

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, APRIL 20, 1978.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Lila Cockrell with the following members present: CISNEROS, WEBB, DUTMER, WING, EURESTE, ORTIZ, ALDERETE, HARTMAN, STEEN, COCKRELL; Absent: PYNDUS.

78-19 The invocation was given by The Reverend Norman H. Albertson, St. John's Lutheran Church.

78-19 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

78-19 CONGRATULATIONS TO COUNCILMAN AND MRS. RUDY ORTIZ

Mayor Cockrell congratulated Councilman and Mrs. Rudy Ortiz on the birth of their baby girl, Elizabeth, on this day.

78-19 The minutes of the Special Meeting of April 13, 1978 and the minutes of the Regular Meeting of April 13, 1978 were approved.

78-19 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mr. Eureste, was passed and approved by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Pyndus.

AN ORDINANCE 49,258

APPROVING THE PROJECT KNOWN AS "ACCEPTANCE
BY LEARNING AND EARNING" (PROJECT ABLE)
FUNDED BY A \$103,855.00 GRANT FROM THE
CRIMINAL JUSTICE DIVISION, ESTABLISHING
ACCOUNTS, APPROPRIATING FUNDS AND AUTHORIZING
EXECUTION OF AN OPERATING AGREEMENT.

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78-19 The Clerk read the following Resolution:

A RESOLUTION
NO.78-19-66

MANIFESTING THE DETERMINATION OF THE CITY
COUNCIL THAT LUBEL-WISH PROPERTIES HAS
INTERIM DEVELOPMENT APPROVAL UNDER ARTICLE
FOUR OF ORDINANCE NO. 48484.

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Mr. Eureste moved to approve the Resolution. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the Resolution prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Pyndus.

1. CASE 7239 - to rezone a 0.803 acre tract of land out of NCB 15674, being further described by field notes filed in the Office of the City Clerk, in the 16000 Block of San Pedro Avenue, to construct a self service car wash on property zoned "B-3" (ERZD) Business District Edwards Recharge Zone District located on the east side of U.S. Highway 281 North being 1038.69' northeast of the intersection of Paso Del Norte and U.S. Highway 281 North, having 175' on U.S. Highway 281 North and a depth of 200'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council. Mr. Camargo also explained and enumerated the stipulations which have been recommended by the Zoning Commission.

No one spoke in opposition.

After consideration, Mrs. Dutmer moved to uphold the recommendation of the Zoning Commission and grant the rezoning, provided that it is a requirement that each wash rack have sumps to catch debris, oil and detergent and that these sumps convey the washwater directly to a watertight City of San Antonio Sanitary Sewer Line at the rear of the property. In addition, the concrete apron and sump shown on the plans between the wash racks and the drying stalls be constructed. This sump is planned for this apron so as to convey any water dripped here to City sewers. Such construction is to be in accordance with the plans submitted by the applicant in the Natural Resources Disclosure Statement. In addition, the recommendation of the Aquifer Protection Officer that the disposal of material removed from sumps be disposed outside of the Aquifer Protection area. It is further recommended that the applicant work with the Traffic Department for proper ingress and egress and that proper platting is accomplished. Mr. Alderete seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Pyndus.

AN ORDINANCE 49,259

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 AS A 0.803 ACRE TRACT OF LAND OUT OF NCB 15674, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 16000 BLOCK OF SAN PEDRO AVENUE, TO CONSTRUCT A SELF SERVICE CAR WASH ON PROPERTY ZONED "B-3" (ERZD) BUSINESS DISTRICT EDWARDS RECHARGE ZONE DISTRICT, PROVIDED THAT IT IS A REQUIREMENT THAT EACH WASH RACK HAVE SUMPS TO CATCH DEBRIS, OIL AND DETERGENT AND THAT THESE SUMPS CONVEY THE WASHWATER DIRECTLY TO A WATERTIGHT CITY OF SAN ANTONIO SANITARY SEWER LINE AT THE REAR OF THE PROPERTY. IN ADDITION, THE CONCRETE APRON AND SUMP SHOWN ON THE PLANS BETWEEN THE WASH RACKS AND THE DRYING STALLS BE CONSTRUCTED. THIS SUMP IS PLANNED FOR THIS APRON SO AS TO CONVEY ANY WATER DRIPPED HERE TO CITY SEWERS. SUCH CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE PLANS SUBMITTED BY THE APPLICANT IN THE NATURAL RESOURCES DISCLOSURE STATEMENT. IN ADDITION, THE RECOMMENDATION OF THE AQUIFER PROTECTION OFFICER THAT THE DISPOSAL OF MATERIAL REMOVED FROM SUMPS BE DISPOSED OUTSIDE OF THE AQUIFER PROTECTION AREA. IT IS FURTHER RECOMMENDED THAT THE APPLICANT WORK WITH THE TRAFFIC DEPARTMENT FOR PROPER INGRESS AND EGRESS AND THAT PROPER PLATTING IS ACCOMPLISHED.

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78-19 The following Ordinance was read by the Clerk and after consideration on motion of Mr. Steen, seconded by Mr. Eureste, was passed and approved by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Aldarete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Pyndus.

AN ORDINANCE 49,260

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH SAN ANTONIO RIVER HOTEL COMPANY, ALSO KNOWN AS MARINER INTERESTS, WITH CERTAIN TERMS AND CONDITIONS.

* * * *

Mayor Cockrell expressed the pleasure of the City Council in seeing the beginning of the project.

Mr. Martin Weiss thanked the Council for their efforts in making the Marriott Hotel a reality.

2. CASE 7200 - to rezone Lots 5 thru 8, Block 4, NCB 7238, in the 1300 Block of Basse Road, from "B-1" Business District to "B-3" Business District, located on the south side of Basse Road, being 100' east of the intersection of Basse Road and Aganier Avenue; having 200' on Basse Road and a depth of 130'

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be denied by the City Council.

Mr. Donald Johnson, prospective buyer of subject property stated that he is desiring a change in zone in order to operate an automobile electric repair and battery sales store. He asked Council to approve his request for rezoning.

In response to a question by Mr. Hartman, Mr. Camargo stated that "B-2" zoning would not allow this type of operation since only sales would be permitted.

A discussion then took place regarding the recommendation of the Traffic and Transportation Department.

Mrs. Donald Johnson also spoke regarding the "B-3" Zoning and stated that they would be willing to deed restrict against the sale of alcoholic beverages.

Mr. James Ingram, attorney representing Mr. Wayne Scott, spoke to the Council. He stated that his client, Mr. Scott, owns the property adjacent to the subject property. He then described the surrounding uses in the area and stated that "B-3" would be disruptive to the neighborhood. He indicated that his client would be in favor of keeping the area for "B-1" uses.

In rebuttal, Mr. Harvey Stewart of Guy Chipman Company, stated that the lot in question is in need of maintenance and described the present condition of the subject property. He stated that the "B-3" zoning is needed in order to operate the automobile repair and battery sales store. He also stated that this area is not feasible for residential purposes.

After consideration, Mr. Hartman stated that the prospective buyers are willing to deed restrict against the use of alcoholic beverages and that the area is in transition. He then moved to overrule the recommendation of the Zoning Commission and grant the request for "B-3" zoning. Mr. Hartman also asked that staff make sure that deed restrictions are imposed. Mr. Eureste seconded the motion.

In response to a question by Mr. Steen, Mr. Tom Findlay, Assistant City Attorney, explained deed restrictions and their enforceability in the courts.

Mr. Steen then spoke in opposition to the motion to approve the "B-3" zoning.

Mr. Eureste spoke in favor of the motion because he did not see any strong opposition against this rezoning.

After discussion, Council concurred that deed restrictions be included as part of the motion as a protection to the residents in the area.

On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Cockrell; NAYS: Steen; ABSENT: Pyndus.

AN ORDINANCE 49,261

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 AS LOTS 5 THRU 8, BLOCK 4, NCB 7238 IN THE 1300 BLOCK OF BASSE ROAD, FROM "B-1" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

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78-19

GOODWILL VISIT BY OFFICIALS OF FIESTA SAN JACINTO ASSOCIATION

Ms. Yvette Warneke of the Fiesta San Jacinto Association, appeared before the City Council with visitors from the states of Minnesota and California.

Ms. Warneke introduced Mr. and Mrs. Arthur Welch, President of the Tournament of Roses in Pasadena, California; and Mr. and Mrs. William Lawson, President of the International Association in Pasadena. She also introduced Mr. and Mrs. Michael Bekrans, of St. Paul's Winter Carnival in St. Paul, Minnesota. The delegation extended greetings to the Mayor and Council from their City Councils.

Ms. Warneke then introduced Miss Fiesta of 1978, Miss Donna Dugosh, and members of the Fiesta Galaxie. Each member of the Galaxie then greeted the Council members.

78-19 ZONING HEARINGS (Continued)

3. CASE 7192 - to rezone a 2.38 acre tract of land out of NCB 15268, being further described by field notes filed in the Office of the City Clerk, in the 5700 Block of Medina Base Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the south side of Medina Base Road, being 720' west of the intersection of Yuca Valley Drive and Medina Base Road; having 346.29' on Medina Base Road and a depth of 300'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished. Mr. Alderete seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Pyndus, Hartman.

AN ORDINANCE 49,262

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 AS A 2.38 ACRE TRACT OF LAND OUT OF NCB 15268, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5700 BLOCK OF MEDINA BASE ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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4. CASE 7216 - to rezone Lot 31, Block 15, NCB 14422, in the 5000 Block of Leonhardt Road, from R-3" Multiple Family Residential District to "B-2" Business District, located south of the intersection of Leonhardt Road and Encanta Drive; having 185' on Leonhardt Road and 445' on Encanta Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus, Hartman.

AN ORDINANCE 49,263

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 AS LOT 31, BLOCK 15, NCB 14422, IN THE 5000 BLOCK OF LEONHARDT ROAD, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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5. CASE 7218 - to rezone Lots 8 and 9, Block 6, NCB 6748, 117 Brady Boulevard, from "B-2" Business District to "B-3" Business District, located northeast of the intersection of S. Cibolo Street and Brady Boulevard; having 85' on S. Cibolo Street and 76' on Brady Boulevard.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along the north property line abutting the single family residential development. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Eureste, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Wing, Ortiz, Pyndus, Hartman.

AN ORDINANCE 49,264

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 AS LOTS 8 AND 9, BLOCK 6, NCB 6748, 117 BRADY BOULEVARD, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE ABUTTING THE SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

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6. CASE 7219 - to rezone Lots 17 and 18, Block 17, NCB 3422, 2415 Nogalitos Street, from "F" Local Retail District to "B-3" Business District, located north of the intersection of Nogalitos Street and Cavalier Avenue; having 146.28' on Nogalitos Street and 85' on Cavalier Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

Mr. Eureste stated that present zone which is "F" Local Retail District already permits the sale of alcoholic beverages and the "B-3" Business District is needed in order to operate an auto repair shop. Mr. Eureste stated he is familiar with the subject property and indicated to the applicant to maintain it in proper condition.

No one spoke in opposition.

After consideration, Mr. Eureste moved to approve the recommendation of the Zoning Commission and grant the request for rezoning. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote; AYES: Webb, Dutmer, Eureste, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Wing, Ortiz, Pyndus, Hartman.

AN ORDINANCE 49,265

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 AS LOTS 17 AND 18, BLOCK 17, NCB 3422, 2415 NOGALITOS STREET, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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7. CASE 7251 - to rezone Lot 9, Block 10, NCB 15700, 12811 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the northwest side of Nacogdoches Road, being 64.3' north-east of the cutback between Bell Drive and Nacogdoches Road; having 80' on Nacogdoches Road and a depth of 140'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along that portion of the property abutting single family dwellings to the northwest. Mr. Alderete seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Eureste, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Wing, Ortiz, Pyndus, Hartman.

AN ORDINANCE 49,266

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 AS LOT 9, BLOCK 10, NCB 15700, 12811 NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THAT PORTION OF THE PROPERTY ABUTTING SINGLE FAMILY DWELLINGS TO THE NORTHWEST.

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8. CASE 7339 - to rezone the south 367' of the north 550' of the east 269.50' of Lot 4, NCB 11556, in the 4900 Block of Callaghan Road from "B-3" Business District to "I-1" Light Industry District, located on the southeast side of Callaghan Road, being 454' northeast of the intersection of Callaghan Road and Horseshoe Bend; being 183' off of Callaghan Road with a width of 269.50' and a maximum depth of 367'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along Callaghan Road. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Eureste, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Wing, Ortiz, Pyndus, Hartman.

AN ORDINANCE 49,267

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 AS THE SOUTH 367' OF THE NORTH 550' OF THE EAST 269.50' OF LOT 4, NCB 11556, IN THE 4900 BLOCK OF CALLAGHAN ROAD, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG CALLAGHAN ROAD.

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9. CASE 7230 - to rezone Lot 5 and 6, Block 8, NCB 15570, 7318 and 7322 W. Military Drive, from "O-1" Office District to "B-1" Business District, located on the east side of W. Military Drive, being 235' south of the intersection of W. Military Drive and Remuda Drive; having 150' on W. Military Drive and a depth of 136'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

Mr. Steen moved to uphold the recommendation of the Zoning Commission and grant the request for rezoning provided that a six foot solid screen fence is erected and maintained along the east property line. Mr. Alderete seconded the motion.

Mrs. Dutmer then made a substitute motion to deny the request because in her opinion, this would be setting a precedent. Mr. Hartman seconded the motion.

Mr. Billy Patrick, the applicant, stated that they are requesting the change in zone in order to operate an antique shop on the subject property. He stated that this would not be disruptive to the neighborhood.

No one spoke in opposition.

After consideration, Mrs. Dutmer withdrew her substitute motion and Mr. Hartman withdrew his second.

On roll call, the motion, to approve the request for rezoning, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus.

AN ORDINANCE 49,268

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 AS LOT 5 AND 6, BLOCK 8, NCB 15570, 7318 and 7322 W. MILITARY DRIVE, FROM "O-1" OFFICE DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

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10. CASE 7232 - to rezone a 3.196 acre tract of land out of NCB 13667, being further described by field notes filed in the Office of the City Clerk, in the 5800 Block of Hamilton-Wolfe Road, from "R-3" Multiple Family Residential District to "B-1" Business District, located on the north side of Hamilton-Wolfe Road, being 3753' west of the cutback between Hamilton-Wolfe Road and Fredericksburg Road; having 350' on Hamilton-Wolfe Road a maximum depth of 475'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved. Mr. Eureste seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus.

AN ORDINANCE 49,269

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 AS A 3.196 ACRE TRACT OF LAND OUT OF NCB 13667, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5800 BLOCK OF HAMILTON-WOLFE ROAD, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT.

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11. CASE 7238 - to rezone Lots 11 and 12, Block 139, NCB 8814, 1807 W. Wildwood Drive from "B" Two Family Residential District to "O-1" Office District, located west of the cutback between I.H. 10 Expressway and W. Wildwood Drive, having 108.48' on I.H. 10 Expressway, 100' on W. Wildwood Drive and 50' on the cutback between I.H. 10 Expressway and W. Wildwood Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus.

AN ORDINANCE 49,270

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 AS LOTS 11 AND 12, BLOCK 139, NCB 8814, 1807 W. WILDWOOD DRIVE FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT.

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12. CASE 7247 - to rezone the southwest 90' of Lot 36, NCB 13266, in the 2900 Block of Mossrock Drive, from "O-1" Office District to "B-2" Business District, located on the northwest side of Mossrock Drive, being 815' southwest of the intersection of Woodcliff Drive and Mossrock Drive; having 90' on Mossrock Drive and a depth of 250.87'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the northwest property line, abutting the 30' drainage R.O.W. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus.

AN ORDINANCE 49,271

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 AS THE SOUTHWEST 90' OF LOT 36, NCB 13266, IN THE 2900 BLOCK OF MOSSROCK DRIVE, FROM "O-1" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTHWEST PROPERTY LINE, ABUTTING THE 30' DRAINAGE R.O.W.

* * * *

13. CASE 7249 - to rezone the south 93' of Lots 5 and 6, Block 219, NCB 3946, 1823 W. Hildebrand Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the north side of Hildebrand Avenue, being 200' east of the intersection of West Avenue and Hildebrand Avenue; having 100' on Hildebrand Avenue; having 100' on Hildebrand Avenue and a depth of 93'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained along the north property line on that portion abutting residential development. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Pyndus.

AN ORDINANCE 49,272

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 AS THE SOUTH 93' OF LOTS 5 AND 6, BLOCK 219, NCB 3946, 1823 W. HILDEBRAND AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE ON THAT PORTION ABUTTING RESIDENTIAL DEVELOPMENT.

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14. CASE 7034 - to rezone Lot 5 and the remaining portion of Lot 4, Block 11, NCB 10270, in the 200 Block of Dorie Street, from "B" Two Family Residential District to "B-2" Business District, located south of the intersection of I.H. 10 Expressway and Dorie Street; having 68.53' on I.H. 10 Expressway and 50' on Dorie Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along the south and east property line. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote:
AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell;
NAYS: None; ABSENT: Cisneros, Pyndus.

AN ORDINANCE 49,273

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 AS LOT 5 AND THE REMAINING PORTION OF LOT 4, BLOCK 11, NCB 10270, IN THE 200 BLOCK OF DORIE STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH AND EAST PROPERTY LINE.

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15. CASE 7054 - to rezone Lots 33 and 58, NCB 11264, 7400 Block of Laredo Hwy., from "F" Local Retail District to "B-3" Business District, bounded by Laredo Hwy. on the northwest, Pitluk Avenue on the south and Masters Street on the east; having 500' on Laredo Hwy., 400' on Pitluk Avenue and 350' on Masters Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council.

Mr. G.L. Smith Jr., the applicant, stated that they wanted to have the change in zone in order to operate a motorcycle wholesale and retail sales and service facility on the subject property.

Mr. Wing stated that he is very familiar with the subject property and mentioned that there is a lot of outside storage. He would not be in favor of granting the zoning change.

Mrs. Dutmer asked Mr. Smith if he would be willing to zone part of the property to "B-3" and leave the remaining portion as is.

Mr. Smith did not agree to this suggestion and stated that he will agree to any fence stipulations which may be imposed by Council.

Mr. Pedro A. Sanchez spoke in opposition to the request for rezoning. He stated that the applicant has had storage of lumber on the property and this has been an eyesore to the neighborhood. He also distributed photographs of the subject property to the Council.

Mr. Casimiro Sanchez also spoke in opposition to the change in zone. He is opposed to the noise created by the starting up of the motorcycles.

In rebuttal, Mr. Smith stated that they do not work on the motorcycles on the subject property and stated that he intends to remove the old building and erect a modern building. He also pledged to clean up the area.

Dr. Cisneros suggested to Mr. Smith that he accept the compromise offered by Mrs. Dutmer.

In response to a question by Dr. Cisneros, Mr. Camargo stated that there is no fence stipulation at the present time on the existing zone. If the zoning is not changed, then a stipulation cannot be imposed.

After consideration, Dr. Cisneros moved to uphold the recommendation of the Zoning Commission and grant the "B-3" zoning provided that the property is replatted, if necessary, that a one foot non-access easement is imposed on the east property line; and that a six foot solid screen fence is erected and maintained along the east property line. Mr. Steen seconded the motion.

Mr. Webb spoke against the motion to approve the "B-3" zoning.

Mr. Eureste offered a substitute motion that a 50 foot strip along Masters Street be rezoned to "B-2" Business District and the remaining portion be rezoned to "B-3" Business District, provided that a six foot solid screen fence is erected and maintained along the east property line; that the property is replatted, if necessary, and that a one foot non-access easement is imposed on the east property line. Mr. Hartman seconded the motion.

Both the applicant and the opponents agreed to this compromise motion.

Mr. Smith also agreed to erect a cyclone fence with striping inserted.

On roll call, the substitute motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Pyndus.

AN ORDINANCE 49,274

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 AS LOTS 33 AND 55, NCB 11264, SAVE AND EXCEPT THE EAST 50' OF THESE LOTS, 7400 BLOCK OF LAREDO HWY. FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT AND THE EAST 50' OF LOTS 33 AND 55, NCB 11264, 7400 BLOCK OF LAREDO HWY. FROM "F" LOCAL RETAIL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY, THAT A ONE FOOT NON-ACCESS EASEMENT IS IMPOSED ON THE EAST PROPERTY LINE; AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

In response to a question by Mr. Sanchez about the removing of the outside storage, the Council instructed the City inspectors to check the subject property and have the premises cleared within the normal time period usually given in these cases.

16. CASE 7182 - to rezone the northeast 382.84' of Lot 30, Block 1, NCB 15030, in the 6100 Block of N.W. Loop 410 Expressway, from "R-3" Multiple Family Residential District to "B-2" Business District, located on the southeast side of N.W. Loop 410 Expressway, being 300' southwest of the intersection of N.W. Loop 410 Expressway and Thunder Drive; having 382.84' on N.W. Loop 410 Expressway and a depth of 398'.

Mr. Gene Camargo, Planning Administrator explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along the southeast property line. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus.

AN ORDINANCE 49,275

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 AS THE NORTHEAST 382.84' OF LOT 30, BLOCK 1, NCB 15030, IN THE 6100 BLOCK OF N.W. LOOP 410 EXPRESSWAY FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTHEAST PROPERTY LINE.

* * * *

17. CASE 7212- to rezone the remaining portions of Lots 8, 9, and 10, NCB 12167, 2653 Austin Highway, from "A" Single Family Residential District to "B-3" Business District, located on the northwest side of Austin Highway being 1010' northeast of the intersection of Perrin-Beitel Road and Austin Highway; having 284.7' on Austin Highway and a depth of 600'.

Mr. Gene Camargo, Planning Administrator explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Pyndus.

AN ORDINANCE 49,276

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 AS THE REMAINING PORTIONS OF LOTS 8, 9, AND 10, NCB 12167, 2653 AUSTIN HIGHWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

18. CASE 7217 - to rezone the north 264.5' of Arbitrary Tract H-2, NCB 10600, 1031 Eddie Road, from "A" Single Family Residential District to "I-1" Light Industry District, located on the west side of Eddie Road, being 254' south of the intersection of Lula Mae Drive and Eddie Road; having 264.5' on Eddie Road and a depth of 185.26'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

Mrs. Dutmer moved to uphold the recommendation of the Zoning Commission and grant the request for rezoning provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained along the north property line. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Alderete, Pyndus.

Later in the meeting, the applicant, Mrs. Lawrence Chavez, stated that there should be a letter on file from the adjacent property owners requesting that the fence be only four feet in height. Mr. Camargo verified that the letter had been received. Mrs. Chavez asked that her case be reconsidered and the fence stipulation be amended.

Mr. Eureste then moved to reconsider Case 7217. Mr. Hartman seconded the motion. On roll call, the motion, to reconsider, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Alderete, Pyndus.

Mr. Webb then moved to change the fence stipulation from six feet in height to four feet in height. Mr. Hartman seconded the motion. On roll call, the motion to amend, carried by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Alderete, Pyndus.

The Ordinance as approved by the original motion and amended is as follows:

AN ORDINANCE 49,277

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 AS THE NORTH 264.5' OF ARBITRARY TRACT H-2, NCB 10600, 1031 EDDIE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT THE PROPER PLATTING IS ACCOMPLISHED AND THAT A FOUR FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

* * * *

19. CASE 7220 - to rezone Lot 16, NCB 6075, 3819 S. Gevers Street, from "E" Office District to "B-2" Business District, located on the west side of Gevers Street, being 450.76' north of the intersection of Gevers Street and Ada Street; having 115' on Gevers Street and a depth of 163'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved. Mrs. Dutmer seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eureste, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Alderete, Pyndus.

AN ORDINANCE 49,278

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 AS LOT 16, NCB 6075, 3819 S.
GEVERS STREET, FROM "E" OFFICE DISTRICT TO "B-2"
BUSINESS DISTRICT.

* * * *

20. CASE 7221 - to rezone Lots 27, 30 and 72, Block 2, NCB 11966, 9803 and 9810 McCullough Avenue, from "A" Single Family Residential District to "B-3" Business District, located on the northwest side of McCullough Avenue being 125' northeast of the intersection of Wolfe Road and McCullough Avenue; having 260' on McCullough Avenue and a depth of 197.5'. Lot 72 is located on the southeast side of McCullough Avenue, being 350' northeast of the intersection of Wolfe Road and McCullough Avenue; having 190' on McCullough Avenue and a depth of 170'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Eurest Hartman, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Ortiz, Alderete, Pyndus.

AN ORDINANCE 49,279

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 AS LOTS 27, 30 AND 72, BLOCK
2, NCB 11966, 9803 and 9810 MCCULLOUGH AVENUE
FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT
TO "B-3" BUSINESS DISTRICT.

* * * *

21. CASE 7223 - to rezone a 4.696 acre and 4.046 acre tracts of land out of NCB 15724, being further described by field notes filed in the Office of the City Clerk, in the 13100 Block of Independence Avenue from "B-2" Business District to "R-3" Multiple Family Residential District, located between Independence Avenue and O'Connor Road, being 250' north and 680' northwest of the intersection of O'Connor Road and Independence Avenue having 254.80' on Independence Avenue and 290.29' on O'Connor Road. The 4.046 acre tract of land is located on the southeast side of Independence Avenue being 485' northeast of the intersection of Independence Avenue and O'Connor Road; having 285.13' on Independence Avenue and a maximum depth of 658.09'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

The applicant was not in the audience to present his case.

Mr. Steen stated that he is familiar with this Case and stated that the two pieces of property are now zoned "B-2" Business District which would allow the applicants to put in commercial uses and are now asking for a down-zoning for single family residential units. Mr. Steen also stated that Mr. Sam Parnes, the applicant, had stated this at the Zoning Commission meeting.

Mr. L.J. Fontainot stated that they are desirous of having the subject property become single family dwellings.

After consideration, Mr. Eureste made a motion that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Alderete seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus.

AN ORDINANCE 49,280

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 AS A 4.696 ACRE AND 4.046 ACRE TRACT OF LAND OUT OF NCB 15724, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 13100 BLOCK OF INDEPENDENCE AVENUE, FROM "B-2" BUSINESS DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

22. CASE 7224 - to rezone a 0.445 acre tract of land out of NCB 15876, being further described by field notes filed in the Office of the City Clerk, in the 13100 Block of Nacogdoches Road, from "B-2" Business District to "B-3" Business District, located south of the intersection of Los Espanada Drive and Nacogdoches Road; having 145' on Los Espanada Drive and 125' on Nacogdoches Road.

Mr. Gene Camargo, Planning Administrator explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,281

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 AS A 0.445 ACRE TRACT OF LAND OUT OF NCB 15876, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK IN THE 13100 BLOCK OF NACOGDOCHES ROAD, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

23. CASE 7233 - to rezone Tract 56-G, NCB 11883, 334 W. Sunset Road from "A" Single Family Residential District to "B-2" Business District, located on the south side of W. Sunset Road, being 710' west of the intersection of W. Sunset Road and Everest Street; having 65' on W. Sunset Road and a maximum depth of 274.49'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Alderete seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,282

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 AS TRACT 56-G, NCB 11883, 334 W. SUNSET ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

24. CASE 7235 - to rezone a 2.607 acre tract of land out of NCB 12858, being further described by field notes filed in the Office of the City Clerk, in the 8600 Block of Wurzbach Road from Temporary "R-1" Single Family Residential District to "O-1" Office District, located on the northwest side of Wurzbach Road, being 682' southwest of the intersection of Live Oak Road and Wurzbach Road; having 35.05' on Wurzbach Road and a maximum depth of 450'; and a 1.798 acre tract of land out of NCB 12858, being further describe by field notes filed in the Office of the City Clerk, in the 4300 Block of Live Oak Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the southwest side of Live Oak Road being 273.25' northwest of the intersection of Wurzbach Road and Live Oak Road; having 133.15' on Live Oak Road and a maximum depth of 470'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the multi-family development. Mr. Alderete seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,283

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 AS A 2.607 ACRE TRACT OF LAND OUT OF NCB 12858, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 8600 BLOCK OF WURZBACH ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, AND A 1.798 ACRE TRACT OF LAND OUT OF NCB 12858, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 4300 BLOCK OF LIVE OAK ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ADJACENT TO THE MULTI-FAMILY DEVELOPMENT.

* * * *

25. CASE 7236 - to rezone a 35.256 acre tract of land out of NCB 15330, being further described by field notes filed in the Office of the City Clerk, in the 7500 Block of W. Commerce Street, from "B-2" Business District and "B-3" Business District to "I-1" Light Industry District, located on the south side of W. Commerce Street, being 540' west of the cutback between W. Commerce Street and Pinn Road, having 1473.47' on W. Commerce Street and a maximum depth of 3030'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,284

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 AS A 35.256 ACRE TRACT OF LAND OUT OF NCB 15330, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 7500 BLOCK OF W. COMMERCE STREET, FROM "B-2" AND "B-3" BUSINESS DISTRICTS TO "I-1" LIGHT INDUSTRY DISTRICT PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

26. CASE 7237 - to rezone the southeast 110' of Lots 36 and 37, Block 3, NCB 13765, in the 10200 Block of Eveningway Drive, from Temporary "A" Single Family Residential District to "B-3" Business District, located on the northwest side of Eveningway Drive, being 150' southwest of the intersection of Eveningway Drive and North Light Terrace. Having 228.73' on Eveningway Drive and a depth of 110'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along Eveningway Drive and that a non-access easement is imposed along the Eveningway Drive. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,285

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 AS THE SOUTHEAST 110' OF LOTS 36 and 37, BLOCK 3, NCB 13765, IN THE 10200 BLOCK OF EVENINGWAY DRIVE FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERRECTED AND MAINTAINED ALONG EVENINGWAY DRIVE AND THAT A NON-ACCESS EASEMENT IS IMPOSED ALONG THE EVENINGWAY DRIVE.

* * * *

27. CASE 7244 - to rezone Lots 91 and 92, Block 9, NCB 11102, in the 100 Block of Moursund Blvd. from "B" Two Family Residential District to "B-3" Business District, located on the west side of Moursund Blvd., being 217.8' south of the intersection of Ansley Blvd. and Moursund Blvd, having 111.87' on Moursund Blvd. and a depth of 124'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved provided that a six foot solid screen fence is erected and maintained along the west property line. Mr. Eureste seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,286

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 AS LOTS 91 AND 92, BLOCK 9, NCB 11102, IN THE 100 BLOCK OF MOURSUND BLVD. FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE WEST PROPERTY LINE.

* * * *

28. CASE 7245 - to rezone the southeast 301.5' of Tract C, NCB 14735, in the 10900 Block of Wurzbach Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the northwest side of Wurzbach Road, being 175.3' northeast of the intersection of Vance Jackson and Wurzbach Road; having 215.93' on Wurzbach Road and a depth of 301.5'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,287

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 AS THE SOUTHEAST 301.5' OF TRACT C, NCB 14735, IN THE 10900 BLOCK OF WURZBACH ROAD FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

215
29. CASE 7250 - to rezone Lots 1 and 2, Block 21, NCB 8309, 3026 Culebra Road, from "F" Local Retail District to "B-3" Business District, located located southwest of the intersection of Culebra Road and N. San Joaquin Street; having 56.8' on Culebra Road and 130.0' on N. San Joaquin Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council

No one spoke in opposition.

After consideration, Mr. Alderete made a motion that the recommendation of the Zoning Commission be approved. Mr. Eureste seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,288

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 AS LOTS 1 AND 2, BLOCK 21, NCB 8309, 3026 CULEBRA ROAD FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

78-19 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Webb, seconded by Mr. Ortiz, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,289

APPOINTING AND REAPPOINTING MEMBERS TO THE URBAN RENEWAL AGENCY.

* * * *

The following appointments and reappointments to the Urban Renewal Agency are hereby approved, made and confirmed for terms ending April 6, 1980:

1. Mr. James Saunders is reappointed.
2. Mrs. Katrina M. Scoggins, 423 Furr Drive (78201) is appointed to occupy the position previously held by Mrs. Beverly Blount.
3. Mr. Fernando Centeno, 623 Hoover Avenue (78225) is appointed to occupy the position previously held by Mr. Wesley Reed.
4. Mr. John R. Winfield, 926 Utopia Lane (78223) is appointed to occupy the position previously held by Mr. Robert Dunn.
5. Mr. Pablo Escamilla, 1726 Valencia St. (78237) is appointed to occupy the position previously held by Ms. Barbara Banker.

* * * *

78-19 The following Ordinance was read by the Clerk and after consideration on motion of Mr. Webb, seconded by Mr. Wing, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Pyndus, Hartman.

AN ORDINANCE 49,290

PROVIDING FOR AN INCREASE IN THE CONTRACT WITH RALPH R. GRAY CONTRACTORS, INC., FOR RENTAL OF HEAVY EQUIPMENT FOR REMOVAL OF SLUDGE FROM MITCHELL LAKE TO PROVIDE FOR EXCAVATION OF AN ADDITIONAL 145,000 CUBIC YARDS OF MATERIAL.

* * * *

78-19 The meeting was recessed at 3:10 P.M. and reconvened at 3:55 P.M.

78-19 GOODWILL VISIT BY KING ANTONIO LVI
AND CHARRO QUEENS

The City Council was greeted by King Antonio LVI, in the person of Wilbur Littleton, Jr. King Antonio expressed appreciation to the City Council for their splendid support of all of the Fiesta activities. He then introduced Miss Virginia Lopez, Queen of the San Antonio Charro Association and Miss Denise Narciso, Miss Charro of 1978 of the Confederation of Charros.

Members of the City Council each greeted the visitors after which the King presented gifts to all of the Council members.

78-19 CITIZENS TO BE HEARD

MRS. LINDA RAMIREZ

Mrs. Linda Ramirez, Executive Director of AFSCME District Council 99, read a prepared statement to the Council regarding lay-off of City employees and cuts in City services. (A copy of Mrs. Ramirez' statement is on file with the papers of this meeting.) She asked that the City Council consider City employees a first priority and stated that City employees are being threatened with job losses.

The matter of the 1978-79 City budget and possible pay increases for City employees was discussed in general terms by members of the City Council and it was explained to Mrs. Ramirez that public hearings will be held to discuss the budget and she was invited to present her views at that time.

78-19 BRIEFING BY CITY STAFF ON GSA MOTORPOOL PROPERTY

Assistant City Manager, Louis Fox, reported to Council on the various alternatives of handling the GSA property located on South Flores Street. (A copy of Mr. Fox's statement is on file with the papers of this meeting.)

The Council members then discussed the several options as outlined by Mr. Fox.

Mr. Winston Martin, Executive Director of the San Antonio Development Agency, outlined a compromise proposal involving land on South Flores Street which would make it feasible to accommodate the GSA, the San Antonio Independent School District, and the City of San Antonio. Mr. Martin made it clear that this was a hurried plan and that he had not had an opportunity to discuss this matter with GSA, although he could see no reason why they would not be agreeable.

Mrs. Lucille Santos, representing the San Antonio Independent School District, recommended approval of the proposal outlined by Mr. Winston Martin.

Members of the City Council commended Mr. Martin on his work and felt that he had presented a viable plan to the Council.

Dr. Cisneros asked that this plan be presented to the neighborhood.

After discussion, Mr. Steen moved to have staff proceed to negotiate with GSA on the plan for the motorpool property as outlined by Mr. Martin. Mr. Alderete seconded the motion. On voice vote, the motion carried. Staff was also instructed to schedule a presentation of the plan to the neighborhood as soon as possible.

78-19

SUN DAY

Dr. Cisneros spoke of the "SUN DAY" which will be observed nationally and asked that the Council schedule for the May 3 "B" Session a briefing on measures taken by other cities in observing this day.

78-19

MR. RALPH GARCIA

Mr. Ralph Garcia, San Antonio Coalition of Chicano Artists, spoke to the Council regarding a Chicano Workshop for Artists to be held in Corpus Christi on June 2-9, 1978. They are asking for the City's participation and assistance by helping them to send twenty-one artists to the workshop. They are in need of \$500.00.

After discussion, Mr. Eureste asked if the Arts Council might be able to assist this group.

Mayor Cockrell advised Mr. Garcia that she and Mr. Eureste will meet with the Arts Council to see if any assistance can be provided to the group.

78-19

MR. FRED WILSON

Mr. Fred Wilson spoke to the Council regarding the newspaper articles which have appeared recently regarding Congressman Henry B. Gonzalez and the Federal Bureau of Investigation.

Mayor Cockrell advised Mr. Wilson that she would not permit personal attacks on individuals and declared him out of order.

78-19

SISTER KATERI LARKIN

Sister Kateri Larkin stated that she had previously asked for an ordinance concerning the handling of pornographic literature at the International Airport. She asked what the status of her request was. She also spoke to the Council regarding the Dallas ordinance which requires plain wrappers on pornographic magazines.

Assistant City Attorney, Louis Garcia stated that they will investigate and report to the Council on the Dallas Ordinance which Sister Larkin made reference to.

78-19

The Clerk read the following Letters:

April 17, 1978

Honorable Mayor and Members of the City Council
City of San Antonio, Texas

April 10, 1978

Petition submitted by Mr. Daniel R. Rutherford, Attorney At Law, requesting permission that the name of Mick Williams Street be changed.

April 20, 1978
mm

April 20, 1978

Petition submitted by the residents of Cardiff Street requesting for improvements and pavement at the end of Cardiff Street.

/s/ G.V. JACKSON, JR.
City Clerk

There being no further business to come before the Council, the meeting adjourned at 5:20 P.M.

A P P R O V E D

Llew Cocksall

M A Y O R

ATTEST:

G.V. Jackson Jr.
C i t y C l e r k