

*Passed*

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. 2017)

The rezoning and reclassification of property listed below as follows:

That portion of Lot 2, NCB 13630 inside the City Limits of the City of San Antonio from "B" Residence District to "F" Local Retail District; and Lot 1, NCB 13631 and those portions of Lot 2, NCB 13631 and Lot 1, NCB 13630 inside the City Limits of the City of San Antonio, from "B" Residence District to "LL" Manufacturing District.

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 21 day of Nov, A. D., 19 63.

*MT McWalter*  
MAYOR

ATTEST: *JH Sanchez*  
City Clerk

NOV 21 1963

31896

PASSED AND APPROVED	
Council Meeting	NOV 21 1963 19
<i>J. H. Insulmann</i>	
	City Clerk
RECORDED	
Minute Book <i>HH</i>	Page <i>254</i>
Ordinance Book <i>NN</i>	Page <i>545</i>



TO THE CITY CLERK OF THE CITY OF CHICAGO

RESOLUTION NO. 111111

AN ORDINANCE...

# VOTE

NOV 21 1963

Meeting of the City Council \_\_\_\_\_, 196\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_ Motion by Member of Council Gatti - Bremer

Ord. No. 31896

	Roll Call	Aye	Nay	Aye	Nay
<b>WALTER W. McALLISTER</b> Member of Council Pl. 1		✓			
<b>GEORGE de la GARZA</b> Member of Council Pl. 2		absent			
<b>ROBERT C. JONES</b> Member of Council Pl. 3		✓			
<b>JACK H. KAUFMAN</b> Member of Council Pl. 4		✓			
<b>MRS. S.E. COCKRELL, JR.</b> Member of Council Pl. 5		✓			
<b>JOHN GATTI</b> Member of Council Pl. 6		✓			
<b>ROY S. PADILLA</b> Member of Council Pl. 7		✓			
<b>DR. GERALD PARKER</b> Member of Council Pl. 8		✓			
<b>ROLAND C. BREMER</b> Member of Council Pl. 9		✓			

Applicant: Tejasco, Inc.

Date of Application: September 17, 1963

Location of Property:

"B" Residence to "F" Local Retail:

That portion of Lot 2, NCB 13630 inside the city limits of the City of San Antonio.

FOR INFORMATION ONLY:

Located southeast of the intersection of Rittiman Road and I.H. 35; having approximately 115' on the Cut-off to Rittiman Road and 200' on I.H. 35.

"B" Residence to "LL" Manufacturing:

Lot 1, NCB 13631 and those portions of Lot 2, NCB 13631 and Lot 1, NCB 13630 inside the city limits of the City of San Antonio.

FOR INFORMATION ONLY:

Located on the east side of I.H. 35, 200' south of the cut-off to Rittiman Road; having 1689.04' on I.H. 410 and a maximum depth of 697.70' excluding that portion of Industry Park Drive within this described area.

Zoning Change Requested:

From "B" Residence to "F" Local Retail and "LL" Manufacturing.

ZONING COMMISSION PUBLIC HEARING ON OCTOBER 9, 1963:

Information Presented by Applicant:

Mr. Ralph Bender, representing Tejasco, Inc., owner and applicant, stated that he is representing various interests involved with this property. Mr. Quincy Lee and Mr. H. P. Orts have the intention of creating a rather large industrial park or facility in this area and there have been certain transactions taking place that makes it seem the best thing to do. The Southern Pacific Railroad has acquired land in the area which will be developed for the future yard facilities. To the south of the property is an existing industrial area and located within close proximity to the property is the Colonial Cake industry facility. With the exception of a 110 acre tract all the remaining property between I.H. 410, Rittiman Road and the Southern Pacific Railroad Company is in control of Mr. Lee and Mr. Orts. He explained that he is representing two interests. The first interest is the Tejasco Corporation who will develop the first unit of this industrial complex. Zoning Case # 2017 deals with Unit # 1 of the industrial complex. Two parcels of land are being sold; one is being sold to the Humble Oil Company and the other parcel is being sold to the Fruehauf Company for the relocation of their facilities. The Fruehauf Company proposes to construct a facility of approximately 3600 square feet to 3700 square feet, and they expect to employ between 50 to 75 employees in the facility.

Staff Observations:

Applicant expects to present at the hearing a preliminary plan for this property and the property to the south which is described in Case # 2019.

Two of the uses for this property are a service station and a 6-acre site for Fruehauf Trailers.

Based on the information received so far, the Planning Department recommends approval of this application. The property still needs to be properly platted.

Police Department Recommendations:

No nearby schools.

Traffic and Transportation Department Recommendations:

No nearby schools.

Results of Notices for Commission Hearing:

Nine notices were mailed to the surrounding property owners; none were returned in opposition to the request; six were returned in favor of the request; and none were returned "unclaimed."

Opponents Present:

There were no opponents present.

Reasons Presented for Opposition by Opponents Present:

None

COMMISSION ACTION:

Recommended approval

Reasons for Action:

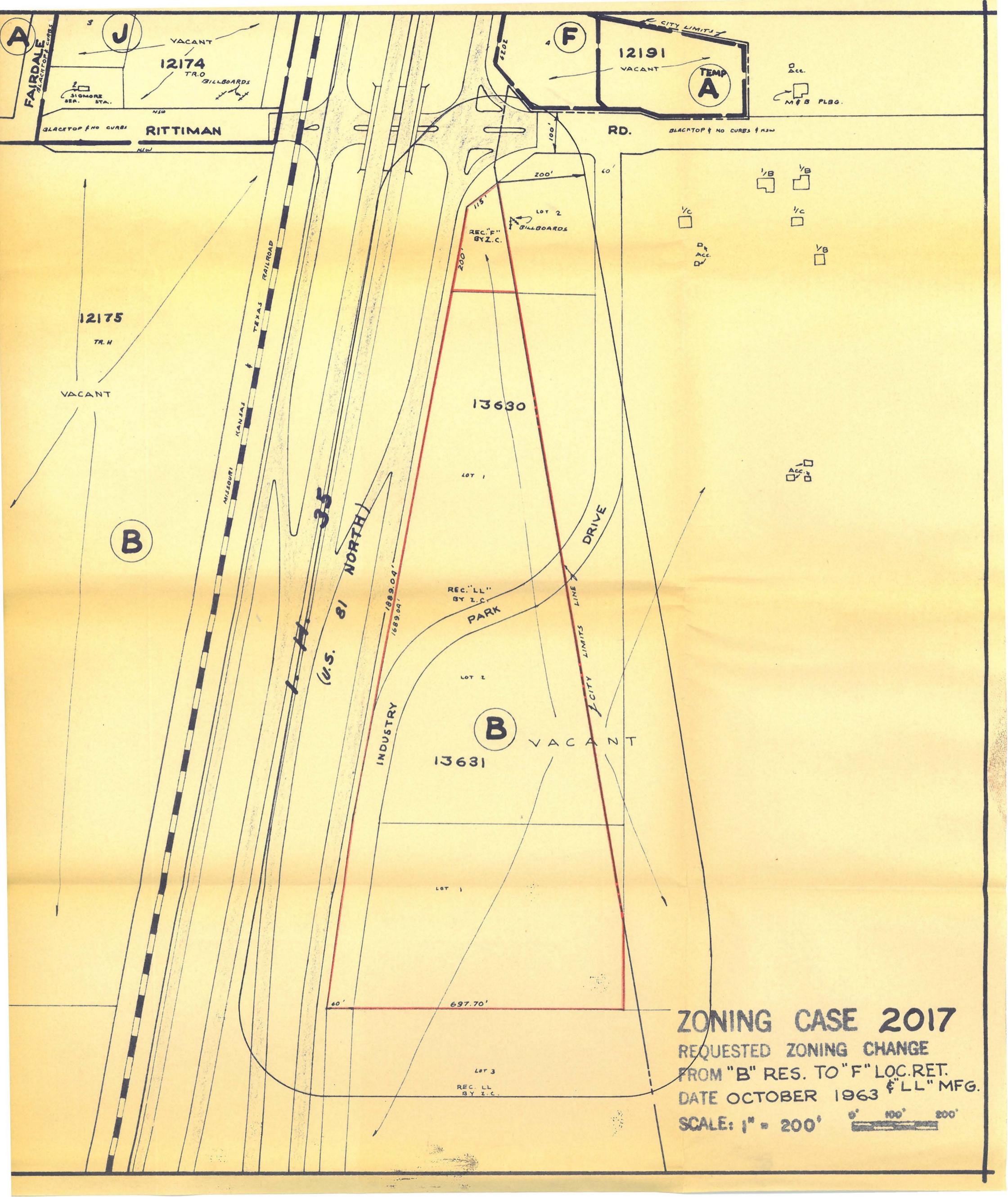
1. It appears to be an appropriate use of the land.
2. It is in an area adjacent to U.S. 81 north which makes it undesirable for any type of residential use.
3. It is in harmony with the plans of industrial development of that area.

Other Recommendations:

To be properly replatted.

RESULTS OF NOTICES FOR COUNCIL HEARING:

(To be provided at Council hearing.)



**ZONING CASE 2017**  
 REQUESTED ZONING CHANGE  
 FROM "B" RES. TO "F" LOC.RET.  
 DATE OCTOBER 1963 & "LL" MFG.  
 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 <sup>s</sup> ~~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: \_\_\_\_\_

November 22, 1963

**AN ORDINANCE**

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**CASE NO. 2017**

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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 21st day of November, A. D., 1963.

W. W. McALLISTER  
Mayor

ATTEST:  
J. H. INSELMANN  
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 22nd day of November, 1963

Stella Orozco  
Notary Public in and for Bexar County, Texas

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# Affidavit of Publisher

**Proving Publication of**

AN ORDINANCE

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

\*\*\*

Case No. 2017

PASSED AND APPROVED THIS 21st. day  
of November, A.D. 1963

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

\_\_\_\_\_  
City Clerk

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