

AN ORDINANCE

AMENDING AN ORDINANCE PASSED AND APPROVED 3 NOVEMBER, 1938, ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND STRUCTURES; PER CENT OF LOT THAT MAY BE OCCUPIED; THE SIZE OF YARDS, COURTS AND OPEN SPACES; DENSITY OF POPULATION; LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; DIVIDING THE CITY OF SAN ANTONIO INTO DISTRICTS, REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, RE-CONSTRUCTION, ALTERATION, REPAIR OR USE OF BUILDINGS, STRUCTURES OR LAND WITHIN SUCH DISTRICT; PROVIDING THE UNIFORM REGULATIONS FOR CLASSES OR KINDS OF BUILDINGS OR STRUCTURES AND USES WITHIN THE RESTRICTED DISTRICT; ADOPTING ZONING MAP DISCLOSING VARIOUS DISTRICTS, USE, AREAS, RESTRICTIONS, LIMITATIONS AND ~~OTHER~~ PROVISIONS APPLICABLE TO DISTRICTS AND AREAS; PROVIDING FOR A BOARD OF ADJUSTMENT AND DEFINING THE POWERS THEREOF: TO ZONE ANNEXED TERRITORY ON SOUTH FLORES STREET HIGHWAY 281 SOUTH; TO ZONE ANNEXED TERRITORY ALONG MISSOURI-PACIFIC RAILROAD; TO ZONE ANNEXED TERRITORY ON PLEASANTON ROAD FROM S.W. MILITARY DRIVE TO NEW CITY LIMITS; AND TO ZONE ANNEXED TERRITORY ON U. S. HIGHWAY 81. ANY PERSON, WHO VIOLATES THIS ORDINANCE OR THE OWNER OF ANY BUILDING OR PREMISES OR PART THEREOF WHERE ANYTHING IN VIOLATION OF THIS ORDINANCE SHALL BE PLACE OR SHALL EXIST, AND ANY ARCHITECT, BUILDER, CONTRACTOR, AGENT, PERSON OR CORPORATION EMPLOYED IN CONNECTION THEREWITH, WHO MAY HAVE ASSISTED IN THE COMMISSION OF ANY SUCH VIOLATION SHALL BE GUILTY OF A SEPARATE OFFENSE AND UPON CONVICTION MAY BE FINED ~~IN~~ NOT MORE THAN \$100.00 AND EACH DAY SUCH VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE OFFENSE. PASSED AND APPROVED 23 OCTOBER, 1947.

* * *

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:--

1. That 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, A.D. 1938, be and the same is hereby amended as follows:

2. "To zone annexed PROPOSITION A. territory on South Flores Street Highway 281 South: as

"J" COMMERCIAL DISTRICT:

Lot 2, New City Block 7685
Lots 9 thru 18, New City Block 8666
250 feet West of U. S. Highway 281 south from S.W. Military Drive to south end of New City Limits.

"F" LOCAL RETAIL DISTRICT:

All of New City Block 8592
All of New City Block 8622
All of New City Block 8626
All of New City Block 8949, Block 29
150 feet on each side of Commercial, from S. W. Military
Drive to New City Limits, in San Jose.

"C" RESIDENTIAL DISTRICT:

All of that area south of S. W. Military Drive not zoned for
business.

PROPOSITION B.

3. "To zone annexed territory along Missouri Pacific Railroad:

as

"M-M" SECOND MANUFACTURING DISTRICT:

All of New City Block, 7964, Block 3
All of New City Block 7985, Block 6
Lots 11 thru 41, New City Block 7963, Block 2
All of New City Block 7965, Block 4
All of New City Block 7984, Block 7
All of New City Block 7986, Block 9
All of New City Block 7987, Block 10
All of New City Block 8007, Block 13
All of New City Block 8006, Block 14
All of New City Block 8008, Block 17
All of New City Block 8009, Block 18
All of New City Block 8029, Block 22
All of New City Block 8028, Block 23
All of New City Block 8030, Block 28
All of New City Block 8031, Block 29
All of New City Block 8051, Block 34
All of New City Block 8050, Block 35
All of New City Block 8507, Block 5
All of New City Block 8508, Block 8
All of New City Block 8510, Block 11
All of New City Block 8509, Block 12
All of New City Block 8511, Block 15
All of New City Block 8512, Block 16
All of New City Block 8515, Block 19
All of New City Block 8514, Block 20
All of New City Block 8513, Block 21
All of New City Block 8516, Block 24
All of New City Block 8517, Block 25
All of New City Block 8518, Block 26
All of New City Block 8519, Block 27
All of New City Block 8523, Block 30
All of New City Block 8522, Block 31
All of New City Block 8521, Block 32
All of New City Block 8520, Block 33
All of New City Block 8524
All of New City Block 8525
All of New City Block 8526, Block 1
All of New City Block 8526, Block 2
All of New City Block 7853
All of New City Block 7852
All of New City Block 8609, Block 3
All of New City Block 8607.

PROPOSITION C:

4. "To zone annexed territory on Pleasanton Road, from S. W. Military Drive to New City Limits: as

"J-J" COMMERCIAL DISTRICT:

200 feet on each side of Pleasanton Road from S. W. Military Drive to the New City Limits.

PROPOSITION D:

5. "To zone annexed territory on U. S. Highway 81: as

"L-L" FIRST MANUFACTURING DISTRICT:

Area bounded by Main Street on north, Somerset Road on east, S. W. Military Drive on south, and U. S. Highway 81, on west.

Area bounded by S. W. Military Drive on north, S.A.U. & G. Railroad on the west then along line from San Jose Depot east to Scott, then north on Scott to 6th Street, then east on 6th Street, to Logwood, then north of Logwood to S. W. Military Drive, in San Jose Addition.

PROPOSITION E:

6. "To zone annexed territory, on U. S. Highway 81, South: as

"J-J" COMMERCIAL DISTRICT:

Lots 31, 32, 33 and 34B, New City Block 8725, Block 1
Lots 15, 16, 26, 27, 28, 17A and 25B, New City Block 8727, Block 2
Lots 9-10A-11A- and 12A, New City Block 8730, Block 4
Lots 25A-26A-27A-27B and 28, New City Block 8730, Block 4
Lots 3, 4, 5A, 6A, 26, 27, 28 and 29, New City Block 8733, Block 7
Lots 8C, 9, 7A from 200 feet south of Main Street to U. S. Highway 81, South, New City Block 8736, Block 8
Lots A14 and A15, New City Block 8736, Block 6
All of New City Block 8745, Block 6, west of U. S. Highway 81
Lots 6, 7 and 8 and south 150 feet of Lot 5, New City Block 8749, Block 10
All of New City Block 8758, Block 18 west of U. S. Highway 81
Lots 30, 31, 32, 34, 35 and 36, New City Block 8764, Block 24
All of New City Block 8771, Block 31
Lot 20 west of Highway 81, New City Block 8748
Lots 1, 2, 3, 19, 20 and 21, New City Block 8776, Block 7
Lots 4, 5, 16, 17 and 18, New City Block 8777, Block 8 west of U. S. Highway 81 south
Lots 14, 13 and 12 and south 200 feet of 11, New City Block 8778, Block 9, west of U. S. Highway 81, also Lot 15 west of Highway 81
All of New City Block 8782, Block 4

7. All ordinances and parts of ordinance in conflict herewith are repealed, and the present classification of said area is discontinued.

8. The Building Inspector is ordered to change his records and zoning maps accordingly.

9. This ordinance being of urgent importance to the public peace, health and safety of the City of San Antonio, the same shall be in full force and effect from and after its passage by a four-fifths vote of the Commissioners, as made and provided by the Charter of the City of San Antonio.

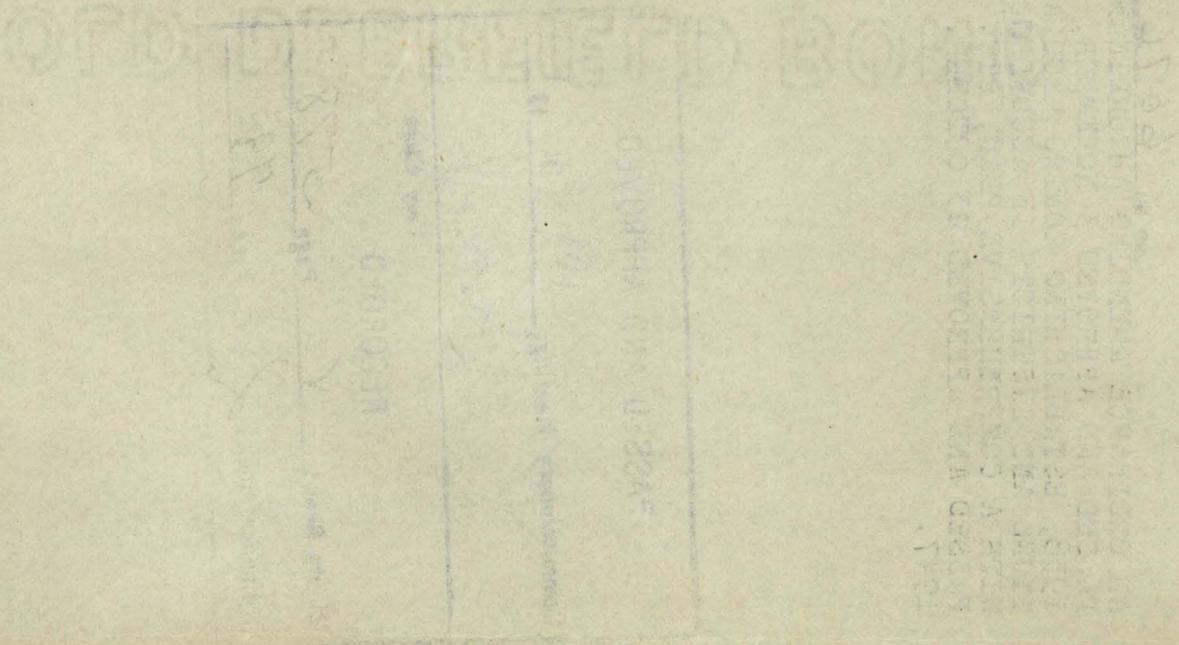
10. The City Clerk shall publish the descriptive caption of this ordinance which states in summary the purpose of the ordinance and the penalty for violation thereof, 10 times in the "COMMERCIAL RECORDER", a newspaper published in the City of San Antonio.

11. PASSED AND APPROVED this ²³ day of October, A.D. 1947.

Alfred Gallagher
MAYOR.

ATTEST:

Frank Gallagher
City Clerk.



ZONING COMMISSION

CITY OF SAN ANTONIO.

August 15th., 1947.

Mayor Alfred Callaghan and Commissioners
City of San Antonio
San Antonio, Texas.

Honorable Sirs:

The Zoning Commission at a called meeting in the Council Chamber of the City, on September 11th., 1947, considered the zoning of new annexed territory, on South Flores Street Highway 281 South.

The Zoning Commission recommends the zoning properties listed hereunder.

"J" Commercial District.

Lot 2 N.C.B. 7685
Lots 9 thru 18 N.C.B. 8666
250 feet West of U. S. Highway 281 south from S. W. Military Drive to south end of New City Limits.

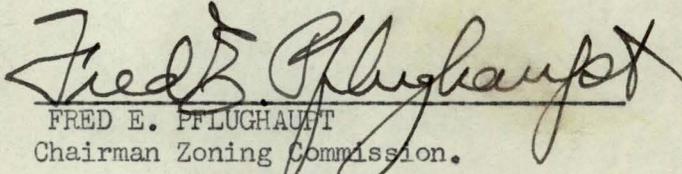
"F" Local Retail District.

All of New City Block 8592
All of New City Block 8622
All of New City Block 8626
All of New City Block 8949 Block 29
150 feet on each side of Commercial, from S. W. Military Drive to New City Limits, in San Jose.

"C" Residential District.

All of that area south of S. W. Military Drive not zoned for business.

Respectfully submitted,


FRED E. PFLUGHAUPT
Chairman Zoning Commission.

(16 October)

ZONING COMMISSION

CITY OF SAN ANTONIO?

September 15th, 1947.

Mayor Alfred Callaghan and Commissioners
City of San Antonio
San Antonio, Texas.

Honorable Sirs:

The Zoning Commission at a called meeting in the Council Chamber, of the City Hall, on September 11th, 1947, considered the zoning of new annexed territory, along Missouri Pacific Railroad.

The Zoning Commission recommends the zoning properties listed hereunder.

To be "M-M" Second Manufacturing District.

(B)

All of N. C. B.	7964	Blk. 3.
All of N. C. B.	7985	Blk. 6.
Lots 11 thru 41 N. C. B.	7963	Blk. 2.
All of N. C. B.	7965	Blk. 4.
All of N. C. B.	7984	Bkl. 7.
All of N. C. B.	7986	BLK. 9.
All of N. C. B.	7987	Blk. 10.
All of N. C. B.	8007	Blk. 13.
All of N. C. B.	8006	Blk. 14.
All of N. C. Bl.	8008	Blk. 17.
All of N. C. B.	8009	Blk. 18.
All of N. C. B.	8029	Blk. 22.
All of N. C. B.	8028	Blk. 23.
All of N. C. B.	8030	Blk. 28.
All of N. C. B.	8031	Blk. 29.
All of N. C. B.	8051	Blk. 34.
All of N. C. B.	8050	Blk. 35.
All of N. C. B.	8507	Blk. 5.
All of N. C. B.	8508	Blk. 8.
All of N. C. B.	8510	Blk. 11.
All of N. C. B.	8509	Blk. 12.
All of N. C. B.	8511	Blk. 15.
All of N. C. B.	8512	Blk. 16.
All of N. C. B.	8515	Blk. 19.
All of N. C. B.	8514	Blk. 20.
All of N. C. B.	8513	Blk. 21.
All of N. C. B.	8516	Blk. 24.
All of N. C. B.	8517	Blk. 25.
All of N. C. B.	8518	Blk. 26.
All of N. C. B.	8519	Blk. 27.
All of N. C. B.	8523	Blk. 30.
All of N. C. B.	8522	Blk. 31.
All of N. C. B.	8521	Blk. 32.
All of N. C. B.	8520	Blk. 33.
All of N. C. B.	8524	
All of N. C. B.	8525	
All of N. C. B.	8526	Blk. 1. - 245
All of N. C. B.	8526	Blk. 2. - 245
All of N. C. B.	7853	
All of N. C. B.	7852	
All of N. C. B.	8609	Blk. 3.
All of N. C. B.	8607	Blk. 4.

Respectfully submitted,

Fred E. Pflughaupt
FRED E. PFLUGHAUPT.
Chairman Zoning Commission.

ZONING COMMISSION

CITY OF SAN ANTONIO,

September 15th, 1947.

Mayor Alfred Callaghan
City of San Antonio
San Antonio, Texas.

Honorable Sirs:

The Zoning Commission at a called meeting in the Council Chamber of the City on September 11th, 1947, considered the zoning of new annexed territory, on Pleasanton Road, from S. W. Military Drive to new City Limits.

The Zoning Commission recommends the zoning properties listed hereunder.

↓
"J-J" Commercial District.

200 feet on each side of Pleasanton Road from S. W. Military Drive to the New City Limits.

⊗
Respectfully submitted,

Fred E. Pflughaupt
FRED E. PFLUGHAUPT
Chairman Zoning Commission.

ZONING COMMISSION.

CITY OF SAN ANTONIO.

September 15th, 1947.

Mayor Alfred Callaghan and Commissioners
City of San Antonio
San Antonio, Texas.

Honorable Sirs:

The Zoning Commission at a called meeting in the Council Chamber of the City Hall, on September 11th, 1947, considered the zoning of new annexed territory on U. S. Highway 81.

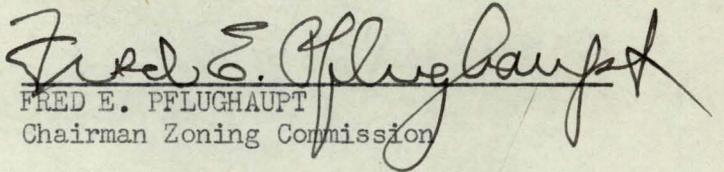
The Zoning Commission recommends the zoning properties listed hereunder.

"L-L" First Manufacturing District.

Area bounded by Main Street on north, Somerset Road on east, S. W. Military Drive on south, and U. S. Highway 81, on west.

Area bounded by S. W. Military Drive on north, S. A. U & G Railroad on the west then along line from San Jose Depot east to Scott, then north on Scott to 6th. Street, then east on 6th. Street to Logwood, then north on Logwood to S. W. Military Drive. in San Jose Addition.

Respectfully submitted,


FRED E. PFLUGHAUPT
Chairman Zoning Commission

ZONING COMMISSION

CITY OF SAN ANTONIO.

September 15th., 1947

Mayor Alfred Callaghan and Commissioners
City of San Antonio
San Antonio, Texas

Honorable Sirs:

The Zoning Commission at a called meeting in the Council Chamber of the City Hall, on September 11th, 1947, considered the zoning of new annexed territory, on U. S. Highway 81, south.

The Zoning Commission recommends the zoning properties listed hereunder.

↙ "J-J" Commercial District.

- 907
915
920
- (E)
- 915
920
919
- Lots 31-32-33-34B N.C.B. 8725 Blk. 1.
 - Lots 15-16-26-27-28-17A-25B N.C.B. 8727 Blk. 2.
 - Lots 9-10A-11A-12A N.C.B. 8730 Blk. 4.
 - Lots 25A-26A-27A-27B-28 N.C.B. 8730 Blk. 4.
 - Lots 3-4-5A-6A-26-27-28-29 N.C.B. 8733 Blk. 7.
 - Lots 8C-9-7A from 200 feet south of Main Street to U. S. Highway 81, south N.C.B. 8736 Blk. 8.
 - Lots A14-A15 N.C.B. 8736 Blk. 6.
 - All of N.C.B. 8745 Blk 6. west of U.S. Highway 81
 - Lots 6-7-8 and south 150 feet of lot 5 N.C.B. 8749 Blk. 10.
 - All of N.C.B. 8758 Blk. 18 west of U.S. Highway 81
 - Lots 30-31-32-34-35-36 N.C.B. 8764 Blk. 24.
 - All of N.C.B. 8771 Blk. 31.
 - Lot 20 west of Highway 81 N.C.B. 8748
 - Lots 1-2-3-19-20-21 N.C.B. 8776 Blk. 7.
 - Lots 4-5-16-17-18 N.C.B. 8777 Blk. 8. west of U.S. Highway 81 south.
 - Lots 14-13-12 and south 200 feet of 11 N.C.B. 8778, Blk. 9. west of U.S. Highway 81, also Lot 15 west of Highway 81.
 - All of N.C.B. 8782 Blk. 4. X

Respectfully submitted,

Fred E. Pflughaupt
FRED E. PFLUGHAUPT.
Chairman Zoning Commission.

65-
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. F. E. Miskimin

, who being by me duly sworn,

says on oath that she 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 " An Ordinance " hereto attached has been published in

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

October 24, 27, 28, 29, 30, 31, November 3, 4, 5, 6, 19 47.

AN ORDINANCE
Amending an ordinance passed and approved 3 November, 1938, establishing zoning regulations and districts in accordance with a comprehensive plan; regulating and restricting the height, number of stories and size of buildings and structures; per cent of lot that may be occupied; the size of yards, courts and open spaces; density of population; location and use of buildings, structures and land for trade, industry, residence and other purposes; dividing the City of San Antonio into districts, regulating and restricting the erection, construction, re-construction, alteration, repair or use of buildings, structures or land within such district; providing the uniform regulations for classes or kinds of buildings or structures and uses within the restricted district; adopting zoning map disclosing various districts, use, areas, restrictions, limitations and provisions applicable to districts and areas; providing for a Board of Adjustment and defining the powers thereof: To zone annexed territory on South Flores Street Highway 281 South; to zone annexed territory along Missouri-Pacific Railroad; to zone annexed territory on Pleasanton Road from S. W. Military Drive to New City Limits; and to zone annexed territory on U. S. Highway 81. Any person, who violates this ordinance or the owner of any building or premises or part thereof where anything in violation of this ordinance shall be place or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith, who may have assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction may be fined not more than \$100.00 and each day such violation exists shall constitute a separate offense. Passed and approved 23 October, 1947.

Affidavit of Publisher

Mrs F. E. Miskimin

Sworn to and subscribed before me this November 6th. 19 47.

Richard H. Dullnig
Notary Public in and for Bexar County, Texas

Richard H. Dullnig