that a 6' solid screen fence be erected on the south property line.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



ZONING CASE 5716
 REQUESTED ZONING CHANGE
 FROM "A" SINGLE FAMILY RES. DIST. TO "B-2" BUS. DIST.
 DATE NOVEMBER 7, 1974



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 ~~was~~ 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 Ordinance 44569 hereto attached has been published in
every issue of said newspaper on the following days, to-wit: November 11,

1974

AN ORDINANCE 44569

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 zon-
ing 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 desig-
nated property, to-wit:

CASE NO. 5716

The rezoning and reclassification
of property from "A" Single
Family Residential District to
"B-2" Business District, listed
below as follows:

Lot 312, Block E, NCB
11552

4674 Callaghan Road

Provided that proper platting is
accomplished and that a 6' solid
screen fence is erected on the south
property line.

SECTION 2. That all other pro-
visions 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 November 1974.

MRS. LILA COCKRELL
Mayor Pro-Tem

ATTEST:

J. H. INSELMANN
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 11th Day of November, 1974.

Ernest G. Lamb

Notary Public in and for Bexar County, Texas