

SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
MONDAY, MAY 6, 1974.

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The meeting was called to order at 11:00 A. M., by the presiding officer, Mayor Charles L. Becker, with the following members present: COCKRELL, SAN MARTIN, BECKER, BLACK, LACY, MORTON, PADILLA, MENDOZA; Absent: BECKMANN.

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74-20 The invocation was given by The Reverend Claude W. Black.

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74-20 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

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74-20 ZONING HEARINGS

A. CASE 5354 - to rezone Lots 21 and 22, Block 7, NCB 6549, 2013 Belknap Place, from "B" Two Family Residential District to "O-1" Office District, located on the west side of Belknap Place between Ridgewood Court and Hildebrand Avenue; having 143' on Belknap Place and 49' on both Hildebrand Avenue and Ridgewood Avenue.

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

Mayor Becker stated that he had a letter from Mr. Emanuel Gassman requesting a postponement of this case. Since there were already six persons registered to speak in opposition to the case and in view of previous postponements a further postponement was deemed unnecessary and testimony in the case will be heard.

Mr. Carlos Flores, the applicant, asked if the case could be postponed until a full Council was present. After consideration, it was decided not to grant a postponement.

Mr. Flores stated that about a year ago he purchased this property from Mr. G. Van Maltzberger who had told him that he had had an architect's office in a small detached building on the property for 20 years. During this time he had as many as seven employees.

Mr. Flores said that he is an architect and is using this building also as an architect's office. He will have two or three employees. Because a zoning violation had been charged against him, Mr. Flores applied for rezoning to "O-1" Office District so that he could continue this use. If his business, which is new, becomes successful and grows he will move from this location - probably within two years.

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Mrs. Cockrell suggested that the Council might consider rezoning only that portion of the property where the detached building is located.

Mrs. Edith Grier spoke in opposition for herself and for Mr. Emanuel Gassman. Mrs. Grier stated that neither she nor any of the other neighbors were aware that there was an office on the premises and certainly not that seven persons were ever employed there. She said that Mr. Flores has expanded by closing in a carport. There are nearly always four cars parked on the street adjacent to the property. Mrs. Grier read written comments of Mr. Gassman who said that he had been well acquainted with Mr. Maltzberger and was never aware that he conducted a business on the property. He described the street and the heavy traffic in the area. He said also that he is proud of this well kept family neighborhood and wished to retain it the way it is now.

Also speaking in opposition were:

Mrs. Ruth Gassman, 308 West Ridgewood
 Mr. John Keene, 306 West Lullwood
 Mr. Oran J. Tsakopoulos, 232 West Ridgewood
 Mrs. June Tsakopoulos, 232 West Ridgewood

All of the opponents stated a desire to maintain a residential neighborhood and objected to increased traffic and parking.

Mayor Becker suggested that the neighbors seemed more fearful of a permanent rezoning and the added parking problems. If Mr. Flores could make arrangements for parking other than on the street and could provide the residents with suitable guarantees that he would move at the end of two years perhaps the neighbors would agree to his continuing without actually rezoning the property.

Mrs. Grier and Mr. Tsakopoulos both said that they could not agree to such an arrangement without the other residents in the area agreeing also.

Mr. Padilla moved to postpone this case until May 30, 1974, and, in the interim, urge the neighbors in this area to work something out with Mr. Flores. The motion was seconded by Dr. San Martin.

Mrs. Cockrell said that she would vote for the postponement but was opposed to asking citizens to violate the law.

Whereupon, Dr. San Martin offered a substitute motion that this case be postponed to May 30, 1974. The motion was seconded by Mr. Padilla and carried by the following roll call vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: None; ABSENT: Beckmann.

Mrs. Cockrell stated that she wanted an oral or written statement from the former owner of this property concerning his use of it.

B. 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, located on the north side of Belgium Lane, 136.0' west of Willowood Boulevard; having 499.0' on Belgium Lane with a maximum depth of 383.82'

This case was withdrawn from consideration at the request of the applicant.

C. 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. M. M. Pena, Jr., representing the applicant, Mr. Julio Hernandez, stated that he wished to use this property for an office and for handling industrial supplies consisting of drill bits, and other tools for machine shops. He submitted a request signed by eight property owners in the area approving the rezoning.

Mr. Albert De La Garza, 4422 West Martin, spoke in opposition. He said that he did not like trucks being parked on this property all the time and did not want to have any business zone there.

Mr. Pena spoke in rebuttal and assured the Council that this would be a quiet business and that he would see that the trucks were parked elsewhere.

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

Mr. Mendoza moved that consideration of this case be postponed to May 30, 1974, in order for a full Council to be present. The motion was seconded by Mr. Padilla.

Mrs. Cockrell spoke against the motion saying that it would be unfair to postpone this case while acting on the other cases.

Dr. San Martin stated the his opposition in this case was based on a desire to avoid "B-3" zoning in areas such as this.

The motion to postpone this case was carried by the following roll call vote: AYES: Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: Cockrell, San Martin; ABSENT: Beckmann.

Mayor Becker asked that the Planning Department consider having a special classification for beer lounges.

D. CASE 5318 - to rezone a 5.4295 acre tract of land out of NCB 13868, being further described by field notes filed in the office of the City Clerk, 2400 Block of N. E. Loop 410 Expressway, from "R-3" Multiple Family Residential District to "B-3" Business District, located on the north side of N. E. Loop 410 Expressway, being 1383' east of the intersection of Starcrest Drive and N. E. Loop 410 Expressway; having 120' on N. E. Loop 410 Expressway and a maximum depth of 1086.85'.

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

Mr. John Jones spoke on behalf of the applicant, Mr. Vernon R. Young, Jr., and stated that the Planning Commission had denied his request for "B-3" zoning and instead had recommended "O-1" Office zoning. The appeal had been made for "B-3". However, a development plan had been prepared and he now asked that the Council approve "B-3" zoning on the South 500' of the property abutting Loop 410 and that the remainder be zoned "O-1" Office. He passed around a proposed site plan for the Council's inspection. He reviewed the other zoning in the area much of which is "B-3" and asked that the Council approve his request.

No one spoke in opposition.

After consideration, Mr. Padilla moved that the recommendation of the Planning Commission be overruled and that the request of the applicant to rezone the South 500' of the property "B-3" Business District and the remainder of the property "O-1" Office District, provided that proper platting is accomplished be approved. The motion was seconded by Mr. Morton. On the following roll call vote the motion, carrying with it the passage of the following Ordinance, prevailed: AYES: Cockrell, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: None; ABSENT: San Martin, Beckmann.

AN ORDINANCE 43,742

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 100.4' OF THE SOUTH 500' OF LOT 15 AND THE EAST 20' OF THE SOUTH 500' OF LOT 14, NCB 12116, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND THE NORTH 587.5' OF LOT 14 AND THE WEST 100.4' OF THE NORTH 587.5' OF LOT 15, NCB 12116, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, 2400 BLOCK OF N.E. LOOP 410 EXPRESSWAY, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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E. CASE 5463 - to rezone Lot 79A, NCB 11884, 371 Sunset Road, from "A" Single Family Residential District to "B-3" Business District, located northeast of the intersection of Teak Lane and Sunset Road; having 150' on Teak Lane and 72.6' on Sunset Road.

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

Mr. A. R. Rees, Jr., representing his mother, Mrs. Dixie M. Rees, stated that he was requesting "B-3" zoning of this property in order to enhance its value for resale. He pointed out the zoning of other property in the neighborhood and stated that the character of the neighborhood is rapidly changing.

Dr. San Martin and Mrs. Cockrell both expressed the idea that "B-3" zoning was not appropriate in this area yet and would rather see a more limited use.

No one spoke in opposition.

After consideration, Mr. Mendoza moved that the recommendation of the Planning Commission be overruled and that the property be rezoned to "B-2" Business District. The motion was seconded by Mr. Morton. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, Becker, Black, Lacy, Morton, Padilla, Mendoza; NAYS: San Martin; ABSENT: Beckmann.

AN ORDINANCE 43,743

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 79A, NCB
11884, 371 SUNSET ROAD, FROM "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED THAT PROPER
PLATTING IS ACCOMPLISHED.

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F. CASE 5526 - to rezone Lot 14, 15, 16, and 17, Block 25, NCB 1807, 1211 West Huisache Avenue, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the north side of West Huisache Avenue being 50' west of the intersection of Capitol Avenue and West Huisache Avenue; having 100' on West Huisache Avenue and a depth of 125'.

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

Mr. Michael Rizik, the applicant, spoke in favor of the application. He said that he wanted to build an 8-unit apartment on the site which would greatly enhance the values in the neighborhood.

Mr. Camargo stated that the area of this lot would only permit seven units.

Mr. Rizik then said he would limit construction to six units. He asked the Council for its favorable consideration.

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Several neighbors appeared to speak in opposition. Each of them expressed the desire to retain the single family neighborhood as it now is. They also feared an increase in traffic congestion, parking problems, noise and garbage.

Those speaking were:

Mrs. Angelica Vasquez, 1210 West Huisache
 Mr. Miguel Vasquez, 1210 West Huisache
 Mr. Calvin Mesch, 1136 West Mulberry
 Mrs. Virginia E. Pegram, 1220 West Huisache
 Mrs. Frank S. White, 1215 West Huisache
 Mrs. John Ivers, 1006 Gardina
 Mrs. Peggy Holleman, 1203 West Huisache

Mr. Rizik spoke in rebuttal saying that he was aware that he could build two duplexes without any problem but that it was more feasible to put in apartments. He asked for the Council's favorable consideration.

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

74-20

SPECIAL COUNCIL MEETING

Mr. George Vann stated he wanted to remind the Council of a special hearing to consider the City Public Service Board rate increase which is scheduled for 7:30 P. M. on Tuesday, May 7, 1974, at the Convention Center Banquet Hall.

74-20

LACKLAND CITY WATER COMPANY

Mr. Padilla stated that he had had several phone calls concerning a rate increase by the Lackland City Water Company and asked that the staff check into it and determine what the City's position is in the matter.

There being no further business to come before the Council, the meeting adjourned at 1:50 P. M.

A P P R O V E D

ATTEST:

H. Melmann
 City Clerk

Charles L. Becker
 M A Y O R

Charles L. Becker

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