

SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
FRIDAY, APRIL 5, 1974.

* * * *

The meeting was called to order at 9:00 A. M., by Mayor Charles L. Becker, with the following members present: COCKRELL, SAN MARTIN, BECKER, BLACK, LACY, MORTON, BECKMANN, PADILLA, MENDOZA.

74-15 The invocation was given by The Reverend Claude Black.

74-15 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

74-15 Mayor Becker announced there were 10 appeal cases scheduled for hearing today. He requested that the proponents and opponents in each case limit discussion to 35 minutes. If there is a delegation present on a particular case, he asked that a spokesman speak for all.

H. CASE 5357 - to rezone Tract 5, NCB 10575, 3800 Block of Belgium Lane, from "A" Single Family Residential District to "I-1" Light Industry District.

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

Mr. Floyd McGown, attorney for the Richard Friedrich Estate, requested that this case be postponed indefinitely to permit negotiations with other interested landowners. This was agreeable to Mr. Eugene Coleman, spokesman for property owners in opposition.

Case 5357 was then indefinitely postponed by the Council.

74-15 CONGRATULATIONS TO MR. GENE CAMARGO

Mr. George Vann, Director of Building and Planning Administration, advised the Council that the Board of Governors of the American Institute of Planners have admitted Mr. Gene Camargo as a member and is a full fledged planner. He added that Mr. Camargo had earned this recognition the hard way - on experience, hard work, and knowledge of the subject.

The Mayor and members of the Council congratulated Mr. Camargo on his achievement.

A. CASE 5376 - to rezone Lots A2, and A3, NCB 1884, Lots A, B, and C, NCB 1861, located at 137 West French Place, from "B" Two Family Residential District to "B-1" Business District for a hospital.

Subject property being located on the north side of W. French Place being 150' west of the intersection of Main Avenue and W. French Place;

April 5, 1974
el

having 360' on W. French Place and a maximum depth of approximately 465'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council. However, there is more than 20 percent opposition and will therefore require 7 affirmative votes of Council to rezone the property.

Mr. John R. Shaw, attorney representing the applicant, Morningside Manor, Inc., stated he thought they had reached agreement with the contestants, Mr. Bill McCabe, an adjacent property owner, and the Monte Vista Historical Society. He said the Chandler Memorial Trust is donating to Morningside Manor approximately 3 acres of land for construction of a nursing home and apartments for the elderly. They previously requested zoning for a 10-story building with 150 apartments for the elderly. This request has been reduced to a 3-story apartment project with 60 units and a 120-bed nursing home. Mr. Shaw then read for the record letters from the Chandler Home Trust and Morningside Manor, Inc., as follows:

April 5, 1974

Mr. John R. Shaw
Attorney at Law
Milam Building
San Antonio, Texas 78205

in re: Chandler Home - Morningside Manor

Dear John:

Following my meeting yesterday in your office with Mrs. Pat McAlpin and yourself representing Morningside Manor and Mr. Samuel D. Dibrell representing the Monte Vista Historical Association, I am addressing this letter to you. It should be considered as a supplement to my letter to you of April 2, 1974.

In the second paragraph of my letter of April 2nd, I indicated the willingness of the Chandler Memorial Home to execute a written instrument, in recordable form, providing, in effect, that if title should remain in or revert to the Chandler Memorial Home within a two-year period, that such title would be held by Chandler Memorial Home under R-3 multiple family residence zoning. Such recordable instrument would further provide that Chandler would hold it under that zoning classification with the understanding that any residence or apartment building would be limited to three stories in height.

The Trustees of Chandler Memorial Home will further agree that such recordable instrument would contain the further provision that if the property were sold or used under the R-3 multiple family residence zoning that the contract of sale would provide that the architecture of any residential or apartment project subsequently erected on the property should harmonize with the architecture of the surrounding neighborhood and would not be of such an extreme nature as to clash with the Laurel Heights area. We would further include in the contract that the purchaser would furnish plans to the Monte Vista Historical Association, if it is then in existence, for any suggestions or comments that it might care to make. Of course, it should be understood that

April 5, 1974
el

the Monte Vista Historical Association would not be given final veto power over such plans and specifications, and that this must remain with the purchaser. The contract would further provide that the provisions above set forth would survive the closing and delivery of a deed.

It is my understanding that you have furnished a copy of my letter to the Monte Vista group and you are authorized to furnish a copy of this letter to the group also. If they are satisfied with the representation made herein, I will be glad to work with Mr. Dibrell or any other person they may designate to prepare an instrument for execution by our group.

I would like it understood that if the property is not zoned for use by Morningside and that if it remains or returns to its present zoning, in the event it should remain in or revert to the Chandler Memorial Home group, that we will be released from any representation made in this letter and will have no obligations with respect to the Monte Vista group.

Yours very truly,

John E. Banks

* * * *

Letter from Morningside Manor, Inc.

It is the intent of the Morningside Manor Board as expressed in an action taken April 3, 1974 by the Executive Committee that the project for a nursing home and apartments for the elderly to be built at 137 W. French Place will be built as presented by Architect Vernon Helmke to the Executive Committee at that meeting.

Morningside Manor out of courtesy to the intent and desires of the Monte Vista Association will provide informational drawings throughout the project for their review.

Elmo L. Fischer
President

Patricia P. McAlpin
Chairwoman, Board of Directors

* * * *

Mr. Shaw then asked the opponents to advise the Council whether they are still in opposition or if an agreement has been reached.

Mr. Sam Dibrell, representing the Monte Vista Historical Society and residents in the area, stated they have been in numerous negotiations with Morningside Manor and have been furnished copies of the letters mentioned and are in accord. He asked that the plans referred to in the letters be presented to the Council and that Monte Vista Historical Association be furnished plans for the project in timely fashion, prior to application for a building permit.

April 5, 1974
el

-3-

Mr. Dibrell added that Monte Vista Historical Association hopes in the future to have approved by ordinance a historical district for their area to protect its historic values.

Councilman Padilla stated that if Council granted the rezoning, it is without restrictions, and they can proceed to build anything that is legal under that classification, and in this case, wanted to establish that the City is not a party to a private agreement.

Mr. Bill McCabe, 123 West French Place, stated he was the only neighbor whose property actually touches the Chandler property and subscribed to remarks made by Mr. Dibrell that Monte Vista will support Morningside Manor under provisions brought out. He said he could reasonably speak for neighbors and felt he, McCabe, or a neighbor should be made a part of the two letters and agreement mentioned. He felt they should have some say along with the Monte Vista Historical Association as things do change; Trustees could change; Monte Vista could change, and the two groups might want to make a change. He asked Council to incorporate in its motion that the two letters include a neighbor.

Mr. Shaw stated that Morningside Manor will be glad to supply neighbors the same courtesy as the Monte Vista Historical Association.

Mr. Vernon Helmke, Architect for Morningside Manor, presented on slides and drawings site plans as it presently exists and with proposed improvements, parking, and landscaping, and a sketch of the south and front elevations.

Mrs. Cockrell stated this case has come to Council as a request for "B-1" zoning. She asked if it was legal for Council to zone the property as "R-3".

Mr. Shaw stated the request was for "B-1" and the "R-3" came about as a result of the agreement.

Dr. San Martin asked if they had to come back for "R-3" later.

Assistant City Attorney Finlay replied they have through deed restrictions restricted the property to "R-3" use.

Mrs. Virginia Von Steenberg, representing the Monte Vista Historical Association, stated she spoke for 782 people who felt they need protection as to future use of the property if Morningside Manor could not go through with its plans. She said they have indicated to Morningside Manor they will join with them in requesting a variance in stipulated amount of parking space if in the future they need more parking.

Mrs. Cockrell advised the only thing Council can do is change the zone and cannot guarantee anything.

In answer to a question by Councilman Morton, Mr. Shaw stated they are asking that the Council grant "B-1" zoning without restrictions. The property would however be limited to "R-3" use through contractual agreements. Mr. Shaw then submitted to the City Clerk copies of the two letters mentioned and the site plans.

April 5, 1974
el

Mrs. Cockrell made a motion that recommendation of the Planning Commission be approved and the property rezoned to "B-1" Business District. Seconded by Mr. Mendoza, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Morton, Beckmann, Padilla, Mendoza; NAYS: None; ABSENT: Lacy.

AN ORDINANCE 43,626

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 A2, AND A3, NCB 1884; LOTS A, B, AND C, NCB 1861, 137 W. FRENCH PLACE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT FOR A HOSPITAL, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE NORTH AND EAST PROPERTY LINES OF LOT C ADJACENT TO THE SINGLE-FAMILY DWELLINGS AND THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

G. CASE 5122 - to rezone Lots 1, 2, 3, 4, and 5, Block 1, NCB 8269, 4500 Martin Street, from "C" Apartment District to "B-3" Business District, located northwest of the intersection of Martin Street and N. W. 26th Street; having 100' on Martin Street and 120' on N. W. 26th Street.

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

Mr. Don C. Kay, attorney associated with M. M. Pena, Jr. who represents the applicant in this case stated Mr. Pena is in court and cannot be released for this hearing and therefore requested that Case 5122 be postponed.

This was agreeable to the Council and Case 5122 was postponed to a future date.

B. CASE 5415 - to rezone Lot 6, NCB 11973, 2515 Nacogdoches Road, from "B" Two Family Residential District to "B-2" Business District, located on the northwest side of Nacogdoches Road, being 110' northeast of the intersection of Blossom Drive and Nacogdoches Road; having 100' on Nacogdoches Road and a depth of 221.5'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council. He added that this was not an appeal case but there was 20 percent opposition registered and would require 7 affirmative votes of the Council to rezone the property.

April 5, 1974
el

Mr. George Wood, representing the applicant, Mr. George A. Aman, stated that they originally requested "B-3" Business District for a marine sales showroom. However, the Planning Commission recommended "B-2", which they accepted. They hope to develop property for retail use. He reviewed the commercial businesses already in the area and asked the Council to grant "B-2" zoning.

Mrs. Erma C. Wrockloff, 2534 Blossom Drive, stated that when her husband retired from the service, they built a custom-made home which cannot be duplicated today. The surrounding property is occupied by owners. The City would benefit more by keeping the property as residential. The only businesses in the block are Church's Fried Chicken and Jack in the Box, which are a nuisance due to trash and operating long hours. She asked the Council to protect the citizens from further harassment and not allow anything that would not keep normal business hours.

Mrs. Sue Weems, realtor representing her son, Dr. Linton Weems who resides and operates a doctor's office next to the property in question, spoke for her son. She stated that Dr. Weems came to the Council less than five years ago and asked for a business zone to operate his office at that location and was told the property should be kept residential. Dr. Weems is using it for an office through the Home Occupation Provisions. He has spent \$100,000 on the property to meet the City's requirements. She stated she was not in opposition to rezoning but wanted to know how the property is going to be developed and certainly did not want a noisy operation which would disturb the neighbors.

Mr. M. B. Chacon, 2547 Blossom, stated that he owns the property in back of Church's Fried Chicken, which is adjacent to the property in question. At the Planning Commission hearing, the statement was made that they were going to put in an outboard motor operation. He asked that they be turned down. His only protest to "B-2" zoning is that they don't know what is going on the property.

Mr. Gene Camargo advised the Council that a marine sales and service operation would require a "B-3" zone which was not recommended.

Mr. George Wood, in rebuttal, stated that his company is buying the property with the thought of developing a small shopping center for retail and office mix.

Mrs. Weems added that her son's bedroom window is five feet from the property in question. However, she did not oppose the rezoning providing that no fish market, restaurant, or alcoholic beverages are allowed.

Mr. Herbert M. Dawson, stated that as the agent selling the property, he represents the owner who lives in a nursing home in Seguin and wants to dispose of the property.

Mr. George Lea of the Arthur Baird Realty Company stated that they have a contract of sale subject to "B-2" zoning for retail use. They do not have any plans drawn up. There is another factor involved which is the dedication of six feet for widening of Nacogdoches.

After further consideration, Mr. Beckmann made a motion, seconded by Mr. Lacy that the recommendation of the Planning Commission

be approved, provided that replatting is accomplished and that a six foot solid screen fence is erected on the northwest property line. The motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Black, Lacy, Morton, Beckmann, Mendoza; NAYS: San Martin, Padilla; ABSENT: None.

AN ORDINANCE 43,627

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 6, NCB 11973, 2515 NACOGDOCHES ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE NORTHWEST PROPERTY LINE.

* * * *

After the vote, Mrs. Cockrell stated that she was already sympathetic to the problem of Mrs. Weems. She felt the Council would now be much more sympathetic to rezoning of Dr. Weems' property so that he could have his home elsewhere. The Mayor expressed the same sentiments.

J. CASE 5335 - to rezone Lots 12 and 13, Block 81, NCB 2799, the south 109' of Lot 1, Block 218, NCB 3945, 1700 Block of Hildebrand Avenue, from "B" Two Family Residential District to "O-1" Office District.

Lots 12 and 13 are located on the south side of Hildebrand Avenue, being 150' west of the intersection of Hildebrand Avenue and Brad Street; having 100' on Hildebrand Avenue and a depth of 109.83'.

The south 109' of Lot 1 is located northeast of the intersection of Brad Street and Hildebrand Avenue; having 50' on Hildebrand Avenue and a depth of 102'.

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

Mrs. Eloise Segura stated that her property at 1739 W. Hildebrand, was made part of this zoning case and would like her part of the application withdrawn at this time, since it is across the street from the rest of the property involved in this case. She stated that she did not know why her property was combined with the property across the street into one case.

After consideration, Mrs. Segura was allowed to withdraw her property known as the south 109' of Lot 1, Block 218, NCB 3945, from consideration in Case 5335. It was brought out that Mrs. Segura can reapply for rezoning six months from last November.

April 5, 1974
el

-7-

C. CASE 5466 - to rezone Lot 7, and the west 184.0' of the north 175.6' of Lot 38, Block 1, NCB 11253, 3506 S. W. Military Drive, from "B" Two Family Residential District to "B-3" Business District, located on the south side of S. W. Military Drive, being 715' east of the cutback between S. W. Military Drive and Laredo Highway; having 100' on S. W. Military Drive and depth of 601.2'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council. Mr. Camargo stated that the Planning Commission recommended denial of "B-3" zoning on the entire tract and in lieu thereof would recommend approval of "B-3" Business District on Lot 7 only, provided that replatting is accomplished and that a non-access easement be imposed on the southeast side of the property.

Mr. Cesar Ponce, representing the applicant, Mr. Jose Gonzales, Jr., stated that they plan to construct a 14,000 square foot building in the rear of the property and use the front of the property for parking. They stated they have the necessary financing to construct the building they proposed. He showed photographs of the property and sketches as well as the plot plan. He added that they did agree to a non-access easement at the rear of the property to prevent access through the residential area as well as construct a six foot privacy fence on the south and east side of the property and a 50 foot buffer or setback to further protect the residences. He added that the house on the property fronting on S. W. Military Drive would be remodeled for a photographic studio. The new building in the rear would be used by groups and clubs who want to have parties and will be open until 1:00 A. M.

Mrs. Cockrell asked if "B-3" zoning was granted in the front, could the rear be used for parking.

Mr. Camargo said this could be done by going through the Board of Adjustment.

After consideration, Mrs. Cockrell made a motion that the Council deny "B-3" zoning on the west 184.0' of the north 175.6' of Lot 38, Block 1, NCB 11253, and that "B-3" zoning be granted on Lot 7, Block 1, NCB 11253 provided that proper platting is accomplished and that a non-access easement be imposed on the south line of Lot 7 abutting the private dirt road. The motion was seconded by Dr. San Martin. The motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Beckmann, Padilla, Mendoza; NAYS: Lacy, Morton; ABSENT: None.

AN ORDINANCE 43,628

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 1,
 NCB 11253, 3506 S. W. MILITARY DRIVE,
 FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
 TO "B-3" BUSINESS DISTRICT, PROVIDED
 THAT PROPER PLATTING IS ACCOMPLISHED
 AND THAT A NON-ACCESS EASEMENT BE
 IMPOSED ON THE SOUTH LINE OF LOT 7
 ABUTTING THE PRIVATE DIRT ROAD.

* * * *

April 5, 1974
 mop

-8-

D. CASE 5450 - to rezone Lot 10, Block 12, NCB 9170, 4203 S. Zarzamora, from "B" Two Family Residential District to "B-1" Business District, located southwest of the intersection of Ellana Claire Avenue and Zarzamora Street; having 73' on Ellana Claire Avenue and 125' on Zarzamora Street.

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

Mr. Enrique Vega stated that he owns a flower shop in the 3900 block of S. Zarzamora. He is requesting rezoning for the property in question in order to move his flower shop to this location. He said it was not a noisy operation. Almost all the business is by telephone.

After consideration, Dr. San Martin made a motion, seconded by Mrs. Cockrell, that the recommendation of the Planning Commission be upheld and the rezoning be denied.

Mr. Mendoza made a substitute motion that the Planning Commission be overruled and the property rezoned "B-1" Business District. The motion to substitute prevailed by the following vote: AYES: Becker, Lacy, Beckmann, Morton, Mendoza; NAYS: Cockrell, San Martin, Black, Padilla; ABSENT: None.

The vote was then taken on the substitute motion by Mr. Mendoza to overrule the Planning Commission and grant the rezoning. The motion failed to pass and the rezoning was denied by the following vote: AYES: Becker, Lacy, Morton, Beckmann, Mendoza; NAYS: Cockrell, San Martin, Black, Padilla; ABSENT: None.

E. CASE 5377 - to rezone Lots 12 through 16, NCB 2873, 145 - 213 Furnish Avenue, from "C" Apartment District to "I-1" Light Industry District, located on the north side of Furnish Avenue, being 710' northwest of the intersection of Furnish Avenue and S. Flores Street; having 250' on Furnish Avenue and a maximum depth of approximately 138.69'.

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

Mr. Tom Martin, representing the applicant, stated that the Tex Pak Express Company started out as a small firm to transport movie film between movie houses. Later, they got a permit to transport small packages and have expanded rapidly. They employ 200 people with an annual payroll of \$1,232,000. They pay property taxes in the amount of \$152,000 per year. There is only one area in which the company can expand. He read into the record a letter sent to interested property owners by the Tex Pak Express Company explaining that the property, if rezoned, would be used to construct a small warehouse similar to those on adjoining property and that a solid screen privacy fence would be built along the property lines. Landscaping would be installed on Furnish Avenue and would further retain the existing sidewalk on Furnish Avenue and that there would be no additional traffic on that street as all vehicles would enter the company property through E. Zavala and Mockert Streets. He then reviewed the business operations in the area and showed the plans of the building which would be 40 feet wide, 20 feet in height, and 120 feet long.

After discussion and consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be upheld and the rezoning denied. The motion was seconded by Mr. Mendoza and on roll call, prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: None; ABSENT: Beckmann.

J. CASE 5335 - to rezone Lots 12 and 13, Block 81, NCB 2799, the south 109' of Lot 1, Block 218, NCB 3945, 1700 Block of Hildebrand Avenue, from "B" Two Family Residential District to "O-1" Office District.

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

Mayor Becker stated that earlier in the meeting at the request of Mrs. Eloise Segura, the south 109' of Lot 1, Block 218, NCB 3945 was separated and withdrawn from consideration in this case.

Mr. Gene Camargo stated that the Planning Commission recommended denial of the requested rezoning on Lots 12 and 13, Block 81, NCB 2799, from "B" Two Family Residential District to "O-1" Office District.

The Mayor said there was quite a number of citizens present in opposition and would first call upon the applicant, Mr. Hilmer C. Uhr to present his case. Mr. Uhr was not present.

After consideration, on motion of Dr. San Martin, seconded by Mr. Morton, the recommendation of the Planning Commission be upheld and the rezoning denied, the motion prevailed by the following vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton; NAYS: None; ABSENT: Beckmann, Padilla, Mendoza.

F. CASE 5440 - to rezone Lots 44 and 45, Block 36, NCB 3695, 600 Darby Boulevard, from "B" Two Family Residential District to "I-1" Light Industry District, located on the north side of Darby Boulevard being 124.6' west of the intersection of S. W. 19th Street and Darby Boulevard; having 249' on Darby Boulevard and a depth of 349.45'.

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

Mr. Al Aleman, Vice President of the Morales Construction Company, applicant in the case, stated that they employ 180 persons. They are asking for rezoning of the subject property which is located about two blocks from their present location in order to use it for employee parking and parking of equipment such as ditching machines. At the present time, there is a drainage problem in the area. They plan to level the vacant lot which will keep the water from going through the residential property to the east, which would be an improvement. Later on, they plan to place a small building on the property and operations would create less noise than the train which goes through the area.

After consideration, on motion of Dr. San Martin, seconded by Mrs. Cockrell, the recommendation of the Planning Commission was upheld and the rezoning denied by the following vote: AYES: Cockrell, San Martin, Becker, Black, Morton, Padilla, Mendoza; NAYS: Lacy; ABSENT: Beckmann.

I. CASE 5321 - to rezone Lots 8 and 12, NCB 11925, 7700 Block of Broadway, from "R-6" Townhouse District to "B-2" Business District, located on the east side of Broadway between Hiler Road and Nottingham Drive; having 300' on Broadway and 110' on both Hiler Road and Nottingham Drive.

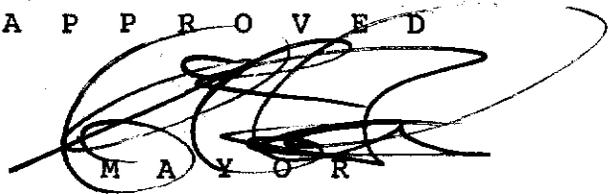
Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Carl A. Nentwich, applicant in the case, stated that since there were only 8 members of the Council present and 7 affirmative votes were needed to rezone the case, he asked that the hearing be postponed until such time that the hearing could be heard by a full Council.

This was agreeable to the Council and Case 5321 was postponed to a later date.

There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D



Charles L. Becker

ATTEST:

J. H. Beckmann
C i t y C l e r k

April 5, 1974
el

-11-

