

## 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. 736C)

The re-zoning and re-classification of certain property from "A" TEMPORARY RESIDENCE DISTRICT, as follows:

PROPOSITION A

FROM: "A" TEMPORARY RESIDENCE DISTRICT  
TO: "F" LOCAL RETAIL DISTRICT

Lots 1, 2, & 3, N.C.B. 10734;  
Lots 19 & 20, N.C.B. 10735.

PROPOSITION B

FROM: "A" TEMPORARY RESIDENCE DISTRICT  
TO: "A" SINGLE FAMILY RESIDENCE DISTRICT

All of the following described property, except those lots listed in "Proposition A" and those areas now under permanent zoning:

An irregular area bounded on the south by Upson Road; bounded on the east by the present corporate limits of the City of San Antonio; bounded on the north by Emil Road to W. W. White Road, W. W. White Road north to Gembler Road, and Gembler Road west to the center line of Salado Creek; bounded on the west by the center line of Salado Creek south to the intersection with the east property line of Willow Springs Golf Course, thence south with said property line south to East Houston, thence east with East Houston Street to East Commerce Street, thence westerly with East Commerce Street to the center line of Salado Creek to Gonzales Highway, thence continuing southerly with the center line of the west branch of Salado Creek to the south property line of Hi-Lions Park, thence westerly with said property line to Stringfellow Street, thence southerly with Stringfellow Street to the alley immediately north of Menlo Street, thence easterly with said alley to Blackwood Drive, thence southerly with Blackwood Drive to Dollarhide Street, thence southerly with Dollarhide Street to the alley immediately north of Palfrey Drive, thence westerly

with said alley to Goliad Road, thence southerly with Goliad Road to Upson Road.

PROPOSITION C

FROM: "A" TEMPORARY RESIDENCE DISTRICT  
TO: "B" RESIDENCE DISTRICT

A triangular area bounded on the west by Goliad Road; bounded on the north by Upson Road; bounded on the southeast by Military Highway.

PROPOSITION D

FROM: "A" TEMPORARY RESIDENCE DISTRICT  
TO: "B" RESIDENCE DISTRICT

All of the following described property, except those areas now under permanent zoning:

An irregular area BEGINNING at the intersection of Willow Springs Road and St. Hedwig Road; thence in a westerly direction with St. Hedwig Road to East Drive; Thence in a northerly direction with East Drive and continuing northerly along Onslow Street to the intersection with the 1944 east corporate limits line of the City of San Antonio; thence in a southerly direction with said line to the alley immediately north of Kashmuir Place; thence in an easterly direction with said alley extended eastward along the south property line of Hi-Lions Park to the center line of the west branch of Salado Creek to East Commerce Street; thence easterly with East Commerce Street to St. Hedwig Road; thence westerly with St. Hedwig Road to the east property line of Willow Springs Golf Course; thence northerly with said property line to the center line of Salado Creek; thence continuing northerly with said center line to the north property line extended eastward of Willow Springs Golf Course; thence in a westerly direction with the north property line of Willow Springs Golf Course to Willow Springs Road; thence southerly with Willow Springs Road to St. Hedwig Road, the point of BEGINNING.

PROPOSITION E

FROM: "A" TEMPORARY RESIDENCE DISTRICT  
TO: "LL" FIRST MANUFACTURING DISTRICT

All of the following described property, except those areas now under permanent zoning:

An irregular area BEGINNING at the intersection of Emil Road and the present east corporate limits of the City of San Antonio; thence westerly with Emil Road to W. W. White Road; thence northerly with W. W. White Road to Gemblor Road; thence westerly with Gemblor Road to the center line of Salado Creek; thence southerly with the center line of Salado Creek to the north property line extended eastward of Willow Springs Golf Course; thence westerly with said property line to Willow Springs Road; thence southerly with Willow Springs Road to St. Hedwig Road; thence westerly with St. Hedwig Road to East Drive; thence northerly with East Drive and continuing northerly with Onslow Street to the 1944 corporate limit line of the City of San Antonio; thence northerly with said line to the southeast property line of Fort Sam Houston; thence in an irregular north-easterly direction with the property line of Fort Sam Houston to Dashiell Road; thence in an easterly direction with the property line of Fort Sam Houston extended to the M.K. & T. railroad east right-of-way

line; thence in a southerly direction with the east right-of-way line of the M.K.&T. Railroad approximately 2300 feet to an established property line; thence in an easterly direction with said established property line approximately 526 feet to the west right-of-way line of East Loop 13; thence in a southerly direction with the west right-of-way line of East Loop 13 to the Southern Pacific railroad south right-of-way line; thence in a southwesterly direction with said Southern Pacific right-of-way line approximately 3180 feet to the north corner of Tract 9, N.C.B. 10584; thence in a southerly direction with the west right-of-way line of the traffic interchange between U. S. Highway 81 North and East Loop 13 to the northeast right-of-way line of the G.H. & S.A. railroad; thence in a southeasterly direction with said G. H. & S.A. right-of-way line to the present corporate limits of the City of San Antonio; thence in a southerly direction with said corporate limits line to Emil Road to the point of BEGINNING.

PROPOSITION F

FROM: "A" TEMPORARY RESIDENCE DISTRICT  
TO: "B" RESIDENCE DISTRICT

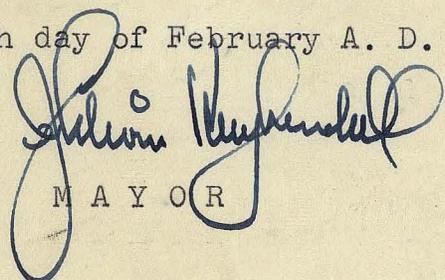
All of the following described property, except those areas now under permanent zoning:

An irregular area BEGINNING at the intersection of Rittiman Road and present corporate limits of the City of San Antonio; thence in a westerly direction with Rittiman Road approximately 1680 feet to an established property line; thence in a southerly direction with said property line approximately 2028 feet; thence in an easterly direction with an established property line approximately 300 feet to the M.K. & T. Railroad east right-of-way line; thence in a southerly direction with the east right-of-way line of the M.K. & T. Railroad approximately 2300 feet to an established property line; thence in an easterly direction with said established property line approximately 526 feet to the west right-of-way line of East Loop 13; thence in a southerly direction with the west right-of-way line of East Loop 13 to the Southern Pacific Railroad south right-of-way line; thence in a southwesterly direction with said Southern Pacific south right-of-way line approximately 3180 feet to the north corner of Tract 9, N.C.B. 10584; thence in a southerly direction with the west right-of-way line of the traffic interchange between U. S. Highway 81 North and East Loop 13 to the northeast right-of-way line of the G. H. & S.A. Railroad; thence in a southeasterly direction with said G. H. & S.A. right-of-way line to the present corporate limits of the City of San Antonio; thence in a northerly direction with the corporate limits of the City of San Antonio to the point of BEGINNING.

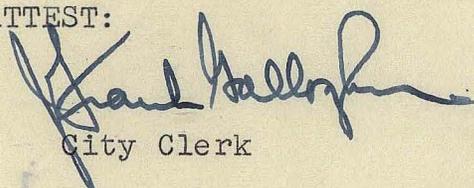
2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

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 14th day of February A. D. 1957.

  
MAYOR

ATTEST:

  
City Clerk

FEB 14 1957

2445

Council Meeting  
Minutes Book  
Ordinance Book  
RECORDED  
FEB 14 1957  
PASSED AND APPROVED





Feb. 14, 1957

card

TO: CITY ATTORNEY to be forwarded to City Clerk

FROM: DIRECTOR OF PLANNING

COPIES: Z:JPR:ls:219: 736C

SUBJECT: Request for Resolution for hearing  
Zoning Appeal # 736C

DATE: January 4, 1957

APPLICANT: Department of Planning

RECEIVED  
JAN 11 1957  
CITY ATTORNEY'S OFFICE

1. Change from "A" Temporary Residence District to "A" Single Family Residence District an irregular area bounded on the south by Upson Road; bounded on the east by the present corporate limits of the City of San Antonio; bounded on the north by Emil Road to W.W. White Road, W.W. White Road north to Gambler Road, and Gambler Road west to the center line of Salado Creek; bounded on the west by the center line of Salado Creek south to the intersection with the east property line of Willow Springs Golf Course, thence south with said property line south to East Houston, thence east with East Houston Street to East Commerce Street, thence westerly with East Commerce Street to the center line of Salado Creek, thence southerly with the center line of Salado Creek to Gonzales Highway, thence continuing southerly with the center line of the west branch of Salado Creek to the south property line of Hi-Lions Park, thence westerly with said property line to Stringfellow Street, thence southerly with Stringfellow Street to the alley immediately north of Menlo Street, thence easterly with said alley to Blackwood Drive, thence southerly with Blackwood Drive to Dollarhide Street, thence southerly with Dollarhide Street to the alley immediately north of Palfrey Drive, thence westerly with said alley to Goliad Road, thence southerly with Goliad Road to Upson Road; same to be zoned "A" Single Family Residence District except as follows:

a. Zone to "F" Local Retail Lots 1, 2, and 3, NCB 10734; Lots 19 and 20, NCB 10735

b. Those areas now under permanent zoning in the above described areas shall not be affected by this action.

2. Change from "A" Temporary Residence District to "B" Residence District a triangular area bounded on the west by Goliad Road; bounded on the north by Upson Road; bounded on the southeast by Military Highway.

3. Change from "A" Temporary Residence District to "B" Residence District an irregular area described as follows:

"BEGINNING at the intersection of Willow Springs Road and St. Hedwig Road; thence in a westerly direction with St. Hedwig Road to East Drive; thence in a northerly direction with East Drive and continuing northerly along Onslow Street to the intersection with the 1944 east corporate limits line of the City of San Antonio; thence in a southerly direction with said line to the alley immediately north of Kashmuir Place; thence in an easterly direction with said alley extended eastward along the south property line of Hi-Lions Park to the center line of Salado Creek; thence in a northerly direction with the center line of the west branch of Salado Creek to East Commerce Street; thence easterly with East Commerce Street to St. Hedwig Road; thence westerly with St. Hedwig Road to the east property line of Willow Springs Golf Course; thence northerly with said property line to the center line of Salado Creek; thence continuing northerly with said center line to the north property line extended eastward of Willow Springs Golf Course; thence in a westerly direction with the north property line of Willow Springs Golf Course to Willow Springs Road; thence southerly with Willow Springs Road to St. Hedwig Road, the point of BEGINNING, all to be zoned "B" Residence District except as follows:

38

a. Those areas now under permanent zoning in the above described area shall not be affected by this action.

4. Change from "A" Temporary Residence District to "LL" First Manufacturing District an irregular area described as follows:

"BEGINNING at the intersection of Emil Road and the present east corporate limits of the City of San Antonio; thence westerly with Emil Road to W.W. White Road; thence northerly with W.W. White Road to Gemblar Road; thence westerly with Gemblar Road to the center line of Salado Creek; thence southerly with the center line of Salado Creek to the north property line extended eastward of Willow Springs Golf Course; thence westerly with said property line to Willow Springs Road; thence southerly with Willow Springs Road to St. Hedwig Road; thence westerly with St. Hedwig Road to East Drive; thence northerly with East Drive and continuing northerly with Onslow Street to the 1944 corporate limit line of the City of San Antonio; thence northerly with said line to the southeast property line of Fort Sam Houston; thence in an irregular northeasterly direction with the property line of Fort Sam Houston to Dashiell Road; thence in an easterly direction with the property line of Fort Sam Houston extended to the M.K.&T. railroad east right-of-way line; thence in a southerly direction with the east right-of-way line of the M.K.&T. railroad approximately 2300 feet to an established property line; thence in an easterly direction with said established property line approximately 526 feet to the west right-of-way line of East Loop 13; thence in a southerly direction with the west right-of-way line of East Loop 13 to the Southern Pacific railroad south right-of-way line; thence in a southwesterly direction with said Southern Pacific right-of-way line approximately 3180 feet to the north corner of Tract 9, NCB 10584; thence in a southerly direction with the west right-of-way line of the traffic interchange between U.S. Highway 81 North and East Loop 13 to the northeast right-of-way line of the G.H.&S.A. railroad; thence in a southeasterly direction with said G.H.&S.A. right-of-way line to the present corporate limits of the City of San Antonio; thence in a southerly direction with said corporate limits line to Emil Road to the point of BEGINNING, all to be zoned "LL" First Manufacturing District except as follows:

a. Those areas now under permanent zoning in the above described areas shall not be affected by this action.

5. Change from "A" Temporary Residence District to "B" Residence District an irregular area described as follows:

"BEGINNING at the intersection of Rittiman Road and present corporate limits of the City of San Antonio; thence in a westerly direction with Rittiman Road approximately 1680 feet to an established property line; thence in a southerly direction with said property line approximately 2028 feet; thence in an easterly direction with an established property line approximately 800 feet to the M.K.&T. Railroad east right-of-way line; thence in a southerly direction with the east right-of-way line of the M.K.&T. railroad approximately 2300 feet to an established property line; thence in an easterly direction with said established property line approximately 526 feet to the west right-of-way line of East Loop 13; thence in a southerly direction with the west right-of-way line of East Loop 13 to the Southern Pacific Railroad south right-of-way line; thence in a southwesterly direction with said Southern Pacific south right-of-way line approximately 3180 feet to the north corner of Tract 9, NCB 10584; thence in a southerly direction with the west right-of-way line of the traffic interchange between U.S. Highway 81 North and East Loop 13 to the northeast right-of-way line of the G.H.&S.A. Railroad; thence in a southeasterly direction with said G.H.&S.A. right-of-way line to the present corporate limits of the City of San Antonio; thence in a northerly direction with the corporate limits of the City of San Antonio to the point of BEGINNING: all to be zoned "B" Residence District except as follows:

- a. Those areas now under permanent zoning in the above described area shall not be affected by this action.

The attached map is made a part of this resolution.

# Affidavit of Publisher

THE STATE OF TEXAS,

COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared

Charles D. Treuter

, who being by me duly sworn,

says on oath that he is one of 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:

February 15

, 19 57

**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. 736C)

The re-zoning and re-classification of certain property from "A" TEMPORARY RESIDENCE DISTRICT, as follows:

**PROPOSITION A:**  
 FROM: "A" TEMPORARY RESIDENCE DISTRICT TO: "F" LOCAL RETAIL DISTRICT

Lots 1, 2 & 3, N.C.B. 10734;  
 Lots 19 & 20, N.C.B. 10735.

**PROPOSITION B:**  
 FROM: "A" TEMPORARY RESIDENCE DISTRICT TO: "A" SINGLE FAMILY RESIDENCE DISTRICT

All of the following described property, except those lots listed in "Proposition A" and those areas now under permanent zoning:

An irregular area bounded on the south by Upson Road; bounded on the east by the present corporate limits of the City of San Antonio; bounded on the north by Emil Road to W. W. White Road, W. W. White Road north to Gembler Road, and Gembler Road west to the center line of Salado Creek; bounded on the west by the center line of Salado Creek south to the intersection with the east property line of Willow Springs Golf Course, thence south with said property line south to East Houston, thence east with East Houston Street to East Commerce Street, thence westerly with East Commerce Street to the center line of Salado Creek to Gonzales Highway, thence continuing southerly with the center line of the west branch of Salado Creek to the south property line of Hi-Lions Park, thence westerly with said property line to Stringfellow Street, thence southerly with Stringfellow Street to the alley immediately north of Menlo Street, thence easterly with said alley to Blackwood Drive, thence southerly with Blackwood Drive to Dollarhide Street, thence southerly with Dollarhide Street to the alley immediately north of Palfrey Drive, thence westerly with said alley to Goliad Road, thence southerly with Goliad Road to Upson

of-way line approximately 3180 feet to the north corner of Tract 9, N.C.B. 10584; thence in a southerly direction with the west right-of-way line of the traffic interchange between U. S. Highway 81 North and East Loop 13 to the northeast right-of-way line of the G. H. & S. A. railroad; thence in a southeasterly direction with said G. H. & S. A. right-of-way line to the present corporate limits of the City of San Antonio; thence in a southerly direction with said corporate limits line to Emil Road to the point of BEGINNING.

**PROPOSITION F:**  
 FROM: "A" TEMPORARY RESIDENCE DISTRICT TO: "B" RESIDENCE DISTRICT

All of the following described property, except those areas now under permanent zoning:

An irregular area BEGINNING at the intersection of Rittiman Road and present corporate limits of the City of San Antonio; thence in a westerly direction with Rittiman Road approximately 1680 feet to an established property line; thence in a southerly direction with said property line approximately 2028 feet; thence in an easterly direction with an established property line approximately 800 feet to the M. K. & T. Railroad east right-of-way line; thence in a southerly direction with the east right-of-way line of the M. K. & T. Railroad approximately 2300 feet to an established property line; thence in an easterly direction with said established property line approximately 526 feet to the west right-of-way line of East Loop 13; thence in a southerly direction with the west right-of-way line of East Loop 13 to the Southern Pacific Railroad south right-of-way line; thence in a southwesterly direction with said Southern Pacific south right-of-way line approximately 3180 feet to the north corner of Tract 9, N.C.B. 10584; thence in a southerly direction with the west right-of-way line of the traffic interchange between U. S. Highway 81 North and East Loop 13 to the northeast right-of-way line of the G. H. & S. A. Railroad; thence in a southeasterly direction with said G. H. & S. A. right-of-way line to the present corporate limits of the City of San Antonio; thence in a northerly direction with the corporate limits of the City of San Antonio to the point of BEGINNING.

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 14th day of February A. D. 1957.

ATTEST:  
 J. FRANK GALLAGHER  
 City Clerk

*Treuter*

Sworn to

, 19 57

Notary Public in and for Bexar County, Texas

**D. E. Mellor**

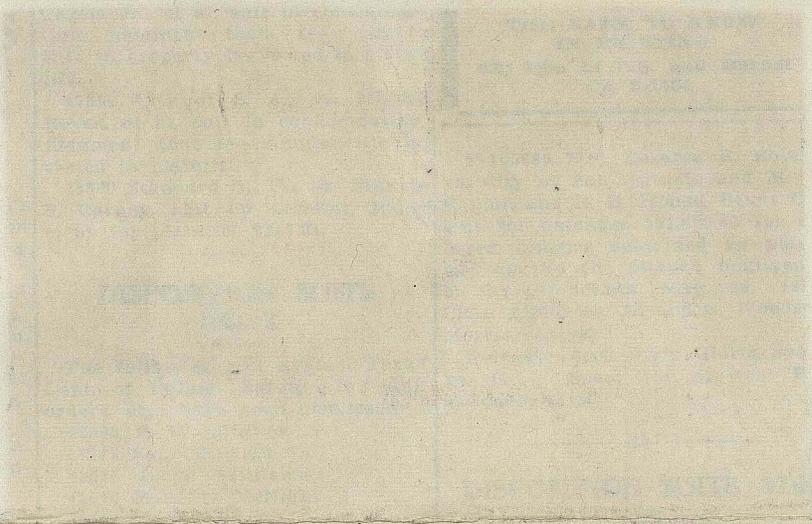
**Affidavit of Publisher**

THE STATE OF TEXAS,  
COUNTY OF BEXAR,  
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared  
Charles D. Treuter, who being by me duly sworn,

says on oath that he is one of 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:  
February 15, 1957



**Affidavit of Publisher**

Proving Publication of

AN ORDINANCE

\* \* \*

AMENDING SECTION 2 OF AN ORDINANCE  
ENTITLED "AN ORDINANCE ESTABLISHING  
ZONING REGULATIONS AND DISTRICTS IN  
ACCORDANCE WITH A COMPREHENSIVE  
PLAN, ETC.," ETC.

\* \* \*

CASE NO. 736 C

PASSED & APPROVED: Feb. 14, 1957

Filed \_\_\_\_\_, 19\_\_

City Clerk



Sworn to and subscribed before me this 14th day of February, 1957

D. E. Mellor

Notary Public in and for Bexar County, Texas