

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, SEPTEMBER 21, 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, PYNDUS, HARTMAN, STEEN, COCKRELL; Absent: NONE.

78-43 The invocation was given by The Reverend Charles Kemble, Universal City Baptist Church.

78-43 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

78-43 The minutes of the meeting of September 14, 1978 were approved.

78-43 MAYOR PRO-TEM HELEN DUTMER

Mayor Cockrell expressed her appreciation to Mayor Pro-Tem Dutmer for the performance of her duties as Mayor Pro-Tem. Mayor Pro-Tem Dutmer thanked the Council and the citizens of San Antonio for the opportunity of serving.

78-43 SWEARING IN OF COUNCILMAN GLEN HARTMAN

Mr. G.V. Jackson Jr., City Clerk, swore in Councilman Glen Hartman as Mayor Pro-Tem of the City of San Antonio. Mr. Hartman will serve during the period of September 25 through December 5, 1978.

Mr. Hartman recognized Mr. Robert Ashcroft and Ms. Louise Caddell who were present in the audience and thanked them for their help during the last City Council Election.

78-43 ZONING HEARINGS

1. CASE 7341 - to place Lots 1 thru 6, 6½ and A-20, NCB 148, Lots 17 thru 26, NCB 165, All of NCB's 115, 143, 145, 151, 552, and 914, NCB 422, Block 26, NCB 423, Block 24, NCB 416, Block 23, ARB. Tracts A-6, A-7, A-8, A-9, A-13, A-14, A-15, A-16, A-17, A-18, and A-19, NCB 425, Block 23 save and except the Lots 2, 4, 6, 8, 10, 12, A-1, A-2, and A-4, NCB 424, Block 22 save and except Lot 7, and the north 49.6' of Lot 4, in "H" Historic District, located on the south by Commerce Street, Bonham Street on the east, N. Presa Street and Broadway on the west and E. Travis Street on the north. Other portions are located north of the intersection of E. Travis Street and Bonham Street, south of the intersection of Bonham Street and Houston Street, and southwest of the intersection of College Street and N. Presa Street.

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

Mrs. Pat Osborne, Historic Preservation Officer, gave a brief history of the proposed change. She pointed out to the Council that all but four of the buildings in the area have historic significance. She also explained the review made by the Historic Review Board on any exterior remodeling.

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In response to a question by Dr. Cisneros, Mrs. Osborne stated that Centro 21 had reviewed this section as part of an overall recommendation, however, they have no specific recommendation by Centro 21 on this particular parcel.

Mr. Pyndus expressed concern about the opposition expressed in this Case before the Zoning Commission and asked Mrs. Osborne to outline the historical sites and asked for delineation of the federal historical designation boundaries.

Mrs. Osborne expressed her reasons for the importance of the historical designation in relationship to the UDAG application.

Mrs. Mary Ann Castleberry, President of the San Antonio Conservation Society, stated that their organization is preparing a booklet for property owners living in historic districts. These will be distributed free of charge. She also stated that the use of the building is not affected by historic designation. She also described the benefits to property owners in the district through the Tax Incentive program. Mrs. Castleberry stated that the rehabilitation will aid the economic situation in the downtown area. She urged the Council to approve the designation.

Mrs. Madeline Goldfein spoke in favor of the proposed change. She does not feel that it will hinder development in the downtown area. She stated that she is a property owner on Alamo Plaza and the newly elected President of the Alamo Plaza Association.

Mr. Eureste expressed his concern about the relationship of historic designation and the role of the Historic Review Board. He also expressed concern about statements made on existing signs in the area.

Mr. Arthur "Hap" Veltmann showed Council a slide presentation of the downtown area and spoke in favor of the proposed change in zone. He also stated that it would be the best manner in which to bring economic vitality to the area.

Mr. John Williams, President of the San Antonio Chapter of the American Institute of Planners, also spoke in favor of the proposed change. He stated that the designation will preserve one of the most important segments of the City of San Antonio.

Mrs. Beverly Blount also spoke in favor of the proposed change and distributed pictures to the Council showing the historic renovation in the City of Medina, Ohio.

Mr. Tom Wright, property owner at 217 Alamo Plaza, also spoke in favor of the proposed change.

Council discussed the role of the Historic Review Board and the relationship to the downtown area. Dr. Cisneros expressed concern over the need for economic development in the area.

Mr. Hartman stated that he sees nothing in the proposed ordinance which would preclude the old and new from co-existing in the area.

Mr. D.B. Harrell, owner of three properties on Houston Street, asked that the Houston Street portion be deleted from the application. He said that the area is not a tourist attraction but purely retail in nature for area residents. He also stated that the Historic Review Board is not retail oriented. He also stated that everyone on Houston Street is opposed to the proposed designation.

In response to Mr. Hartman's question, City Manager Huebner stated that the historic facade presentation was an integral part of the UDAG application. He also foresees the co-existence of modern and old architecture in the area.

Mr. Russell Davis, on behalf of the Maverick Building owners, stated that they wish to be deleted from the proposed change.

After discussion, Mr. Steen moved to approve the recommendation of the Zoning Commission and grant the request for rezoning. Mr. Hartman seconded the motion.

Council discussed the boundaries of the federal historic designation and the proposed boundaries proposed in the ordinance.

Mr. Ortiz expressed concern over the large acreage involved in the City's proposed designation.

Dr. Cisneros expressed concern about this particular section not being presented to Centro 21 for their review and recommendation. He then made a substitute motion that the requested change be postponed for 30 days in order that Centro 21 can review it and make its recommendation to the Council. Mr. Ortiz seconded the motion.

Mr. Hartman spoke against the motion and stated that Centro 21 had previously reviewed this section in connection with a larger parcel and had strongly recommended this action.

On roll call, the substitute motion failed to carry by the following vote: AYES: Cisneros, Ortiz; NAYS: Webb, Dutmer, Wing, Eureste, Alderete, Pyndus, Hartman, Steen, Cockrell; ABSENT: None.

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

AN ORDINANCE 49,817

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 THRU 6, 6½ AND A-20, NCB 148, LOTS 17 THRU 26, NCB 165, ALL OF NCB'S 115, 143, 145, 151, 552, AND 914, NCB 422, BLOCK 26, NCB 423, BLOCK 24, NCB 416, BLOCK 23, ARB. TRACTS A-6, A-7, A-8, A-9, A-13, A-14, A-15, A-16, A-17, A-18, A-19, NCB 425, BLOCK 23, SAVE AND EXCEPT THE LOTS 2, 4, 6, 8, 10, 12, A-1, A-2, and A-4, NCB 424, BLOCK 22, SAVE AND EXCEPT LOT 7, AND THE NORTH 49.6' OF LOT 4.

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78-43 The meeting was recessed at 3:00 P.M. and reconvened at 3:05 P.M.

78-43 PUBLIC HEARING ON THE ADOPTION
OF THE TRANSPORTATION PLAN

Mayor Cockrell declared open a Public Hearing on the adoption of the Transportation Plan.

Mr. Robert Hunter, Director of Planning, explained that the proposed Transportation Plan, including the Major Thoroughfare Plan, was developed through a cooperative effort of the Department of Planning and the Department of Traffic and Transportation. The Planning Commission by Resolution adopted the Transportation Plan and the Major Thoroughfare Plan on July 12, 1978. He then briefly outlined the different sections of the Transportation Plan and stated that this is the first major component of the City's Master Plan.

Mr. Armando "Rocky" Aranda, representing the Greater San Antonio Chamber of Commerce's Better Roads Task Force, stated that they have reviewed the final draft and found several inequities and listed the following as

major areas of concern: 1) limiting of curb cuts; 2) reducing access on major thoroughfares; 3) limiting right and left turns; 4) requirement of transit bases and shelters; 5) expecting the developer to pay for off-site dedications.

Ms. Jan Simms, Transportation Chairman for the League of Women Voters, read a prepared statement to the Council. She stated that they have reviewed the Transportation Plan and feel it is a comprehensive plan. (A copy of the statement is included with the papers of this meeting.)

At this point, Mayor Cockrell recognized Mr. William A. Dodds and thanked him publicly for his service as a past member of the Planning Commission.

Lt. Col. William J. Dodds, USAF (Ret.), 7626 Callaghan Road read a prepared statement to the Council regarding the Major Thoroughfare Plan. His statement also referred to "off-site" dedications required of developers. (A copy of Lt. Col. Dodds' statement is included with the papers of this meeting.)

Mrs. Dutmer stated that the Transportation Plan is not concrete, however, it is a major statement as part of the Master Plan.

Mayor Cockrell closed the public hearing.

Mrs. Dutmer then moved to approve the Ordinance. Mr. Pyndus seconded the motion.

Mr. Hartman stated that this is a first major step in the Master Plan of the City and commended the Planning Commission for an outstanding job.

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, Alderete, Pyndus, Hartman, Steen, Cockrell; NAYS: None; ABSENT: Ortiz.

AN ORDINANCE 49,818

BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO
ADOPTING THE TRANSPORTATION PLAN (INCLUDING
THE MAJOR THOROUGHFARE PLAN) AS A FUNCTIONAL
COMPONENT OF THE SAN ANTONIO MASTER PLAN.

* * * *

2. CASE 7404 - to rezone Lots 7, 8, and 9, Block 120, NCB 7996, 910 W. Southcross Boulevard, from "B" Two Family Residential District to "B-3R" Restrictive Business District, located on the south side of W. Southcross Boulevard, being 75' west of the intersection of W. Southcross Boulevard and Huron Street; having 75' on W. Southcross and a depth of 125'.

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

In response to Mr. Pyndus' question about the recommendation made by the staff and the Zoning Commission to deny the request for rezoning. Mr. Lee Villa, the applicant, stated that there are already businesses in the area and urged the Council to approve the request for rezoning.

In response to Mr. Pyndus' question, Mr. Camargo described the businesses in the area and stated that they are non-conforming uses.

Mr. Wing stated that Southcross Boulevard is a very busy street. He also stated that there are two schools in the near proximity of the subject property and spoke in favor of the recommendations made by the staff and the Zoning Commission to deny the request.

Mrs. Amelia Malacara spoke in opposition to the proposed change because of the residential character of the neighborhood.

Mrs. Janice Gonzales, spoke in behalf of Mrs. Marta Garcia, South San COPS. She stated that they are in opposition because of their efforts in upgrading the neighborhood. They also expressed concern about the increased traffic that would be generated.

Mrs. Herrera spoke in favor of the proposed change. She stated that one business of this nature would not generate much additional traffic.

In rebuttal, Mrs. Villa, representing her son, stated that her son is requesting the change in zone only so that he can operate a small auto repair shop at this location. They are also willing to screen the business. She stated that there will not be any consumption of alcoholic beverages on the premises.

After discussion, Mr. Wing moved to approve the recommendation of the Zoning Commission and deny the request for rezoning. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Pyndus, Steen, Cockrell; NAYS: Dutmer; ABSENT: Hartman.

CASE 7404 was denied.

3. CASE 7433 - to rezone Lots 39 and 40, Block 15, NCB 8220, 203 S. San Eduardo Avenue from "C" Apartment District to "B-2" Business District, located southwest of the intersection of Buena Vista Street and S. San Eduardo Avenue; having 122.5' on Buena Vista Street and 50' on S. Eduardo Avenue.

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

Mr. Raleigh Mull, representing his mother-in-law, Mrs. Eliseo Ancira, stated that the property in question had been used for a grocery store for 18 years. It was closed, however, three years ago due to the death of Mr. Ancira. They wish to rezone the property so that it may be sold as a grocery store.

No citizen appeared to speak in opposition.

A discussion then took place on the fact that non-conforming rights had elapsed since the structure was not used as a grocery store in over a year.

Dr. Cisneros spoke in favor of the rezoning and stated that the subject property had been used as a grocery store for over 18 years.

Mr. Mull then stated that they would accept "B-1" in lieu of "B-2".

Mrs. Dutmer stated that she would not be in favor of rezoning the property since the applicant intends to sell it and also felt that it would intrude into the residential character of the neighborhood.

After discussion, Mr. Ortiz moved to approve the "B-1" zoning in lieu of the requested "B-2" zoning. Dr. Cisneros seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: Cisneros, Webb, Wing, Eureste, Ortiz, Alderete, Cockrell; NAYS: Dutmer, Pyndus, Steen; ABSENT: Hartman.

AN ORDINANCE 49,819

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 39 AND 40, BLOCK 15,
NCB 8220, 203 S. SAN EDUARDO AVENUE FROM "C"
APARTMENT DISTRICT TO "B-1" BUSINESS DISTRICT.

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4. CASE 7427 - to rezone Lots 11 and 12, Block 119, NCB 7975, 202 Berlin Avenue, Lots 23 and 24, Block 119, NCB 7975, 903 W. Southcross Boulevard, from "B" Two Family Residential District to "I-1" Light Industry District, located on the west side of Huron Street between Berlin Avenue and W. Southcross Boulevard, having 250' on Huron Street and 50' on both Berlin Avenue and W. Southcross Boulevard.

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

Mrs. Herrera, representing her mother, Mrs. Sulema Villanueva stated that they wish to amend the request for rezoning so that a 50 feet by 50 feet area will be utilized for parking purposes only. She stated that her mother is requesting the change in zone in order to continue parking dumping trucks on the subject property which they had been doing since 1960. She said that the trucks are merely parked on the property at night and moved during the day. Mrs. Herrera said that the trucks do not interfere with the children going to and from school.

Mr. Wing stated that he has had a number of complaints on this matter and said that many citizen groups are working very diligently to upgrade the neighborhood. The trucks have also been damaging the streets.

Mrs. Ninfa Mata, Area Vice President for Columbia Area COPS, stated that they are very much opposed to the rezoning and spoke about their efforts in upgrading the neighborhood. They wish the area to remain residential. She also stated that children must walk on the street because the sidewalks are blocked by these trucks.

Mrs. Amelia Malacara also spoke in opposition.

Mrs. Janie Gonzales read a letter from Nicolasa Salinas in opposition to the rezoning.

Mr. Eureste stated that the petition for rezoning should be denied because of the residential character of the neighborhood and the many citizen complaints on this matter.

In rebuttal, Mrs. Herrera stated that the "I-1" zoning will be used solely for the parking of one truck. She also stated that if the zoning change is not approved, then her mother will be forced to sell the property.

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

CASE 7427 was denied.

5. CASE 7408 - to rezone the east 1250' of the north 586' of Parcel 40, NCB 15877, in the 5800 Block of Rittiman Road from "B-3" Business District to "I-1" Light Industry District, located on the south side of Rittiman Road, being 1,600' east of the intersection of Thornwood Drive and Rittiman Road; having 1,250' on Rittiman Road and a depth of 586'.

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

In response to a question by Mr. Steen, Mr. Camargo explained the reasons why the staff had recommended denial of the requested change.

Mr. Steen referred to the drainage ditch in the area and said it could serve as a buffer to the residential development.

No one appeared to speak in opposition.

After discussion, Mr. Hartman moved to overrule the recommendation of the Zoning Commission and approve the rezoning. Mr. Alderete seconded the motion.

Mrs. Dutmer stated that she is very familiar with the area and spoke about the narrow road. She expressed concern about the residences in the area.

Mr. Pyndus also expressed concern about the granting of the "I-1" zoning and spoke against the motion.

Mr. Ralph Bender, representing the applicant, showed the Council a map and gave a history of the subject property. He stated that single family residences are not foreseen on the subject property and spoke about one proposed development for the area. He urged Council to approve the rezoning change.

A discussion then took place on the number of residences in the area.

After discussion and 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: Dutmer, Pyndus; ABSENT: None.

AN ORDINANCE 49,820

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 EAST 1250' OF THE NORTH
586' OF PARCEL 40, NCB 15877, IN THE 5800
BLOCK OF RITTIMAN ROAD, FROM "B-3" BUSINESS
DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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6. CASE 7395 - to rezone Lot 7, Block 17, NCB 14821, 16806 Ledgestone Drive from Temporary "R-1" (ERZD) Single Family Residential District Edwards Recharge Zone District to "R-2" (ERZD) Two Family Residential District Edwards Recharge Zone District, located on the northeast side of Ledgestone Drive, being 380' southeast of the intersection of Ledgestone Drive and Summerwood Drive, having 70' on Ledgestone Drive and a maximum depth of 256.41'.

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

Mr. George Vann, Director of Building and Zoning, in response to Council explained what had transpired and the manner in which a building permit was granted. He stated that the applicant had said that his inlaws were planning to live in the same house. At that time, nothing was said about the structure being used as a duplex, requiring two meters.

Mr. Nick Fusco, the applicant, stated that his plans had been approved by the Building and Zoning Department. He also had copies of all the permits he had obtained. Now, that he has applied for two separate meters, he has been told that he has to seek proper zoning. He also stated that the electrical inspections had been made. Mr. Fusco then displayed for Council a copy of the floor plans. Mr. Fusco urged the Council to approve the request for rezoning.

No one spoke in opposition.

After discussion, Dr. Cisneros moved to overrule the recommendation of the Zoning Commission and grant the rezoning. Mr. Steen seconded the motion.

Mr. Pyndus spoke in favor of keeping the area of single family development and spoke against the motion to rezone.

A discussion then took place on Mr. Fusco's vested rights application.

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

AN ORDINANCE 49,821

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 7, BLOCK 17, NCB 14821, 16806 LEDGESTONE DRIVE, FROM TEMPORARY "R-1" (ERZD) SINGLE FAMILY RESIDENTIAL DISTRICT EDWARDS RECHARGE ZONE DISTRICT TO "R-2" (ERZD) TWO FAMILY RESIDENTIAL DISTRICT EDWARDS RECHARGE ZONE DISTRICT.

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Mayor Cockrell suggested that in the future, when an application of this nature comes in, it might be advisable to get a written statement so this type of confusion will not result.

Mrs. Dutmer and Mr. Webb expressed concern about allowing more people over the Edwards Recharge Zone than originally intended.

7. CASE 7414 - to rezone Lot 31-A, NCB 11888, 146 W. Sunset Road from "A" Single Family Residential District to "B-3" Business District, located on the south side of W. Sunset Road, being 540.8' west of the intersection of W. Sunset Road and Broadway; having 72.4' on W. Sunset and a depth of 300'.

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

Mr. Steen stated that he is very familiar with this area and asked the applicant if he would be agreeable to "B-3R".

The applicant, Mr. Wilton Jackson, who had been present was absent from the Council Chamber at this time.

Council concurred in holding this Case for a while.

Later in the meeting, it was determined that the applicant was no longer in the audience.

Mr. Pyndus stated that the area is becoming more and more commercial and moved to approve a "B-3R" classification in lieu of the "B-3" as requested. Mr. Steen seconded the motion.

Dr. Cisneros stated that this area is a residential development and after discussion of the matter, Mr. Steen moved to postpone this case for 30 days. Mrs. Dutmer seconded the motion. On roll call, the motion carried by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Ortiz, Alderete, Hartman.

CASE 7414 was postponed for 30 days.

8. CASE 7398 - to rezone Lots 16 and 17, Block 118, NCB 8824, 1723 and 1724, W. Hermosa Drive, from "B" Two Family Residential District to "B-3" Business District, located northwest of the intersection of W. Hermosa Drive and I.H. 10 Expressway; having 100' on W. Hermosa Drive and 138' on I.H. 10 Expressway.

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

Mr. Henry Benavides, the applicant, described the surrounding area and uses in the area. He urged the Council to approve the request for rezoning.

(At this point in the meeting, Mayor Lila Cockrell was obliged to leave the meeting and Mayor Pro-Tem Dutmer presided.)

No one spoke in opposition.

After consideration, Dr. Cisneros moved to overrule the recommendation of the Zoning Commission and grant the rezoning to "B-3R" in lieu of the applicant's original request for "B-3". Mr. Webb seconded the motion. A discussion then took place on the need for a "B-3R" in order to permit the advertising sign.

In response to Mr. Pyndus' question about the staff's recommendation, Mr. Benavides stated that the church does not have any objection to the proposed rezoning. He also did not agree with staff's comments about the traffic flow.

A discussion then took place on the commercial development along freeways.

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, Alderete, Pyndus, Steen; NAYS: None; ABSENT: Ortiz, Hartman, Cockrell.

AN ORDINANCE 49,822

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 16 AND 17, BLOCK 118,
NCB 8824, 1723 AND 1724 W. HERMOSA DRIVE, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3R"
RESTRICTIVE BUSINESS DISTRICT.

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9. CASE 7387 - to rezone Tract E, NCB 14735, 10943 Wurzbach Road from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the northwest side of Wurzbach Road being 391.23' northeast of the intersection of Vance Jackson Road and Wurzbach Road having 351.1' on Wurzbach Road and a depth of 645.6'.

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

Mr. Bill Finto, representing Dr. John P. Pfeiffer, the applicant, stated that the staff recommendation would be agreeable, however the dimensions needed to be changed to 225' across the front and 375' to the back of the subject property. He urged the Council to approve the rezoning change.

Mr. C.H. Carruth, 11002 Vance Jackson, stated that his property is in back of the subject property. He is in opposition because of the already existing businesses in the area and further added that the traffic is becoming more unbearable. He also spoke of the drainage problems in the area. He said that commercial development will prevent the water from running off his property and will cause further drainage problems.

Mr. John W. Raulston, 1115 Wurzbach Road, also spoke in opposition.

In rebuttal, Mr. Finto stated that this area is becoming more commercial in nature and Dr. Pfeiffer desires to sell the property and feels that the highest and best use for the subject property is business development.

After discussion, Mr. Pyndus moved to approve the recommendation of the Zoning Commission and the staff and deny the request for rezoning. He stated that the area is a beautiful residential area and a change would encourage more business development. After further discussion of the matter, Mr. Pyndus amended his motion to approve the rezoning of 225 feet on Wurzbach Road with a depth of 301'. The motion died for a lack of a second.

After further discussion, Dr. Cisneros moved to approve the southwest 225' of the southeast 375' of Tract E, NCB 14735 to "B-1" zoning and Tract E, save and except the southwest of the southeast 375', NCB 14735 to "R-3" Multiple Family Residential District. The motion was seconded by Mr. Eureste.

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

AN ORDINANCE 49,823

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 225' OF THE SOUTHEAST 375' OF TRACT E, NCB 14735, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, AND TRACT E, SAVE AND EXCEPT THE SOUTHWEST OF THE SOUTHEAST 375', NCB 14735, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT.

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In response to a question by Mr. Carruth about the water run-off, Mr. Camargo stated that platting will address the matter of drainage in this case.

78-43 The meeting was recessed at 6:30 P.M. and reconvened at 7:00 P.M.

78-43 At this point, discussion on Case 7414 resumed. See page 8 of these minutes.

10. CASE 7397 - to rezone Lots 4 and 5, Block 3, NCB 14758, in the 7500 Block of North F.M. 1604 West, from Temporary "R-1" (ERZD) Single Family Residential District Edwards Recharge Zone District to "B-2" (ERZD) Business District Edwards Recharge Zone District, located northeast of the cutback between North F.M. 1604 West and Cotton Tail Lane, having 255.5' on North F.M. 1604 West, 94.5' on Cotton Tail Lane and 116.51' on the cutback between North F.M. 1604 West and Cotton Tail Lane.

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

Mrs. Dutmer stated that the lots are over the Recharge Zone and not consistent with the recommendations made by the Ross, Hardies firm.

Mr. Charles Villa, the applicant, stated that he had purchased the subject property in 1964. At that time, it was shown on the development plat as commercial. When the property was annexed in 1973, it was zoned as Temporary "R-1". He is now requesting a change in zone to "B-2" in order that it may conform with the rest of the area.

No one spoke in opposition.

After consideration, Mr. Steen moved to approve the recommendation of the Zoning Commission and grant the request for rezoning. Mr. Pyndus seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Wing, Eureste, Ortiz, Pyndus, Steen, Cockrell; NAYS: Cisneros, Webb, Dutmer; ABSENT: Alderete, Hartman.

AN ORDINANCE 49,824

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 4 AND 5, BLOCK 3, NCB 14758, IN THE 7500 BLOCK OF NORTH F.M. 1604 WEST, FROM TEMPORARY "R-1" (ERZD) SINGLE FAMILY RESIDENTIAL DISTRICT EDWARDS RECHARGE ZONE DISTRICT TO "B-2" (ERZD) BUSINESS DISTRICT EDWARDS RECHARGE ZONE DISTRICT.

* * * *

11. CASE 7392 - to rezone Lot 5, Block 38, NCB 12370, 703 Upland Drive from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the southwest side of Upland Drive, being 295' southeast of the intersection of Shelburn Drive and Upland Drive, having 73.47' on Upland Drive and a maximum depth of 141.71'.

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

Mrs. Dutmer and Mr. Webb spoke against the proposed change. They each spoke about the residential character of the area.

Mr. Eureste stated that there has not been any strong opposition from the neighborhood. He also stated that there is a need for this type of facility.

Mr. Alfred Brown, the applicant, stated that he had spoken to some of the opponents in the case and after discussing his plans they had withdrawn their opposition. He stated that the rezoning change would enable him to continue a needed service to the community. He said that he does not intend to change the residential character of the neighborhood and urged Council to approve the rezoning change.

Mrs. Dutmer expressed concern about the zoning staying with the land and spoke against the rezoning change.

Mr. Wing stated that this type of facility is very needed in the community.

Mr. Webb again reiterated prior statements about the residential character of the neighborhood.

Council then discussed the traffic already present in the area and the recommendations made by the Traffic and Transportation Department.

No citizen appeared to speak in opposition.

After consideration, Mr. Eureste moved to approve the recommendation of the Zoning Commission and grant the request for rezoning. Mr. Wing seconded the motion. On roll call, the motion failed to carry by the following vote: AYES: Wing, Eureste, Steen; NAYS: Cisneros, Webb, Dutmer, Pyndus, Cockrell; ABSTAIN: Ortiz; ABSENT: Alderete, Hartman.

CASE 7392 was denied.

12. CASE 7410 - to rezone the east 80' of Lot 15, Block 8, NCB 8777, 411 Price Avenue from "R-1" Single Family Residential District to "B-3R" Restrictive Business District, located on the northside of Price Avenue being 97.86' west of the intersection of U.S. Hwy. 81 and Price Avenue; having 80.66' on Price Avenue and a depth of 188.3'.

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

Mr. Pyndus described the existing business uses in the area and asked Mr. Camargo if they would be against any type of business development in the area.

Mr. Camargo explained the staff's recommendation and stated that the Zoning Commission had recommended denial of "B-3" and in lieu recommended "B-3R" only on the east 80' of Lot 15.

Mr. Pyndus then moved to approve the "B-2" zoning in lieu of the "B-3R". Mr. Steen seconded the motion.

In response to Mr. Steen's question, Mr. Antulio Garcia, the applicant, stated that he is desirous of "B-3R" because "B-2" does not allow him to operate an auto repair shop.

Mr. Pyndus stated that since the property to be rezoned has been further removed from the residential area as per Mr. Camargo's explanation, he would amend the motion to approve "B-3R". Mr. Steen agreed to the amendment.

In response to Mr. Wing's question, Mr. Camargo described the business in the surrounding uses as well as the other development in the area.

Mr. Wing then offered a substitute motion to deny the request based on the recommendation of the staff. The motion died for lack of a second.

On roll call, the motion to approve the rezoning failed to carry by the following vote: AYES: Cisneros, Dutmer, Pyndus, Steen, Cockrell; NAYS: Webb, Wing; ABSTAIN: Ortiz; ABSENT: Eureste, Hartman, Alderete.

Mr. Garcia stated that he has tried to better himself and would like this opportunity to be self employed. He stated that the area is already commercial in usage. He asked Council to reconsider and grant his request for rezoning.

Mr. Wing then moved for reconsideration. Mr. Webb seconded the motion. On voice vote, the motion to reconsider carried by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

Mr. Pyndus then moved to approve the "B-3R" zoning. Mr. Steen seconded the motion.

Mrs. Dutmer expressed concern about the parking of vehicles on the subject property and asked for assurance from Mr. Garcia that this would not occur.

Mr. Garcia stated that he will not park vehicles outside of 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, Ortiz, Pyndus, Steen, Cockrell; NAYS: Wing; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,825

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 EAST 80' OF LOT 15, BLOCK 8, NCB 8777, 411 PRICE AVENUE FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

* * * *

13. CASE 7402 - to rezone Lots 9 and 10, Block 10, NCB 7229, 4124 Blanco Road, from "F" Local Retail District to "B-3R" Restrictive Business District, located southeast of the intersection of Blanco Road and El Monte Boulevard; having 65' on Blanco Road and 150' on El Monte 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. Pyndus moved that the recommendation of the Zoning Commission be approved provided that street dedications are made in accordance with the Major Thoroughfare Plan; and that a six foot solid screen fence is erected and maintained along the east property line. Dr. Cisneros 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,826

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 9 AND 10, BLOCK 10, NCB 7229, 4124 BLANCO ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT STREET DEDICATIONS ARE MADE IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN; AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

14. CASE 7422 - to rezone Lot 8 and the remaining portion of Lot 7, Block 20, NCB 13035, 827 Rexford Drive from "A" Single Family Residential District to "B-3R" Restrictive Business District, located northeast of the intersection of Walter McAllister Freeway and Rexford Drive; having 105' on Walter McAllister and 90' on Rexford 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, Dr. Cisneros moved that the recommendation of the Zoning Commission be approved. Mr. Pyndus 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, Dutmer, Wing, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Ortiz, Alderete, Hartman.

AN ORDINANCE 49,827

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 8 AND THE REMAINING PORTION OF LOT 7, BLOCK 20, NCB 13035, 827 REXFORD DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT.

* * * *

15. CASE 7429 - to rezone a 1.708 acre tract of land and a 6.075 acre tract of land out of NCB 15831, being further described by field notes filed in the Office of the City Clerk, from Temporary R-1 Single Family Residential District to "B-1" Business District, the 1.708 acre tract of land located approximately 2,818.10' southwest of the intersection of Judson Road and Nacogdoches Road, having 300' on Nacogdoches Road with a depth of 288.25', the 6.075 acre tract of land is located approximately 1275.28' southwest of the intersection of Judson Road and Nacogdoches Road, having 982.82' on Nacogdoches Road and a depth of 280'; to rezone a 3.600 acre tract and a 1.960 acre tract of land out of NCB 15831, being further described by field notes filed in the Office of the City Clerk from Temporary "R-1" Single Family Residential District to "B-2" Business District, the 3.600 acre tract of land is located approximately 2258.10' southwest of the intersection of Judson Road and Nacogdoches Road, having 560' on Nacogdoches and a depth of 280', the 1.960 acre tract of land is located approximately 975.28' southwest of the intersection of Judson Road and Nacogdoches Road, having 300' on Nacogdoches Road and a depth of 280'; to rezone a 4.840 acre tract of land out of NCB 15831 being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3R" Restrictive Business District, located approximately 255' southwest of the intersection of Judson Road and Nacogdoches Road, having 720.28' on Nacogdoches Road and a depth of 289.78', in the 14900 Block of 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. Pyndus moved 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 northwest property line. Dr. Cisneros 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, Dutmer, Wing, Ortiz; Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,828

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 1.708 ACRE TRACT OF LAND AND A 6.075 ACRE TRACT OF LAND OUT OF NCB 15831, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; A 3.600 ACRE TRACT AND A 1.960 ACRE TRACT OF LAND OUT OF NCB 15831, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; A 4.840 ACRE TRACT OF LAND OUT OF NCB 15831, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTHWEST PROPERTY LINE.

* * * *

16. CASE 7425 - to rezone a 1.634 acre tract of land out of NCB 15676, being further described by field notes filed in the Office of the City Clerk from Temporary "R-1" Single Family Residential District to "B-2" Business District, located 318' northeast of the intersection of Jones Maltsberger and Thousand Oaks; having 89.17' on Jones Maltsberger and a depth of 735.62'; to rezone a 2.739 acre tract of land out of NCB 15676, being further described by field notes filed in the Office of the City Clerk, located 168' northeast and 400' northwest of the intersection of Jones Maltsberger and Thousand Oaks, having 150' on Jones Maltsberger and 154' on Thousand Oaks from Temporary "R-1" Single Family Residential District to "B-3R" Restrictive Business District; to rezone a 1.545 acre tract of land out of NCB 15676, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located at the intersection of Jones Maltsberger and Thousand Oaks; having 168' on Jones Maltsberger and 400' on Thousand Oaks, in the 2800 block of Thousand Oaks and in the 15000 block of Jones Maltsberger.

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 moved to approve the recommendation of the Zoning Commission provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained along the northeast property line of the "B-2" zoning. Mr. Pyndus 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

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 1.634 ACRE TRACT OF LAND OUT OF NCB 15676, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; A 2.739 ACRE TRACT OF LAND OUT OF NCB 15676, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT; A 1.545 ACRE TRACT OF LAND OUT OF NCB 15676, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 2800 BLOCK OF THOUSAND OAKS AND IN THE 15000 BLOCK OF JONES MALTSBERGER 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 ALONG THE NORTHEAST LINE OF THE "B-2" ZONING.

* * * *

17. CASE 7440 - to rezone Lots 11 and 12, Block 105, NCB 7220, 907 Alamos Street from "B" Two Family Residential District to "B-2" Business District, located northwest of the intersection of Alamos Street and Blanco Road, having 100' on Alamos Street and 140' on Blanco Road.

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

Mr. Alfred Castellano, the applicant, stated that he objects to the recommendation of the Zoning Commission to dedicating seven and one-half feet on Alamos Street in accordance with the Master Transportation Plan.

A discussion then took place on the replatting process and the matter of the 7.5' would be addressed by the Planning Commission at that time.

No one spoke in opposition.

Dr. Cisneros then moved to approve the recommendation of the Zoning Commission and grant the "B-2" zoning change provided that replatting is accomplished into one lot. Mr. Steen seconded the motion.

Mr. Wing then made a substitute motion that the rezoning be granted and two and one-half feet on Blanco Road and two and one-half feet be dedicated on Alamos Street instead of the recommended seven and one-half feet. Dr. Cisneros seconded the motion. On roll call, the substitute motion failed to carry by the following vote: AYES: Cisneros, Webb, Wing, Ortiz, Steen; NAYS: Dutmer, Pyndus, Cockrell; ABSENT: Eureste, Alderete, Hartman.

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

AN ORDINANCE 49,830

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 105, NCB 7220, 907 ALAMETOS STREET FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED INTO ONE LOT.

* * * *

18. CASE 7419 - to rezone Lots 19 and 20, Block 6, NCB 12913, 2601 Hollyhill Drive from "A" Single Family Residential District to "R-3" Multiple Family Residential District, for a day care center caring for over twenty children, located on the west side of Hollyhill Drive, being 240' north of the intersection of Finis Avenue and Hollyhill Drive, having 120' on Hollyhill Drive 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, Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that the proposed structure for the day care be of a residential character. 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, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Eureste, Alderete, Hartman.

AN ORDINANCE 49,831

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 19 AND 20, BLOCK 6, NCB 12913, 2601 HOLLYHILL DRIVE FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT FOR A DAY CARE CARING FOR OVER TWENTY CHILDREN, PROVIDED THAT THE PROPOSED STRUCTURE FOR THE DAY CARE BE OF A RESIDENTIAL CHARACTER.

* * * *

19. CASE 7413 - to rezone Lot 7, Block 12, NCB 15503, in the 400 Block of Altitude Drive from Temporary "R-1" Single Family Residential District to "B-3R" Restrictive Business District, located northwest of the intersection of Glider Avenue and Altitude Drive; having 162.5' on Glider Avenue and 120' on Altitude 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.

Mr. Webb moved to approve the rezoning. Mr. Steen seconded the motion.

Mr. Ortiz spoke against the motion based on staff's recommendation.

Mr. Webb then withdrew his motion to approve the rezoning. Mr. Pyndus then moved to approve the rezoning and Mr. Steen again seconded the motion.

Mr. Pyndus stated that he had moved to approve because of the existing business already in the area.

Mr. Pat Orrick, the applicant, stated that there are businesses to the front and rear of the subject property. He explained what they propose to do at the subject location and urged the Council to approve the rezoning change.

On roll call, the motion to approve the rezoning failed to carry by the following vote: AYES: Cisneros, Wing, Pyndus, Steen, Cockrell; NAYS: Webb, Dutmer, Ortiz; ABSENT: Eureste, Alderete, Hartman.

Later in the meeting, Mr. Ortiz stated that he had further discussed this matter with Mr. Orrick and based on circumstances moved to reconsider this case. Mr. Steen seconded the motion. On voice vote, the motion to reconsider carried by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

Mr. Ortiz then moved to approve the recommendation of the Zoning Commission and grant the 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: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,832

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 7, BLOCK 12, NCB 15503,
IN THE 400 BLOCK OF ALTITUDE DRIVE FROM TEMPORARY
"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO
"B-3R" RESTRICTIVE BUSINESS DISTRICT.

* * * *

20. CASE 7391 - to rezone Tracts 6, 6-A, 7, and 7-A, Block 33, NCB 11301, 2627 Quintana Road from "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located on the northwest side of Quintana Road, being 530' northeast of the intersection of Quintana Road and Missouri Pacific Railroad R.O.W.; having 100' on Quintana Road and a maximum depth of 190'.

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 moved that the recommendation of the Zoning Commission be approved. Dr. Cisneros seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: Webb; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,833

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 TRACTS 6, 6-A, 7 AND 7-A, BLOCK 33, NCB 11301, 2627 QUINTANA ROAD FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT.

* * * *

21. CASE 7396 - to rezone a 14.4058 acre tract of land out of NCB 15789, being further described by field notes filed in the Office of the City Clerk, in the 5400 Block of Eisenhower Road from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the south side of Eisenhower Road between Midcrown Drive and Ray Bon Drive; having 1193.58' on Eisenhower, 603.71' on Midcrown Drive and 709.90' on Ray Bon 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 moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Wing 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,834

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 14.4058 ACRE TRACT OF LAND OUT OF NCB 15789, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 5400 BLOCK OF EISENHAUER ROAD FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

22. CASE 7430 - to rezone the west 72.6' of Lot 22, NCB 11887, in the 200 Block of W. Sunset Road from "A" Single Family Residential District to "B-1" Business District, located on the north side of W. Sunset Road, being 520' east of the intersection of Everest Street and W. Sunset Road, having 72.6' on W. Sunset 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. Pyndus moved 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, Dutmer, Wing, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Ortiz, Alderete, Hartman.

AN ORDINANCE 49,835

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 WEST 72.6' OF LOT 22, NCB 11887, IN THE 200 BLOCK OF W. SUNSET ROAD FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT STREET DEDICATION IS PROVIDED IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN.

* * * *

23. CASE 7438 - to rezone Tract 8-F, NCB 12056, 11411 E. Coker Loop Road from "A" Single Family Residential District to "I-1" Light Industry District, located on the northwest side of E. Coker Loop Road, being 428.2' southwest of the intersection of N. Coker Loop and E. Coker Loop Rd., having 168.07' on E. Coker Loop Road and a depth of 518.3'.

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 moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Wing 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,836

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 8-F NCB 12056, 11411 E. COKER LOOP ROAD FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

78-43 At this point in the meeting, Case 7413, No. 19, was reconsidered. See page 17 of these minutes.

24. CASE 7421 - to rezone Lot 10, NCB 12057, In the 900 Block of N. Coker Loop Road from "A" Single Family Residential District to "I-1" Light Industry District, located on the northeast side of N. Coker Loop Road, being 655' southeast of the intersection of W. Coker Loop Road and N. Coker Loop Road, having 50.04' on N. Coker Loop Road and a maximum depth of 1625.15'.

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 moved that the recommendation of the Zoning Commission be approved provided that street dedication is provided in accordance with the recommendation of the Traffic Department. 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,837

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 10, NCB 12057, IN THE 900 BLOCK OF N. COKER LOOP ROAD FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT STREET DEDICATION IS PROVIDED IN ACCORDANCE WITH THE RECOMMENDATION OF THE TRAFFIC DEPARTMENT.

* * * *

25. CASE 7420 - to rezone a 5.0 acre tract of land out of NCB 13976, being further described by field notes filed in the Office of the City Clerk, 7713 Quintana Road from "R-A" Residential-Agricultural District to "I-2" Heavy Industry District, located 320' northwest of Quintana Road, being approximately 2800' southwest of the intersection of Quintana Road and Pitluk Avenue, having 466.69' in length and 466.69' in width.

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. Pyndus moved 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,838

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 5.0 ACRE TRACT OF LAND OUT OF NCB 13976, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 7713 QUINTANA ROAD FROM RESIDENTIAL AGRICULTURAL DISTRICT TO "I-2" HEAVY INDUSTRY DISTRICT PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

26. CASE 7411 - to rezone Lots 30 and 31, Block 5, NCB 8952, in the 2100 Block of Buffalo Street from "B" Two Family Residential District to "B-3R" Restrictive Business District, located northeast of the intersection of Buffalo Street and W. Gerald Avenue, having 64' on Buffalo Street and 94' on W. Gerald Avenue.

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.

65 Dr. Cisneros moved to approve the recommendation of the Zoning Commission and grant the rezoning. Mr. Wing seconded the motion.

In response to Mr. Pyndus' question, Mr. Camargo explained why the staff had recommended denial of "B-3" zoning as being too intense of a use for this area.

Mr. Pyndus then made a substitute motion to approve "B-1" zoning in lieu of the "B-3R". Mr. Wing seconded the motion.

Mr. Robert Rivas, the applicant's brother, then spoke to the Council and gave the reasons necessary for requesting the "B-3R" zoning.

On roll call, the substitute motion failed to carry by the following vote: AYES: Wing, Pyndus; NAYS: Cisneros, Webb, Dutmer, Ortiz, Steen, Cockrell; ABSENT: Eureste, Alderete, Hartman.

Mrs. Dutmer then offered an amendment that a six foot solid screen fence be erected and maintained on the north and east property lines. The maker of the main motion agreed to the amendment. On roll call, the main motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,839

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 30 AND 31, BLOCK 5 NCB 8952, IN THE 2100 BLOCK OF BUFFALO STREET FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH AND EAST PROPERTY LINES.

* * * *

27. CASE 7401 - to rezone a 4.50 acre tract of land out of NCB 10782, being further described by field notes filed in the Office of the City Clerk, 2118 Rigsby Avenue from "B" Two Family Residential District to "B-3" Business District, located on the southeast side of Rigsby Avenue, being 289.69' east of the intersection of Rigsby Avenue and Amity Road, having 50' on Rigsby Avenue and a maximum 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, Mr. Pyndus moved 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,840

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 4.50 ACRE TRACT OF LAND OUT OF NCB 10782, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2118 RIGSBY AVENUE FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED. * * * *

28. CASE 7415 - to rezone the south 183.44' of the west 330' of Lot 4, Block 3, NCB 11714, in the 7300 Block of Blanco Road, from "B-1" Business District to "B-2" Business District, located on the east side of Blanco Road, being 470' south of the intersection of McCarty Road and Blanco Road, having 183.44' on Blanco Road and a depth of 330'.

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

In response to a question by Mr. Pyndus, Mr. Camargo explained the recommendation made by the staff to the Zoning Commission on this case.

Mr. Pyndus then moved to deny the rezoning based on staff's recommendation. The motion died for a lack of a second.

Mr. Webb then moved to approve the recommendation of the Zoning Commission and grant the rezoning. Dr. Cisneros seconded the motion.

Mr. Joe Mills, representing the applicant, explained the proposed development to the Council and distributed copies of the plans. He further stated that the property is surrounded by uses quite compatible to the proposed use and urged the Council to approve their request.

No one spoke in opposition.

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

AN ORDINANCE 49,841

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 183.44' OF THE WEST 330' OF LOT 4, BLOCK 3, NCB 11714, IN THE 7300 BLOCK OF BLANCO ROAD FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

29. CASE 7426 - to rezone Lot 12-A, Block 3-A, NCB 11954, in the 8400 Block of Eastern Avenue, from "A" Single Family Residential District to "I-1" Light Industry District, located northwest of the intersection of Chulie Drive and Eastern Drive, having 150.2' on Chulie Drive and 145' on Eastern 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 moved 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: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,842

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 12-A, BLOCK 3-A, NCB 11954, IN THE 8400 BLOCK OF EASTERN AVENUE FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

30. CASE 7367 - to rezone Lots 51 and 52, Block 21, NCB 16531, 6501 Old Highway 90 West, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located west of the cutback between Westfield Drive and Old Hwy. 90 West having 186.31' on Westfield Drive, 150' on Old Hwy. 90 West and 50' on the cutback between Westfield Drive and Old Hwy. 90 West.

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 moved 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: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,843

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 51 AND 52, BLOCK 21, NCB 16531, 6501 OLD HWY. 90 WEST FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

31. CASE 7394 - to rezone the east irregular 367.34' of Tract 3, NCB 12830, in the 8200 Block of Fredericksburg Road from Temporary "A" Single Family Residential District to "B-2" Business District, located on the southwest side of Fredericksburg Road, being 953.88' southeast of the cutback between Fredericksburg Road and Wurzbach Road; having 800' on Fredericksburg Road and a maximum depth of 367.34'.

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 moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. 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: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,844

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 EAST IRREGULAR 367.34' OF TRACT 3, NCB 12830, IN THE 8200 BLOCK OF FREDERICKSBURG ROAD FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

32. CASE 7409 - to rezone Parcels 6 and 7, NCB 14945, in the 10400 Block of Perrin-Beitel Road from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located 1910' east of Perrin-Beitel Road and 710' north of the Missouri Pacific Railroad ROW, having 772' in length and a maximum depth of 383'.

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 moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Wing 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,845

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 PARCELS 6 AND 7, NCB 14945 IN THE 10400 BLOCK OF PERRIN-BEITEL ROAD FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

33. CASE 7423 - to rezone A 23.497 acre tract of land out of NCB 15052, being further described by field notes filed in the Office of the City Clerk, in the 6200 Block of N.W. Loop 410 Expressway from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the northwest side of N.W. Loop 410 Expressway, being 2,880' northeast of the intersection of N.W. Loop 410 Expressway and Ingram Road, having 2007.6' on N.W. Loop 410 Expressway and a maximum depth of 506.16'.

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 moved that the recommendation of the Zoning Commission be approved. Mr. Wing 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, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,846

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 23.497 ACRE TRACT OF LAND OUT OF NCB 15052, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 6200 BLOCK OF N.W. LOOP 410 EXPRESSWAY FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

78-43

SPECIFIC ZONING CLASSIFICATION FOR
DAY CARE CENTERS

Councilman Ortiz stated that there is an ever-growing need for neighborhood day care centers and suggested the possibility of considering a specific zoning classification for this use in the manner in which the "B-3R" was created for a specific purpose.

78-43

Item X being a proposed ordinance accepting the proposal of Southwest Research Institute to prepare a comprehensive resource management program was withdrawn from consideration at the request of the City Manager.

78-43

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

AN ORDINANCE 49,847

APPOINTING DR. PRENZA L. WOODS TO THE
MUNICIPAL CIVIL SERVICE COMMISSION.

* * * *

Dr. Prenza L. Woods, is hereby appointed to replace Mr. Benjamin Samples, who has resigned in order to accept a position as a Municipal Court Judge and his term was due to expire on April 30, 1979.

78-43

The following Ordinance was read by the Clerk and after consideration on motion of Mr. Webb, seconded by Mr. Steen, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Ortiz, Steen, Cockrell; NAYS: Pyndus; ABSTAIN: Dutmer; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,848

APPOINTING AND REAPPOINTING MEMBERS TO
THE ECONOMIC OPPORTUNITIES DEVELOPMENT COR-
PORATION BOARD OF DIRECTORS.

* * * *

The following appointments and reappointments are hereby made for terms ending September 21, 1979:

The reappointments of the following persons:

1. Mrs. Felix Yruegas
2. Mr. Bernie Villasenor

The appointments of the following persons:

1. Mr. Felix Escamilla, Jr.
2. Mr. Brian Franks
3. Mr. John Kimbrough
4. Celeste Scalise
5. Teresa F. Dorsa

78-43 The following Ordinance was read by the Clerk and after consideration on motion of Dr. Cisneros, seconded by Mr. Wing, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSTAIN: Dutmer; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,849

APPOINTING EDWARD R. DAY TO THE FIRE AND
POLICE CIVIL SERVICE COMMISSION.

* * * *

Mr. Edward R. Day is hereby appointed for a term
expiring September 21, 1981.

78-43 The following Ordinance was read by the Clerk and after consideration, on motion of Dr. Cisneros, seconded by Mr. Wing, was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

AN ORDINANCE 49,850

APPOINTING AND REAPPOINTING MEMBERS TO THE
SAN ANTONIO LIBRARY BOARD OF TRUSTEES.

* * * *

The following persons are hereby reappointed for terms ending
September 21, 1980:

1. Kay Pena
2. Mrs. Archie Reeves
3. Ray Sanchez
4. Martha Tijerina
5. Mrs. W.B. McIntyre

The following persons are new members:

1. Lloyd Lopez Jr.
2. Shirley N. Whyte
3. Mrs. Helen Jacobson
4. Dr. L. Tucker Gibson
5. Minnie Trinidad

78-43 The following Ordinance was read by the Clerk and explained by Mr. William Donahue, Director of Human Resources, and after consideration on motion of Mr. Webb, seconded by Mr. Wing was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Ortiz, Pyndus, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete, Hartman.

PROVIDING FOR ADMINISTRATION OF THE HOME
MAKER-HOME HEALTH SERVICES PROGRAM, FIRST
YEAR, BY THE CITY DEPARTMENT OF HUMAN
RESOURCES AND SERVICES; ADOPTING A BUDGET
AND ESTABLISHING A FUND; AUTHORIZING THE
CITY MANAGER TO SUBMIT AN APPLICATION TO
THE TEXAS DEPARTMENT OF HUMAN RESOURCES
FOR A GRANT OF \$892,263.00 IN SUPPORT OF
THE PROGRAM; AND AUTHORIZING A REVISION IN
THE BUDGET OF THE CETA VI ECONOMIC STIMULUS
PROGRAM, PERIOD 2.

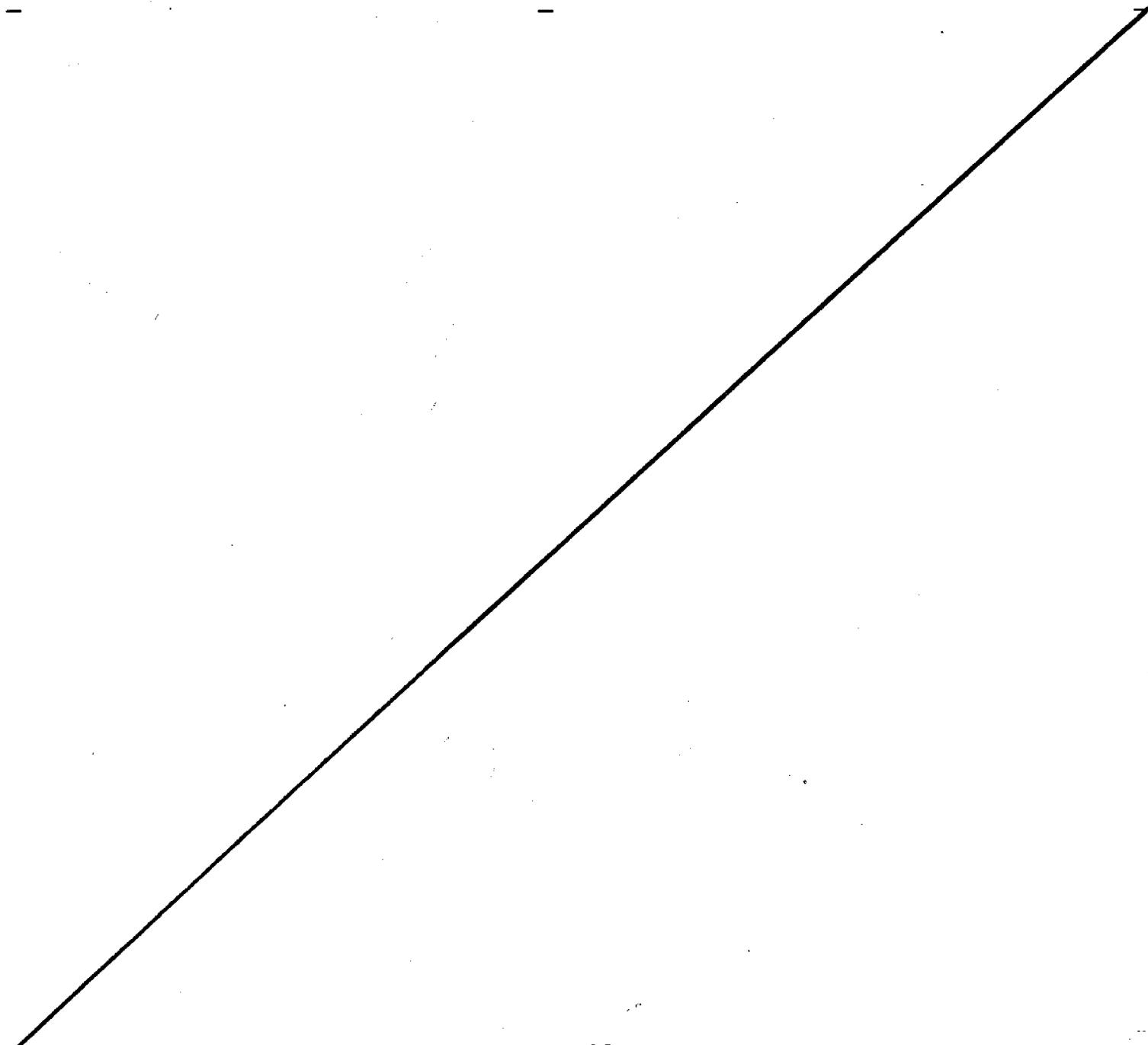
* * * *

78-43

DISCO LOCATED AT HIGH & HACKBERRY STREETS

Mrs. Dutmer expressed concern about the disco located at High and Hackberry Streets. She stated that there have been many shootings and disturbances at this location and asked the Council to instruct the Manager to investigate the matter.

The matter was referred to the City Manager for his attention and review.



OLMOS CREEK DRAINAGE PROJECT

For the second straight week a large group of citizens appeared before the Council concerned with progress being made on the Olmos Creek Drainage Project.

Mr. Dean Coley, owner of Dean Coley Auto Service, described the damage done to his property in the floods which occurred September 12 and 13, 1978. He deplored the delay in getting the Olmos Creek Project started and asked for a discussion.

Mr. Frank Kiolbassa, Director of Public Works, submitted a written report on the project. (A copy of his report is included with the papers of this meeting.) He said that engineering on the project is complete and right-of-way agents are now negotiating to obtain dedication of right-of-way on over 70 parcels of land. He explained some of the legal steps necessary to be taken before condemnation suits can be filed and the fact that this does cause delay. The most difficult area is between San Pedro and Blanco Road and this is where construction will have to begin.

Mr. Kiolbassa said that City crews are clearing out the creek channel now and will monitor it from now on to keep it clear. This should help the situation in a period of heavy rains.

There was a detailed discussion between Council members and citizens concerning preventive steps to be taken and various means of improving progress.

Others who addressed the Council were:

Mr. Rich McDonald
Mrs. Tahoma Russell
Mr. and Mrs. Donald Kelly
Mr. Eddie Palacios
Mr. Carl Eller

Following the lengthy discussion Mayor Cockrell made the following summation:

MAYOR COCKRELL: " Let me just say in summing up - I feel that there is no doubt that the Council is totally united in wanting to get the thing expedited. Several Council members have made good suggestions.

Mr. Eureste suggested asking the staff to look at it in segments starting with the downstream. Several other ideas that have been put forward here - ideas from the citizens.

I think to sum up we know that the citizens are going to discuss this with the staff starting in the morning. They are going to set up a meeting preferably at Lee High School where the entire plan can be presented and the time table can again be discussed and a report made to the citizens. Then they are going to continue on a regular basis monitoring the progress. Also the progress will be reported to the City Council so that we are advised as well as the citizens and, hopefully, that we can continue to push for the fastest possible action that we can get. Well, before the end of the drainage project completion we will certainly hope that action has been taken to clear out, to clean out to permit the flood waters to go through at the earliest possible moment so that even before the final construction is done we can at least move the water through.

That is all of the summary of actions that have been taken.

We thank you for your appearance here. We are sorry that the circumstances were such that it was necessary for you to come and to work so hard. So, we will do the best we can. That's all I know how to tell you at this point."

NEIGHBORHOOD STRATEGY AREA

Councilman Ortiz said that several months ago the Council approved an application to HUD for the Neighbor Strategy Area under Section 8. He said that the Mexican-American Unity Council had received notice today that this application has been approved for the full 350 units to be rehabilitated. The program will be administered through the Mexican-American Unity Council as sponsor and developer. Over the next 5 years this program will handle over \$5 million in revitalization and rehabilitation.

OLMOS DRAINAGE

Mrs. Ruth Mosher, owner of property in the vicinity of Vance Jackson Road and Lockhill-Selma Road, described how drainage is blocked at a railroad trestle in the vicinity of that street intersection. She said that pieces of concrete have been deposited under the trestle and if they are removed it would help drainage very much.

The matter was referred to the Director of Public Works for investigation.

78-43 The Clerk read the following letter:

September 18, 1978

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

The following petition was received in my office and forwarded to the City Manager for investigation and report to the City Council:

September 11, 1978

Petition submitted by Wayne Wesley and other area residents requesting acceleration of the installation of a sewer system for Unsewered Area No. 47.

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

78-43 There being no further business to come before the Council, the meeting was adjourned at 10:50 P.M.

A P P R O V E D

ATTEST: *G. V. Jackson, Jr.*
CITY CLERK

Lila Cockull
MAYOR

September 1978