

AN ORDINANCE 44106

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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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. 5622 )

The rezoning and reclassification of property Temporary "R-1" Single Family Residential District to "B-3" Business District, listed below as follows:

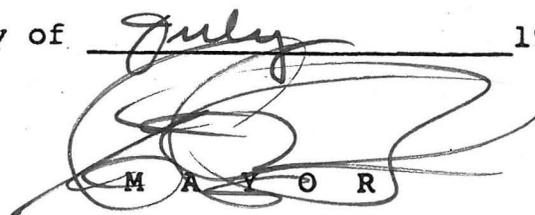
A .734 acre tract of land out of NCB 15328, located north of the intersection of N. W. Loop 410 Expressway and Culebra Road; having 160' along the northwest right-of-way line of Loop 410 Expressway and 200' along the northeast right-of-way line of Culebra Road, being further described by field notes filed in the Office of the City Clerk.

7100 Block of Culebra Road

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 25<sup>th</sup> day of July 1914.

  
MAYOR

Charles L. Becker

ATTEST:   
CITY CLERK

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

74-36

DISTRIBUTION

ITEM NO. B.

DATE: JUL 25 1974

MEETING OF THE CITY COUNCIL

DATE: JUL 25 1974

MOTION BY: Ortiz

SECONDED BY: O'c

ORD. NO. 44106

ZONING CASE 5622

RESOL. \_\_\_\_\_

PETITION \_\_\_\_\_

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	2
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
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		<del>abs</del>	
CHARLES L. BECKER PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLENN LACY PLACE 5		✓	
CLIFFORD MORTON PLACE 6		<del>abs</del>	
W.J. "BILL" O'CONNELL PLACE 7		✓	
ALVIN G. PADILLA, JR. PLACE 8		<del>abs</del>	
LEO MENDOZA, JR. PLACE 9		✓	

74-36

THAT WALZEM DEVELOPMENT CO., INC.,  
of the County of Bexar and State of Texas, for and in consideration of the  
sum of TEN AND NO/100 DOLLARS (\$10.00) to us in hand paid by D. G. Linn,  
Trustee, of the County of Tulsa, State of Oklahoma, receipt of which is  
hereby acknowledged, and in further consideration of the agreements, purposes and trusts of this instrument,  
have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto  
the said D. G. Linn, Trustee, and to the substitute trustee  
hereinafter provided for the following described property and premises:

A tract or parcel of land out of that certain 25.004 acre tract described  
in Deed from Acme Iron Works, Inc., to Acme Gravel Co., dated February 13,  
1964, recorded in Volume 5097 at Page 132 of the Deed Records of Bexar  
County, Texas, out of the John W. McCamley Original Survey 70, Abstract  
470, County Block 4329, Bexar County, Texas, and being more particularly  
described as follows:

BEGINNING at an iron pin set for the most southerly corner of the herein  
described tract, at the intersection of the northeast right-of-way line  
F.M. Hwy. No. 1957 (Culebra Road) and the northwest right-of-way line of  
Loop 410;

THENCE N 66°47'09" W a distance of 200.00 feet along the northeast right-  
of-way line of F.M. Highway No. 1957 to an iron pin set for the most westerly  
corner of the herein described tract;

THENCE N 38°59'18" E a distance of 160.00 feet along the northwest line,  
of the herein described tract, said line being parallel to the northwest  
right-of-way line of Loop 410, to an iron pinset for the most northerly  
corner of the herein described tract;

THENCE S 66°47'09" E a distance of 200.00 feet along the northeast line  
of the herein described tract, said line being parallel to the northeast  
line of F.M. Hwy. No. 1957, to an iron pin set in the northwest right-  
of-way line of Loop 410, for the most easterly corner of the herein  
described tract;

THENCE S 38°59'18" W a distance of 160.00 feet along the northwest right-  
of-way line of Loop 410, to the place of BEGINNING.

SUBJECT TO: (a) any state of facts and conditions that an accurate survey and  
personal inspection of the premises would disclose; (b) easements, condi-  
tions, restrictions, and reservations of record, if any, zoning ordinances,  
if any, and taxes and assessments, both general and special, if any, which  
shall fall due and payable following the date of closing.

together with all improvements thereon or hereafter to be placed thereon and all and singular the rights and  
appurtenances belonging or in any wise incident or appertaining to said property and premises, together with  
all fixtures and articles of personal property installed or placed in the building or buildings now on said  
property or to be erected thereon.

TO HAVE AND TO HOLD unto the said Trustee, his successors and assigns, forever. And we do hereby  
bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the  
above described premises unto the said D. G. Linn,  
Trustee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the  
same or any part thereof.

- 1 -

This conveyance, however, is not absolute but is in trust for and upon the following terms and conditions  
that if the Grantors shall well and truly pay and discharge certain indebtedness of even date herewith,  
evidenced by a note for the sum of Twenty Seven Thousand and no/100-----  
Dollars (\$ 27,000.00 ), bearing interest at the rate of 8.5 per centum per annum and fully  
described as follows:

Payable to the order of Gulf Oil Corporation, Houston,  
Harris County, Texas, in ten (10) equal successive annual  
installments of Four Thousand One Hundred Fifteen and no/100  
Dollars (\$4,115.00), each, with default and attorney's fee  
clauses, the first installment payment becoming due and

DATE July 5, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5622 NAME Ray Ellison Industries, Inc.

The rezoning and reclassification of:

A .734 acre tract of land out of NCB 15328,  
being further described by field notes filed  
in the office of the Building and Planning  
Administration Department.  
7100 Block of Culebra Road

FOR INFORMATION ONLY

Located north of the intersection of N. W.  
Loop 410 Expressway and Culebra Road; having  
160' along the northwest right-of-way line  
of Loop 410 Expressway and 200' along the  
northeast right-of-way line of Culebra Road.

FROM: Temporary "R-1" Single Family Residential District

TO: "B-3" 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: Ray Ellison Industries, Inc.

ZONING CASE 5622

DATE OF APPLICATION: April 11, 1974

Appeal Case

Yes

No XXX

LOCATION OF PROPERTY

A .734 acre tract of land out of NCB 15328, being further described by field notes filed in the office of the Building and Planning Administration Department.  
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FOR INFORMATION ONLY

Located north of the intersection of N. W. Loop 410 Expressway and Culebra Road; having 160' along the northwest right-of-way line of Loop 410 Expressway and 200' along the northeast right-of-way line of Culebra Road.

ZONING CHANGE REQUESTED

From Temporary "R-1" Single Family Residential District to "B-3" Business District.

ZONING COMMISSION PUBLIC HEARING ON JUNE 19, 1974

Information Presented by Applicant

Mr. Charlie Herrick, stated to the Commission that the purpose of this is to give the members an idea of what the immediate use will be. It will be a sign to advertise Herritage Farm. The second use will be a World Wide Realty Office.

IN OPPOSITION

There was no one present in opposition.

STAFF RECOMMENDATIONS

Discussion

Both Culebra Road and Loop 410 Expressway are heavily travelled thoroughfare and the granting of the requested change is appropriate at this intersection of two major arterials.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that Culebra Road is on the Major Thoroughfare Plan with a 110 foot right-of-way requirement. Access to the I.H. Loop 410 frontage road is under the jurisdiction of the Texas Highway Department.

Results of Notices Received Before Hearing

There were five notices mailed to the surrounding property owners; none returned in opposition and one notice was returned in favor.

COMMISSION ACTION

By a vote of eight in favor and one being absent, the Commission recommended approval of "B-3" Business District.

Reasons for Action

- (1) Property is located north of the intersection of N. W. Loop 410 Expressway and Culebra Road.
- (2) There were five notices mailed, one was returned in favor and none in opposition.
- (3) The property is situated right at the intersection of Loop 410 and Culebra, which are both heavily travelled.
- (4) It seems appropriate for the "B-3" request and it also appears to be sufficient in size to eliminate any traffic problems that may occur there.
- (5) The Leon Creek runs fairly close to the proposed property and it does not appear that it would be good use for any kind of residential zoning.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that the property be properly platted if necessary.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)



# Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR  
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_  
Stella Orozco, Office Manager, who being by me duly sworn,  
says on oath that she is ~~one of the publishers~~ <sup>Office Manager</sup> 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 #44106 hereto attached has been published in  
every issue of said newspaper on the following days, to-wit: July 29,  
\_\_\_\_\_, 19 74

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for inspection.  
PASSED AND APPROVED this  
25th day of July 1974.  
CHARLES L. BECKER  
Mayor  
ATTEST:  
J. H. INSELMANN  
City Clerk

Stella Orozco

Sworn to and subscribed before me this 29th Day of July, 19 74

Ernest C. Carole

Notary Public in and for Bexar County, Texas