

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, MAY 20, 1971.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor John Gatti, with the following members present: HABERMAN, HILL, BECKER, MENDOZA, GARZA, NAYLOR, TREVINO, GATTI; Absent: HILLIARD.

71-24 The invocation was given by Monsignor William C. Martin, Our Lady of Grace Catholic Church.

The minutes of the meeting of May 13, 1971, were approved.

71-24 City Manager Henckel said that Mr. Gar Gilbert, a renowned artist from New York City, is having a show in San Antonio, sponsored by the San Antonio Art League, at HemisFair Plaza. One of his paintings on display is called "San Antonio Skyscape," which he is presenting, as a gift, to the City. He introduced Mrs. James Lang, President of the San Antonio Art League, who introduced Mr. Gilbert to the Council.

Mr. Gilbert expressed his appreciation for the warmth and graciousness he has received during his stay in San Antonio. As a token of his appreciation, he said he wished to present his painting of "San Antonio Skyscape," which is his impression of the City.

Mayor Gatti expressed the appreciation of the people of San Antonio for this gift and said he would have it hung in the Office of the Mayor.

71-24 Mayor Gatti announced that he had several requests for postponement of cases, which should be considered before getting further into the meeting. Whereupon, the following actions took place:

Case No. 4057 - postponed at the request of the applicant, Mr. Adolfo Garcia.

Case No. 4151 - request of Mr. J. Ernest Evans, applicant, for postponement for one month to allow more time to prepare his presentation.

On motion of Mr. Hill, seconded by Mr. Garza, postponement, for one month, was approved by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

Case No. 4189 - request for postponement by Sam Biery, attorney, due to having only eight Councilmen present.

Case No. 4197 - request for postponement by Mr. Herbert Oliver, attorney, due to having only eight Councilmen present.

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On motion of Mr. Hill, seconded by Mrs. Haberman, postponement of Cases 4189 and 4197, for one month, was approved by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

71-24      ZONING HEARINGS

a.      CASE 3874 - to rezone Lot 41, Block 6, NCB 8660, 534 South San Joaquin Avenue, from "C" Apartment District to "B-2" Business District, located northeast of the intersection of South San Joaquin Avenue and El Paso Street; having 110.43' on El Paso Street and 90.00' on South San Joaquin Avenue.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Tom R. McKenna, Jr., applicant, spoke in favor of the proposed change in zoning. He said that he intended to build a nice convenience store on the site, which would be a great benefit to the people in this area, since the nearest store, otherwise, is about a mile away. He reviewed past history of the application, as both Model Cities and Urban Renewal Agency had recommended against rezoning about a year ago, until a comprehensive plan of the area was completed. Mr. McKenna said that he has worked with both agencies, over the past year, and the plan is now complete. Both agencies have written their approval of the proposed rezoning.

Mr. McKenna, in answer to the suggestion of "spot zoning," said that both El Paso Street and San Joaquin Street have been designated as major arterial streets in the plan and this intersection recommended for commercial development.

No one spoke in opposition.

Mr. Hill moved that the recommendation of the Planning Commission be overruled and that the change in zoning be denied. The motion was seconded by Mr. Trevino and failed by the following vote: AYES: Hill, Trevino; NAYS: Haberman, Becker, Mendoza, Garza, Naylor, Gatti; ABSENT: Hilliard.

Mrs. Haberman moved that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected along the north and east property lines. The motion was seconded by Mr. Mendoza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Becker, Mendoza, Garza, Naylor, Gatti; NAYS: Hill, Trevino; ABSENT: Hilliard.

AN ORDINANCE 39,488

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 41, BLOCK 6,  
NCB 8660, 534 SOUTH SAN JOAQUIN AVENUE,

FROM "C" APARTMENT DISTRICT TO "B-2"  
BUSINESS DISTRICT, PROVIDED THAT A  
SIX FOOT (6') SOLID SCREEN FENCE IS  
ERECTED ALONG THE NORTH AND EAST  
PROPERTY LINES.

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71-24 Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem  
Trevino presided.

b. CASE 4048 - to rezone Lot 41, Block 2, NCB 8086, 1615-1619  
Calle Allende, from "B" Two Family Residential District and "JJ"  
Commercial District to "B-3" Business District, located on the west side  
of Calle Allende Street, 120.0' south of Castroville Road; having 108.8'  
on Calle Allende Street and a depth of 117.8'.

Acting Planning Director, J. H. Wilkerson, explained the  
proposed change, which the Planning Commission recommended be approved  
by the City Council.

No one spoke in opposition.

Mr. Hill moved that the recommendation of the Planning  
Commission be approved, provided that a six foot (6') solid screen  
fence is erected on the south and on the west property lines. The  
motion was seconded by Mrs. Haberman. On roll call, the motion, carry-  
ing with it the passage of the following Ordinance, prevailed by the  
following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor,  
Trevino; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 39,489

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 41, BLOCK 2,  
NCB 8086, 1615-1619 CALLE ALLENDE,  
FROM "B" TWO FAMILY RESIDENTIAL  
DISTRICT AND "JJ" COMMERCIAL DISTRICT  
TO "B-3" BUSINESS DISTRICT, PROVIDED  
THAT A SIX FOOT (6') SOLID SCREEN  
FENCE IS ERRECTED ON THE SOUTH AND  
ON THE WEST PROPERTY LINES.

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c. CASE 4073 - to rezone Lot 35, Block 2, NCB 10926, 8000 Block  
of U. S. Highway 181 South (South Presa Street), from "E" Office District  
to "B-3" Business District, located northeast of the intersection of  
Henderson Court and South Presa Street (U. S. Highway 181 South); having  
124.9' on Henderson Court, 61.1' on South Presa Street (U. S. Highway  
181 South) and 59.9' on the cut-off between South Presa Street (U. S.  
Highway 181 South) and Henderson Court.

Acting Planning Director, J. H. Wilkerson, explained the  
proposed change, which the Planning Commission recommended be approved  
by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Garza, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 39,490

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 35, BLOCK 2, NCB 10926, 8000 BLOCK OF U. S. HIGHWAY 181 SOUTH (SOUTH PRESA STREET), FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT.

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d. CASE 4152 - to rezone Lot 21, Block 1, NCB 13914, 6500 Block of Callaghan Road, from "B-2" Business District to "B-3" Business District, located on the southeast side of Callaghan Road, 252.27' northeast of the cutback to Loop 410 Expressway; having 125.0' on Callaghan Road and a depth of 168.98'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Naylor, seconded by Mr. Mendoza, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 39,491

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 21, BLOCK 1, NCB 13914, 6500 BLOCK OF CALLAGHAN ROAD, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

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e. CASE 4172 - to rezone Lot 13, NCB 11790, 8567 San Pedro Avenue (U. S. Highway 281 North), from Temporary "A" Single Family Residential District to "B-3" Business District, located on the southwest side of North Loop Road, between San Pedro Avenue (U. S. Highway 281 North) and Hettler Drive; having 138.50' on Hettler Drive, 132.95' on North Loop Road, 180.49' on San Pedro Avenue and 78.62' on the cut-off between San Pedro Avenue and North Loop Road.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 39,492

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 13, NCB 11790, 8567 SAN PEDRO AVENUE (U. S. HIGHWAY 281 NORTH), FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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f. CASE 4173 - to rezone Lots 7, 8 and 9, Block 20, NCB 8993, 1134 Acme Road, from "C" Apartment District to "B-3" Business District, located on the east side of Acme Road, 145.0' north of Delta Street; having 75.0' on Acme Road and a depth of 125.0'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mrs. Haberman, seconded by Mr. Mendoza, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Hilliard, Gatti.

AN ORDINANCE 39,493

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 7, 8 AND 9,  
BLOCK 20, NCB 8993, 1134 ACME ROAD,  
FROM "C" APARTMENT DISTRICT TO "B-3"  
BUSINESS DISTRICT.

\* \* \* \*

71-24 Mayor Gatti returned to the meeting and presided.

g. CASE 4180 - to rezone Lot 115, NCB 9312, 1100 Block of S. W. Military Drive, from "C" Apartment District to "B-3" Business District, located on the south side of S. W. Military Drive, 175.0' east of Garnett Avenue; having 75.0' on S. W. Military Drive and a depth of 147.50'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Gus Gikas, the applicant, spoke in favor of the application. In discussing the problem of ingress and egress, he felt that the problem would not be bad. He said he hopes to sell the land, but, if not, he would want to cut the curb the full 75' in front.

It was pointed out that the Traffic and Transportation Department will have to approve traffic arrangements before a Certificate of Occupancy can be issued.

No one spoke in opposition.

Mr. Hill moved that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected on the south property line. The motion was seconded by Mr. Mendoza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,494

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 115, NCB 9312,  
1100 BLOCK OF S. W. MILITARY DRIVE,  
FROM "C" APARTMENT DISTRICT TO "B-3"  
BUSINESS DISTRICT, PROVIDED THAT A  
SIX FOOT (6') SOLID SCREEN FENCE IS  
ERECTED ON THE SOUTH PROPERTY LINE.

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h. CASE 4190 - to rezone Lot 39, Block 1, NCB 11965, 501 Portland, from "A" Single Family Residential District to "B-3" Business District, located east of the intersection of Portland Road and McCullough Avenue; having 75.0' on Portland Road and 150.0' on McCullough Avenue.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,495

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 39, BLOCK 1, NCB 11965, 501 PORTLAND, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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i. CASE 4196 - to rezone Lot 1, Block 6, NCB 14908 and Lots 3 and 4, Block 5, NCB 14593, 4300 Block of Industrial Park Drive, from "B" Two Family Residential District and Temporary "R-1" Single Family Residential District to "I-2" Heavy Industry District.

Subject properties are located, as follows:

Lot 1 is bounded by I. H. 35 on the west, Industrial Park Drive on the east, Greatfare Drive on the south and Space Center on the north; having 1,813.39' on I. H. 35, 1,940.50' on Industrial Park Drive, 295.89' on Space Center Drive and 400.0' on Greatfare Drive; containing 16.559 acres.

Lot 3 is located northeast of the intersection of Industrial Park Drive and Greatfare Drive; having 556.40' on Industrial Park Drive and a maximum depth of 1,575.77'; containing 32.68 acres of land.

Lot 4 is located southeast of the intersection of I. H. 35 and Greatfare Drive; having 500.0' on Greatfare Drive and 575.0' on I. H. 35; containing 9,000 acres of land.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

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After consideration, on motion of Mr. Mendoza, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

## AN ORDINANCE 39,496

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 1, BLOCK 6, NCB 14908 AND LOTS 3 AND 4, BLOCK 5, NCB 14593, 4300 BLOCK OF INDUSTRIAL PARK DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-2" HEAVY INDUSTRY DISTRICT.

\* \* \* \*

j. CASE 4206 - to rezone Lot 23, Block 21, NCB 7672, 130, 202, 206 Riverside Drive, from "B" Two Family Residential District and "L" Manufacturing District to "R-4" Mobile Home District, located on the southwest side of Riverside Drive, 848.0' west of Roosevelt Avenue; having 370.02' on Riverside Drive and a maximum depth of approximately 363'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

Mr. Trevino moved that the recommendation of the Planning Commission be approved, provided that a ten foot (10') landscaped non-access vehicular easement be incorporated on the back line and the plat be amended to show this non-access easement. The motion was seconded by Mr. Hill. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Naylor, Trevino, Gatti; NAYS: Garza; ABSENT: Hilliard.

## AN ORDINANCE 39,497

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 23, BLOCK 21, NCB 7672, 130, 202, 206 RIVERSIDE DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND "L" MANUFACTURING DISTRICT TO "R-4" MOBILE HOME DISTRICT, PROVIDED THAT A

TEN FOOT (10') LANDSCAPED NON-ACCESS  
VEHICULAR EASEMENT BE INCORPORATED ON  
THE BACK LINE AND THE PLAT BE AMENDED  
TO SHOW THIS NON-ACCESS EASEMENT.

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k. CASE 4208 - to rezone Lots 41 and 42, NCB 11681, 315 Spencer Lane, from "F" Local Retail District to "I-1" Light Industry District, located west of the intersection of I. H. 10 Expressway (U. S. Highway 87) and Spencer Lane; having 626.5' on Spencer Lane, 744.76' on I. H. 10 Expressway (U. S. Highway 87) and 53.22' on the cut-off between these two roads.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,498

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 41 AND 42,  
NCB 11681, 315 SPENCER LANE, FROM  
"F" LOCAL RETAIL DISTRICT TO "I-1"  
LIGHT INDUSTRY DISTRICT.

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l. CASE 4218 - to rezone Lot 120, Block 13, NCB 9313, 1010 S. W. Military Drive, from "C" Apartment District to "B-3" Business District, located on the south side of S. W. Military Drive, 250' east of Mango Avenue; having 50.0' on S. W. Military Drive and a maximum depth of 152.5'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Naylor, seconded by Mr. Mendoza, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT; Hilliard.

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## AN ORDINANCE 39,499

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 120, BLOCK 13, NCB 9313, 1010 S. W. MILITARY DRIVE, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT.

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m. CASE 4221 - to rezone Lot 5, NCB 10102, 6801 San Pedro Avenue, from "B-1" Business District to "B-2" Business District, located on the west side of San Pedro Avenue, 294.47' north of Veda Mae Drive; having 210.0' on San Pedro Avenue and a depth of 220.0'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

Mr. Trevino moved that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected on the north, south and west property lines. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

## AN ORDINANCE 39,500

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, NCB 10102, 6801 SAN PEDRO AVENUE, FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ON THE NORTH, SOUTH AND WEST PROPERTY LINES.

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n. CASE 4162 - to rezone Lot 27, NCB 11973, 2501 Nacogdoches Road, from "B" Two Family Residential District to "B-2" Business District, located north of the intersection of Blossom Drive and Nacogdoches Road; having 208.50' on Blossom Drive and 101.76' on Nacogdoches Road.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. M. B. Chacon, representing Church's Fried Chicken, Inc., spoke in favor of the rezoning. He pointed out the commercial growth on Nacogdoches Road and the fact that this tract is no longer suitable for use as a single family dwelling. He said that this would be a "take-away" business and no provision is being made for food to be consumed on the premises.

Speaking in opposition was Mrs. Erma C. Wrockloff, 2534 Blossom Drive. She stated her objections to the traffic, noise and trash generated by commercial establishments in the area. She feels that property values are being decreased and asked that no further business be permitted.

Mr. Hill moved that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected on the northwest and on the northeast property lines. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,501

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 27, NCB 11973, 2501 NACOGDOCHES ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ON THE NORTHWEST AND ON THE NORTHEAST PROPERTY LINES.

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o. CASE 4063 - to rezone Lot 18, NCB 12175, containing 26.165 acres, 4500 Block of N. E. Loop 410, from "B" Two Family Residential District to "R-4" Mobile Home District, located between Holbrook Road and Missouri-Kansas and Texas Railroad R.O.W., approximately 2,026.67' south of Rittiman Road; having 755.21' on Holbrook Road, 766.86' on M.K. & T. Railroad and a maximum distance of 1,556.52' between Holbrook Road and the Railroad Tracks.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council and advised that a protest petition has been submitted in this case and it will, therefore, require seven (7) affirmative votes to effect rezoning.

Mr. Stanley Rosenberg, attorney, representing the applicant, told the Council that, due to certain errors having been made in notifying persons of hearings, he is requesting that the matter not be heard by the City Council, but referred back to the Planning Commission. He explained that, since some of the persons living within the 200' area had not been notified, the rezoning could always be attacked and invalidated. He preferred to start the entire process over again to be certain that all legal requirements were met.

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Mr. Gordon Davis, representing Colonel Woodburn, objected to the case being referred back to the Planning Commission, as the eight-month time limitation on appeals to the City Council would expire this week.

Assistant City Attorney Cosgrove said that he was of the opinion that the Council had authority to refer the matter to the Planning Commission. He felt that the eight-month limitation does not expire when the Council takes such action.

After consideration, Mr. Becker moved that Case No. 4063 be referred back to the Planning Commission. The motion was seconded by Mrs. Haberman and passed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Trevino, Gatti; NAYS: Naylor; ABSENT: Hilliard.

p. CASE 4068 - to rezone Lot 2, NCB 11490, from "A" Single Family Residential District and Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, and Lot 1, NCB 11490 and Lot 19, Block 1, NCB 14531, from "A" Single Family Residential District and Temporary "R-1" Single Family Residential District to "B-2" Business District, 3900 and 4000 Block of Callaghan Road.

The "R-3" is located on the west side of Callaghan Road, 201.01' north of Farragut Drive; having 652.65' on Callaghan Road and a maximum depth of 1,192.49'.

The "B-2" is located on the west side of Callaghan Road on the north and south of Farragut Drive.

Both have 580.01' of frontage on Farragut Drive. The property to the north has 201.01' on Callaghan Road and the property to the south has 200.0' on Callaghan Road.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Naylor, Trevino, Gatti; NAYS: Garza; ABSENT: Hilliard.

#### AN ORDINANCE 39,502

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 2, NCB 11490,  
FROM "A" SINGLE FAMILY RESIDENTIAL  
DISTRICT AND TEMPORARY "R-1" SINGLE  
FAMILY RESIDENTIAL DISTRICT TO "R-3"  
MULTIPLE FAMILY RESIDENTIAL DISTRICT,

AND LOT 1, NCB 11490 AND LOT 19,  
BLOCK 1, NCB 14531, FROM "A" SINGLE  
FAMILY RESIDENTIAL DISTRICT AND  
TEMPORARY "R-1" SINGLE FAMILY  
RESIDENTIAL DISTRICT TO "B-2"  
BUSINESS DISTRICT, 3900 AND 4000  
BLOCK OF CALLAGHAN ROAD.

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q. CASE 4143 - to rezone Lot 18, Block 4, NCB 11872, 8800 Block of Crownhill, from "A" Single Family Residential District to "O-1" Office District, located on the southeast side of Laurelhurst between Crownhill Boulevard and Greenbriar Drive; having 337.73' on Laurelhurst, 325.94' on Greenbriar Drive and 357.76' on Crownhill Boulevard.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Dan Crow, representing the applicant, Mr. A. A. Jergins, explained the proposed development, which will enhance the area. An office building is to be erected facing Crownhill Boulevard. It will be situated north of the alley line in that block. There will be underground parking in the rear, but no access will be permitted to Greenbriar Drive.

Mr. Douglas McCall, 8402 Greenbriar Drive, spoke in opposition to the proposed change. He said that this project would change the character of the neighborhood. He also objected to the increased traffic.

It was pointed out, to Mr. McCall, that this would only be an extension of already existing office buildings in the block.

Mr. Hill moved that the recommendation of the Planning Commission be approved, provided that a solid screen fence is erected along the south 125' of the east property line and that a one foot (1') non-access easement is provided along Greenbriar Drive. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote:  
AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti;  
NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,503

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 18, BLOCK 4,  
NCB 11872, 8800 BLOCK OF CROWNHILL  
BOULEVARD, FROM "A" SINGLE FAMILY  
RESIDENTIAL DISTRICT TO "O-1" OFFICE  
DISTRICT, PROVIDED THAT A SOLID SCREEN  
FENCE IS ERECTED ALONG THE SOUTH 125'  
OF THE EAST PROPERTY LINE AND THAT A  
ONE FOOT (1') NON-ACCESS EASEMENT IS  
PROVIDED ALONG GREENBRIAR DRIVE.

\* \* \* \*

t. CASE 4207 - to rezone Arb. Lot J, NCB 10319, 3355 Roland Avenue, from "B" Two Family Residential District to "B-1" Business District, located on the northeast side of Roland Avenue, 358.89' northwest of Pecan Valley Drive; having 52.48' on Roland Avenue and a maximum depth of 202.0'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mrs. Hortense Falcon, the applicant, spoke in favor of the rezoning. She said that she has a beauty shop and wishes to expand, but cannot get a permit without a different classification.

No one spoke in opposition.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be overruled and that the request for rezoning be approved. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,504

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 ARB. LOT J,  
NCB 10319, 3355 ROLAND AVENUE, FROM  
"B" TWO FAMILY RESIDENTIAL DISTRICT  
TO "B-1" BUSINESS DISTRICT.

\* \* \* \*

u. CASE 4233 - to rezone Lot 86, NCB 11884, 315 Sunset Road, from "A" Single Family Residential District to "B-2" Business District, located on the north side of Sunset Road, 110.2' west of Everest Drive; having 134.47' on Sunset Road and a depth of 228.29'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Mike Wish spoke in favor of the application. He explained that he proposed to build a shopping strip to include a washateria, which is direly needed in the neighborhood. He said he would accept "B-1" zoning, if absolutely necessary, but "B-2" zoning would permit the types of shops that are needed.

No one spoke in opposition.

Mr. Hill moved that the recommendation of the Planning Commission be overruled and that the request for rezoning be approved, provided that a six foot (6') solid screen fence is erected on the north property line. The motion was seconded by Mrs. Haberman. On roll call,

the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,505

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 86, NCB 11884,  
315 SUNSET ROAD, FROM "A" SINGLE  
FAMILY RESIDENTIAL DISTRICT TO "B-2"  
BUSINESS DISTRICT, PROVIDED THAT A  
SIX FOOT (6') SOLID SCREEN FENCE IS  
ERECTED ON THE NORTH PROPERTY LINE.

\* \* \* \*

v. CASE 4166 - to rezone Lot 25, Block 3, NCB 13765, 4136 Austin Highway (I. H. 35 North), from Temporary "A" Single Family Residential District and "B-3" Business District to "I-1" Light Industry District, located between Eveningway Drive and I. H. 35 (U. S. 81 North), approximately 359.73' northeast of Starlight Terrace; having 230.31' on I. H. 35, 220.0' on Eveningway Drive and 250.0' between I. H. 35 and Eveningway Drive.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Thomas Howley, the applicant, said that he has had a machine shop in this location for over 16 years. Now he needs to expand the business, but cannot do so, since his is a non-conforming use. He asked that the area be rezoned to "I-1".

No one spoke in opposition.

After consideration, Mr. Becker moved that the application be granted. The motion was seconded by Mr. Hill, but failed to carry the necessary seven (7) votes. The roll call vote was: AYES: Haberman, Hill, Becker, Mendoza, Trevino; NAYS: Garza, Naylor, Gatti; ABSENT: Hilliard.

Mr. Hill then moved to rezone the entire tract to "B-3". The motion was seconded by Mrs. Haberman and passed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Gatti; NAYS: Trevino; ABSENT: Hilliard.

Mr. Garza pointed out that the applicant still does not have the relief he has asked for, as he is not permitted a machine shop in "B-3" District. Therefore, Mr. Garza moved that the previous motion be rescinded and that the northwest 140' of Lot 25, NCB 13765, be reclassified from "B-3" to "I-1" and the southeast 110' of Lot 25, NCB 13765, be reclassified from Temporary "A" to "B-3". The motion was seconded by Mr. Naylor. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

May 20, 1971  
kry

-15-

AN ORDINANCE 39,506

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 NORTHWEST 140'  
OF LOT 25, NCB 13765, FROM "B-3" BUSINESS  
DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT,  
AND THE SOUTHEAST 110' OF LOT 25, NCB  
13765, FROM TEMPORARY "A" SINGLE FAMILY  
RESIDENTIAL DISTRICT TO "B-3" BUSINESS  
DISTRICT, 4136 AUSTIN HIGHWAY (I. H. 35  
NORTH).

\* \* \* \*

y. CASE 4133 - to rezone the west 317.2' of Tract B, NCB 10838, 4200 Block of Chandler Road, from "A" Single Family Residential District to "B-2" Business District, located on the north side of Chandler Road, 1,671.60' west of South W. W. White Road; having 317.2' on Chandler Road and a depth of 412.0'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Stanley Rosenberg, attorney, explained the proposed development to the Council. An office building for doctors and services related to medical fields is to be erected. The property adjoins the property of Baptist Hospital. Mr. Rosenberg described the area as being undeveloped with no paved streets.

No one spoke in opposition.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be overruled and that the request for rezoning be approved. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

AN ORDINANCE 39,507

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 317.2'  
OF TRACT B, NCB 10838, 4200 BLOCK OF  
CHANDLER ROAD, FROM "A" SINGLE FAMILY  
RESIDENTIAL DISTRICT TO "B-2" BUSINESS  
DISTRICT.

\* \* \* \*

May 20, 1971  
kry

71-24

The Clerk read the following Resolution:

A RESOLUTION  
NO. 71-24-97

RECOGNIZING THE EFFORTS OF LEADING  
BUSINESS AND CIVIC MEMBERS OF THE  
COMMUNITY IN THEIR ENDEAVOR TO  
BRING ABOUT AN INTERNATIONAL TRADE  
FAIR AND PERMANENT INTERNATIONAL  
TRADE MART FOR SAN ANTONIO AND  
EXPRESSING COUNCIL SUPPORT OF THIS  
WORTHWHILE PROJECT.

\* \* \* \*

WHEREAS, the City Council of San Antonio, Texas, is fully aware that an International Trade Fair and permanent International Trade Mart would be a vital and tremendous achievement for San Antonio, making it a vibrant marketplace of the Southwest, and

WHEREAS, the City Council of San Antonio, Texas, appreciates the cooperation of the State and Federal Governments for its assistance in helping to make the annual International Trade Fair a reality, and

WHEREAS, the City Council of San Antonio, Texas, wishes to acknowledge the interest and efforts displayed by Congressman Henry B. Gonzalez in inviting world renown leaders to this annual event, and

WHEREAS, recognition should be given the civic interest demonstrated by the Board of Directors of the San Antonio International Trade Fair, Inc., for devoting their time and services to make an annual International Trade Fair and Trade Mart a success,  
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

That the members of the City Council of the City of San Antonio hereby express interest and support of this worthwhile goal and urges participation in and attendance at the third annual San Antonio International Trade Fair, June 9 through 13, 1971.

\* \* \* \*

After consideration, on motion of Mr. Hill, seconded by Mr. Trevino, the Resolution was passed and approved by the following vote:  
AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti;  
NAYS: None; ABSENT: Hilliard.

71-24

ANNEXATION

Mayor Gatti declared open the public hearing on the proposed annexation of 10.273 acres of land, owned by Lad Building and Development Company, known as Palo Alto Terrace, Units 4 and 5.

May 20, 1971  
kry

Mr. J. H. Wilkerson, Acting Planning Director, explained the annexation.

No one spoke in opposition.

Mayor Gatti then declared the hearing closed and announced that the first reading of the Ordinance will be held on June 3, 1971.

71-24 The Clerk read the following Ordinance:

AN ORDINANCE 39,508

AUTHORIZING THE MAYOR TO EXECUTE A  
FIRST AMENDED COOPERATION AGREEMENT  
WITH THE URBAN RENEWAL AGENCY OF  
THE CITY OF SAN ANTONIO FOR THE  
UNDERTAKING AND COMPLETION OF AN  
URBAN RENEWAL PROJECT TITLED VISTA  
VERDE PROJECT, TEX. R-109, FOR THE  
CITY OF SAN ANTONIO.

\* \* \* \*

Mr. Winston Martin, Executive Director of the Urban Renewal Agency, stated that the original agreement was for \$5,000,000. Since that time \$1,000,000 more has become available for the project. These additional funds are being transferred from other cities who are not in position to proceed with their projects. No additional funds from the City are required, as there are sufficient in-cash grant funds to cover the City's one-third commitment.

After consideration, on motion of Mr. Trevino, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hilliard.

71-24 YOUTH SUMMER PROGRAM

Mayor Gatti advised a group of persons representing private agencies interested in the youth summer program that the policy of the Council on zoning days is not to hear anything other than zoning and emergency ordinances.

He advised the group that information given to them to the effect that all funds would be channeled through the Parks and Recreation Department is erroneous. He said that the Council has not acted on this, and that the Council will set the policy in the matter. He added that the Council last week was given four alternatives for use of summer funds. They would be advised before the Council makes a decision and assured those present that the Council would appreciate hearing from them at the appropriate time.

71-24 The Clerk read the following letter:

May 17, 1971

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

Gentlemen and Madam:

May 20, 1971  
nsr

The following petitions were received by my office and forwarded to the City Manager for investigation and report to the City Council.

5/10/71

Petition of Mrs. Annie L. White, et al requesting the cleaning of vacant lots at Aransas and Rio Grande; Nebraska and Rio Grande; rear of 143 Reichert; next door to 143 Reichert; and the lots in the 2300 Block of Virginia; 2405, 2314, 2305 Nebraska, 219 Clark and 2134 Virginia.

5/13/71

Petition of Central Distributing Company requesting permission to place electrical wiring across Chestnut Street in order to operate a gas pump.

/s/ J. H. INSELMANN  
City Clerk

\* \* \* \*

There being no further business to come before the Council, the meeting adjourned at 12:25 P. M.

A P P R O V E D

  
M A Y O R

ATTEST:   
C i t y C l e r k

May 20, 1971  
nsr

-19-

1871

