

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, MAY 20, 1976.

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The meeting was called to order at 8:30 A. M., by the presiding officer, Mayor Lila Cockrell, with the following members present: PYNDUS, BILLA, CISNEROS, BLACK, HARTMAN, ROHDE, TENIENTE, NIELSEN, COCKRELL; Absent: NONE.

76-25 The invocation was given by The Reverend Lester M. Utz, St. Luke's Lutheran Church.

76-25 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

76-25 The minutes of the meeting of May 13, 1976 were approved.

76-25 Dr. Cisneros read the following Resolution:

A RESOLUTION  
NO. 76-25-33

EXPRESSING THE APPRECIATION OF THE CITIZENS  
OF SAN ANTONIO FOR THE DECISION OF THE U. S.  
AIR FORCE TO ESTABLISH THE AIR FORCE CIVILIAN  
PERSONNEL CENTER AT RANDOLPH AIR FORCE BASE  
AND EXTENDING AN OFFER OF ASSISTANCE FROM  
THE CITY COUNCIL.

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After consideration, on motion of Dr. Cisneros, seconded by Mr. Hartman, the Resolution was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

Mayor Cockrell stated that the entire Council has been very supportive of this matter and a Resolution is very appropriate at this time.

76-25 The following Ordinance was read by the Clerk and explained by Mr. Mel Sueltenfuss, Director of Public Works, and after consideration, on motion of Mr. Pyndus, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,650

AUTHORIZING THE CITY MANAGER TO EXECUTE  
A LEASE AGREEMENT WITH MARGARET BATTS  
TOBIN FOR THE LEASE OF 21 ACRES OF LAND  
FOR A SANITARY LANDFILL.

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76-25 GARBAGE AS FUEL

In response to a question by Dr. Cisneros, Mr. Mel Sueltenfuss, Director of Public Works, stated that the City is still working on the idea of garbage as fuel, and should have a report to the Council within a year.

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76-25 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Mr. Rohde, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,651

ACCEPTING THE LOW QUALIFIED BID OF BUILTRITE DISTRIBUTING COMPANY TO FURNISH THE CITY WITH A SUMMER NUTRITIONAL LUNCH PROGRAM.

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76-25 The following Ordinance was read by the Clerk and explained by Mr. Cecil Henne, City Public Service Board, and after consideration, on motion of Mr. Pyndus, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,652

AUTHORIZING THE CITY PUBLIC SERVICE BOARD OF SAN ANTONIO TO INSTALL, CONSTRUCT AND MAINTAIN AN ELECTRIC DISTRIBUTION LINE ON A PARCEL OF LAND OF THE CITY OF SAN ANTONIO IN THE KENWOOD NORTH PROJECT.

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76-25 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Pyndus, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,653

PERMITTING THE ALAMO COUNCIL OF CAMP FIRE GIRLS TO BUILD A SMALL CEREMONIAL FIRE AT THE SAN JOSE MISSION ON FRIDAY, MAY 21, 1976.

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76-25 PRESENTATION TO MAYOR COCKRELL

Dr. Nielsen stated that the YWCA is launching a membership drive, and as a member of the Board of Directors and on behalf of the YWCA he presented Mayor Cockrell with the first membership card.

Mayor Cockrell expressed her appreciation to the YWCA for the framed certificate.

76-25 ZONING HEARINGS

1. CASE 6255 - to rezone Lot 41, Block 16, NCB 6438, 400 Block of W. Kings Highway, 2600 Block of San Pedro Avenue, from "D" Apartment District to "O-1" Office District; located southwest of the intersection

of W. Kings Avenue and San Pedro, having 109.1' on W. Kings Highway and 193.3' on San Pedro Avenue.

Mr. Gene Camargo, Planning Administrator, stated they had received a letter from the applicant asking withdrawal of his request for rezoning.

The case was withdrawn.

2. CASE 6450 - to rezone Lot 11-B, Block 2, NCB 8988, 1100 Block of Old Highway 90 West, from "F" Local Retail District to "B-3" Business District; subject property is bounded by Old Highway 90 West, S. W. 41st Street and Eldridge Avenue, having 194.62' on Old Highway 90 West, 100.80' on S. W. 41st Street and 166.02' on Eldridge Avenue.

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

Mr. Jose G. Rodriguez, the applicant, stated he would not be in favor of a "B-3" zoning and instead would like "I-1" zoning.

After consideration, Mr. Pyndus made a motion to postpone this case for 30 days in order to consider the case on "I-1" zoning. Mr. Hartman seconded the motion. On roll call, the motion to postpone for 30 days was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

This case was postponed for 30 days.

40. CASE 6396 - to rezone Lot 12, Block 7, NCB 9120, 302 West Thorain Avenue, from "B" Two Family Residential District to "B-1" Business District; located southwest of the intersection of San Pedro Avenue and West Thorain Boulevard, having 71.10' on West Thorain and 136.12' on San Pedro Avenue.

Mr. Gene Camargo, Planning Administrator, stated he had received a letter from the applicant asking withdrawal of his request for rezoning.

The case was withdrawn.

34. CASE 6401 - to rezone a 2.615 acre tract of land out of NCB 14890, being further described by field notes filed in the Office of the City Clerk, 5600 Block of U.T.S.A. Boulevard, from Temporary "R-1" Single Family Residential District to "B-2" Business District; located on the south side of U.T.S.A. Boulevard being 379.21' southwest of the intersection on I. H. 10 Expressway and U.T.S.A. and a maximum depth of 205.12'.

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

Mr. Charles Dempsey, representing the applicant, asked the Council to postpone action on this case for 30 days to allow time for interim guidelines over the Aquifer to be established.

Mr. Hartman then made a motion to postpone this case for 30 days. Mr. Billa seconded the motion. On roll call, the motion prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

Case 6401 was postponed for 30 days.

3. CASE 6391 - to rezone the remaining portion of Lot 109, NCB 11543, Lot 1 and the northwest 110' of the southwest 200' of Block E, NCB 11556, from "B-2" Business District to "B-3" Business District; located on the southeast side of Callaghan Road being 150' northeast of the intersection of Horseshoe Bend and Callaghan Road, having 568' on Callaghan Road and a depth of 227'.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished. 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,654

AMENDING CHAPTER 42 OF THE CITY CODE  
 THAT CONSTITUTES THE COMPREHENSIVE  
 ZONING ORDINANCE OF THE CITY OF SAN  
 ANTONIO BY CHANGING THE CLASSIFICATION  
 AND REZONING OF CERTAIN PROPERTY  
 DESCRIBED HEREIN AS THE REMAINING  
 PORTION OF LOT 109, NCB 11543, LOT 1  
 AND THE NORTHWEST 110' OF THE SOUTHWEST  
 200' OF BLOCK E, NCB 11556, 4930 CALLAGHAN  
 ROAD, FROM "B-2" BUSINESS DISTRICT TO  
 "B-3" BUSINESS DISTRICT, PROVIDED THAT  
 PROPER PLATTING IS ACCOMPLISHED.

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4. CASE 6456 - to rezone Lot 11, and the west 25' of Lot 10, Block 6, NCB 9855, 3919 S. W. Military Drive, from "C" Apartment District to "B-3" Business District; located on the north side of S. W. Military Drive, being 275' west of the intersection of Carmel Avenue and S. W. Military Drive, having 67' on S. W. Military Drive and a depth of 136.55'.

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, on motion of Mr. Pyndus, seconded by Mr. Rohde, the recommendation of the Zoning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,655

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 11, AND THE WEST 25' OF LOT 10, BLOCK 6, NCB 9855, 3919 S. W. MILITARY DRIVE, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT.

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5. CASE 6436 - to rezone the remaining portion of Tract A, NCB 12100, 8763 Crownhill Boulevard, from "B" Two Family Residential District to "B-3" Business District; located north of the intersection of N. E. Loop 410 Expressway and Crownhill Boulevard, having 200' on Crownhill Boulevard and a maximum depth of 297.27'.

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. Rohde made a motion that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,656

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE REMAINING PORTION OF TRACT A, NCB 12100, 8763 CROWNHILL BOULEVARD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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6. CASE 6448 - to rezone a 0.437 acre tract of land out of NCB 15591, being further described by field notes filed in the office of the City Clerk, 7000 Block of S. W. Military Drive, from Temporary "R-1" Single Family Residential District to "B-2" Business District; located between S. W. Military Drive and Westward Drive being 125' north of the intersection of S. W. Military Drive and Westward Drive, having 100' on S. W. Military, 67.24' on Westward Drive and a distance of 184.79' between S. W. Military Drive and Westward 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. Hartman made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Billa, ABSENT: None.

AN ORDINANCE 46,657

AMENDING CHAPTER 42 OF THE CITY CODE  
 THAT CONSTITUTES THE COMPREHENSIVE  
 ZONING ORDINANCE OF THE CITY OF SAN  
 ANTONIO BY CHANGING THE CLASSIFICATION  
 AND REZONING OF CERTAIN PROPERTY  
 DESCRIBED HEREIN AS A 0.437 ACRE TRACT  
 OF LAND OUT OF NCB 15591, LOCATED BETWEEN  
 S. W. MILITARY DRIVE AND WESTWARD DRIVE  
 BEING 125' NORTH OF THE INTERSECTION OF  
 S. W. MILITARY DRIVE AND WESTWARD DRIVE,  
 HAVING 100' ON S. W. MILITARY DRIVE,  
 67.24' ON WESTWARD DRIVE AND A DISTANCE  
 OF 184.79' BETWEEN S. W. MILITARY DRIVE  
 AND WESTWARD DRIVE, BEING FURTHER  
 DESCRIBED BY FIELD NOTES FILED IN THE  
 OFFICE OF THE CITY CLERK, 7000 BLOCK  
 OF S. W. MILITARY DRIVE, FROM TEMPORARY  
 "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT  
 TO "B-2" BUSINESS DISTRICT, PROVIDED  
 THAT PROPER REPLATTING IS ACCOMPLISHED.

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7. CASE 6461 - to rezone Lots 16, 17 and 18, Block 18, NCB 7440, 723 Old Highway 90 West, from "F" Local Retail District to "B-3" Business District; located on the northwest side of Old Highway 90 West, being 275' southwest of the intersection of Old Highway 90 West, and S. W. 37th Street, having 75' on Old Highway 90 West and a depth of 176.7'.

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, on motion of Mr. Rohde, seconded by Mr. Hartman, the recommendation of the Zoning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,658

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, 17 AND 18, BLOCK 18, NCB 7440, 723 OLD HIGHWAY 90 WEST, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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8. CASE 6462 - to rezone Lots 103 and 104, Block 11, NCB 9311, 1202 S. W. Military Drive, from "C" Apartment District to "B-3" Business District; located southwest of the intersection of S. W. Military Drive and Garnett Avenue, having 100' on S. W. Military Drive and 152.1' on Garnett 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.

After consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be approved provided that proper replatting is accomplished and that a six foot solid screen fence be erected and maintained along the south property line. 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,659

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 103 AND 104, BLOCK 11, NCB 9311, 1202 S. W. MILITARY DRIVE, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE BE ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

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Mayor Cockrell recognized a group of students from the Lackland Language School and welcomed them to the meeting. They were accompanied by their teacher, Ms. Ruth Hodges.

9. CASE 6427 - to rezone Lots 52 and 53, NCB 11971, 922 - 934 Isom Road, from "A" Single Family Residential District to "I-1" Light Industry District; located on the southeast side of Isom Road, being 195' northeast of the intersection of Isom Road and Mathilde Road, having 250' on Isom Road and a maximum depth of 420'.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,660

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 52 AND 53, NCB 11971, 922 - 934 ISOM ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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10. CASE 6406 - to rezone Lot 395A, Block 57, NCB 11104, 700 Block of Baetz Boulevard, from "B-1" Business District to "R-3" Multiple Family Residential District; located on the north side of W. Baetz Boulevard, being 122.5' east of the intersection of Commercial Avenue and W. Baetz Boulevard, having 75' on W. Baetz Boulevard and a depth of 120'.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,661

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 395A, BLOCK 57, NCB 11104, 700 BLOCK OF BAETZ BOULEVARD, FROM "B-1" BUSINESS DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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11. CASE 6451 - to rezone a 1.593 acre tract of land out of NCB 15684, being further described by field notes filed in the office of the City Clerk, 11900 Block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; located southwest of the cutback between Nacogdoches Road and Old Perrin Beitel Road having 276.3' on Nacogdoches Road, 134' on Old Perrin Beitel Road and 43.6' on the cutback between Nacogdoches Road and Old Perrin-Beitel 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 request be denied because of the residential character of the area. The motion died for lack of a second.

In response to a question by Mr. Pyndus, Mr. Camargo stated that the staff has a land use study of the area which indicates a transitional pattern to "B-3" and "I-1".

After further consideration, Dr. Cisneros made a motion that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 46,662

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 1.593 ACRE TRACT OF LAND OUT OF NCB 15684, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) 11900 BLOCK OF NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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12. CASE 6452 - to rezone a 0.407 acre tract of land out of NCB 15684, being further described by field notes filed in the office of the City Clerk, 11900 Block of Old Perrin-Beitel Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; located on the west side of Old Perrin-Beitel Road being 134.86' south of the cutback between Nacogdoches Road and Old Perrin-Beitel Road, having 121' on Old Perrin-Beitel Road and a maximum depth of 184.20'.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Billa seconded the motion. On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None; ABSTAIN: Pyndus.

AN ORDINANCE 46,663

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 0.407 ACRE TRACT OF LAND OUT OF NCB 15684, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) 11900 BLOCK OF OLD PERRIN-BEITEL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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13. CASE 6465 - to rezone the northeast 418.75' of Lot 4 and the southwest 418.75' of the northeast 688.75' of Lot 3, NCB 8409, 3700 Block of Fredericksburg Road, from "F" Local Retail District to "I-1" Light Industry District; located 281.25' northeast of Fredericksburg Road and 230' northwest of Renner Drive, having 530' in width and 418.75' in length.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. 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: Pyndus, Cisneros, Black, Billa, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None ABSENT: None.

AN ORDINANCE 46,664

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTHEAST 418.75' OF LOT 4 AND THE SOUTHWEST 418.75' OF THE NORTHEAST 688.75' OF LOT 3, NCB 8409, 3700 BLOCK OF FREDERICKSBURG ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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14. CASE 6463 - to rezone Lot 9, Block 10, NCB 847, 809 Camden Street, from "E" Office District to "R-3" Multiple Family Residential District (for a day-care center caring for over twenty children); located on the northwest side of Camden Street being 95' northeast of the intersection of Erie Avenue and Camden Street, having 74.99' on Camden Street and a depth of 169.9'.

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, on motion of Dr. Cisneros, seconded by Mr. Teniente, the recommendation of the Zoning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,665

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 9, BLOCK 10, NCB 847, 809 CAMDEN STREET, FROM "E" OFFICE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT (FOR A DAY-CARE CENTER CARING FOR OVER TWENTY (20) CHILDREN.

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15. CASE 6442 - to rezone Lot 168, Block 2, NCB 15731, Lot 186, Block 3, NCB 15730, 200 Block of Dinn Drive, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; and Lots 177 through 180, Block 3, NCB 15730, Lots 95 through 97, 99 through 101, 159, 160, and the east 35' of Lot 102, Block 2, NCB 15731, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

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For "I-1", Lot 168 is located on the north side of Dinn Drive, being 618.24' east of the intersection of Dinn Drive and I. H. 35 Expressway, having 90' on Dinn Drive and I. H. 35 Expressway, having 90' on Dinn Drive and a depth of 150'.

Lot 186 is located on the south side of Dinn Drive, being 633.1' east of the intersection of I. H. 35 Expressway and Dinn Drive, having 90' on Dinn Drive and a depth of 150'.

For "B-3", Lots 177 through 180 are located on the south side of Dinn Drive, being 1098.1' east of the intersection of I. H. 35 Expressway and Dinn Drive, having 300' on Dinn Drive and a depth of 150'.

Lots 95 through 97 are located on the south side of Remount Road, being 704.75' east of the intersection of I. H. 35 Expressway and Remount Road, having 150' on Remount Road and a depth of 150'.

Lots 99 through 101 and the east 35' of Lot 102 are located on the south side of Remount Road, being 469.75' east of the intersection of I. H. 35 Expressway and Remount Road, having 185' on Remount Road and a depth of 150'.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Rohde.

#### AN ORDINANCE 46,666

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 168, BLOCK 2, NCB 15731, LOT 186, BLOCK 3, NCB 15730, 200 BLOCK OF DINN DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT; AND LOTS 177 THROUGH 180, BLOCK 3, NCB 15730, LOTS 95 THROUGH 97, 99 THROUGH 101, 159, 160 AND THE EAST 35' OF LOT 102, BLOCK 2, NCB 15731, 200 BLOCK OF DINN DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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16. CASE 6447 - to rezone Lots 3 and 4, Block 9, NCB 11225, 2213 Palo Alto Road, from "B" Two Family Residential District to "B-2" Business District; located on the west side of Palo Alto Road, being 102.86' north of the intersection of Ike Street and Palo Alto Road, having 102.86' on Palo Alto Road and a depth of 125'.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Rohde.

AN ORDINANCE 46,667

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 3 AND 4,  
BLOCK 9, NCB 11225, 2213 PALO ALTO  
ROAD, FROM "B" TWO FAMILY RESIDENTIAL  
DISTRICT TO "B-2" BUSINESS DISTRICT,  
PROVIDED THAT PROPER REPLATTING IS  
ACCOMPLISHED.

\* \* \* \*

17. CASE 6457 - to rezone Lot 318, NCB 7851, 300 Block of W. Mayfield Boulevard, from "R-3" Multiple Family Residential District to "B-2" Business District, located southeast of the intersection of I. H. 35 Expressway and W. Mayfield Blvd., having 57.89' on W. Mayfield Blvd. and 132.29' on I. H. 35 Expressway.

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

Mr. Pyndus said that he would not be in favor of granting the request for rezoning based on staff's recommendation that the neighborhood should be preserved.

Dr. Cisneros stated that he would also favor staff's recommendation and the rezoning would introduce traffic into a residential area.

Mr. Robert Ross, representing the applicant, stated his client, Eastway, Inc., would like the requested change in zoning in order to construct and operate a 49 unit motel with kitchen facilities on the subject property. Mr. Ross also stated that a non-access easement has been dedicated on Mayfield Boulevard so that any traffic developing out of this tract would not go on Mayfield Boulevard but would stay on the access road. There is also "B-2" zoning across the street from the subject property indicating that development along the access road should be business.

A general discussion then took place between Council members on land along expressways for commercial or residential uses.

No citizens appeared to speak in opposition.

After further consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the east and south property lines, and that a non-access easement be imposed along Mayfield Boulevard. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Cisneros, Black, Cockrell; ABSENT: None.

#### AN ORDINANCE 46,668

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 318, NCB 7851,  
 300 BLOCK OF W. MAYFIELD BLVD., FROM  
 "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT  
 TO "B-2" BUSINESS DISTRICT, PROVIDED  
 THAT A SIX FOOT SOLID SCREEN FENCE IS  
 ERECTED AND MAINTAINED ALONG THE EAST  
 AND SOUTH PROPERTY LINES, AND THAT A  
 NON-ACCESS EASEMENT BE IMPOSED ALONG  
 MAYFIELD BLVD.

\* \* \* \*

18. CASE 6443 - to rezone a 25.7 acre tract of land out of NCB 11672, from "R-3" Multiple Family Residential District and "B-2" Business District to "O-1" Office District, being further described by field notes filed in the office of the City Clerk; and a 0.8020 acre tract of land out of NCB 11672, from "R-3" Multiple Family Residential District to "B-2" Business District, being further described by field notes filed in the Office of the City Clerk.

The "O-1" zoning is located on the southeast side of Braesview Drive being 497' northeast of the intersection of N. W. Military Drive and Braesview Drive having 862' on Braesview Drive and a maximum depth of 1070'.

The "B-2" zoning is located on the southeast side of Braesview Drive being 404' northeast of the intersection of N. W. Military Drive and Braesview Drive having 92.77' on Braesview Drive and a maximum depth of 510.78'.

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. Nielsen made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

#### AN ORDINANCE 46,669

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 25.7 ACRE TRACT OF LAND OUT OF NCB 11672, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT AND "B-2" BUSINESS DISTRICT TO "O-1" OFFICE DISTRICT, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK; AND AN 0.8020 ACRE TRACT OF LAND OUT OF NCB 11672, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 11700 BLOCK OF BRAESVIEW DRIVE, PROVIDED THAT PROPER REPLATting IS ACCOMPLISHED.

\* \* \* \*

19. CASE 6466 - to rezone Parcel 14, save and except a 1.721 acre tract of land out of NCB 14857, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located 494' east of the I.H. 10 Expressway and 700' south of Woodstone Drive, having 553.74' in width and a maximum depth of 745'.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

AN ORDINANCE 46,670

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 PARCEL 14, SAVE AND EXCEPT A 1.721 ACRE TRACT OF LAND OUT OF NCB 14857, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, 11400 BLOCK OF I. H. 10 WEST EXPRESSWAY, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

20. CASE 6445 - to rezone a 9.573 acre tract of land out of NCB 14035, being further described by field notes filed in the office of the City Clerk, from "P-1(R-2)" Planned Unit Development Two Family Residential District, "O-1" Office District and "B-2" Business District to "B-3" Business District, 10500 Block of I. H. 10 Expressway, located on the northeast side of I. H. 10 Expressway, being 372.97' southeast of the intersection of Ramsgate and I. H. 10 Expressway, having 967.66' on I. H. 10 Expressway and a maximum depth of 588.57'.

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

Mr. Thomas Kay, 4002 Willow Green, representing the applicant, stated they would like the requested change in zoning to develop and construct a retail shopping mall on the front portion of the subject property with offices and apartments to be constructed on the rear of the property. His client is opposed to the stipulation imposed by the Zoning Commission of a 1' non-access easement along the northeast property line. Instead he would like to place as a deed restriction of a 1' non-access easement and move it to the northeast "P-1(R-2)" line.

Mr. Camargo stated that it was the Zoning Commission's intention not to allow this sort of circulation of commercial traffic to obtain ingress and egress through this residential area.

After further discussion, Mr. Hartman then moved to refer this case back to the Zoning Commission for reconsideration of the stipulation. Mr. Rohde seconded the motion. On roll call, the motion prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

Case 6445 was referred back to the Zoning Commission.

21. CASE 6444 - to rezone Lot 52, Block 1, NCB 3720, 3210 Clark Avenue, from "E" Office District to "B-1" Business District, located on the east side of Clark Avenue being 210' north of the intersection of Glover Street and Clark Avenue, having 60' on Clark Avenue and a depth of 100'.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the east property line. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,671

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 52, BLOCK 1, NCB 3720, 3210 CLARK AVENUE, FROM "E" OFFICE DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT PROPER RE-PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

\* \* \* \*

22. CASE 6446 - to rezone Lot 1, NCB 7001, 101 Castroville Road from "F" Local Retail District to "B-3" Business District, located northwest of the intersection of Castroville Road and S. W. 19th Street, having 25.88' on Castroville Road and 70.63' on S. W. 19th Street.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,672

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, NCB 7001, 101 CASTROVILLE ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

23. CASE 6460 - to rezone Lots 8 and 9, Block 3, NCB 7239, 1230 - 1234 Basse Road, from "E" Office District to "B-3" Business District, located on the south side of Basse Road, being 50' east of the intersection of Beacon Avenue and Basse Road, having 100' on Basse Road and a depth of 150'.

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 made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the south property line. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,673

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 8 AND 9, BLOCK 3, NCB 7239, 1230 - 1234 BASSE ROAD, FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

\* \* \* \*

24. CASE 6455 - to rezone Lot 24, and the east 25' of Lot 23, Block 4, NCB 3888, 245 Nelson Avenue, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located northwest of the intersection of Nelson Avenue and New Braunfels Avenue, having 140' on New Braunfels Avenue and 78.89' on Nelson 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.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,674

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 24, AND THE EAST 25' OF LOT 23, BLOCK 4, NCB 3888, 245 NELSON AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

26. CASE 6439 - to rezone the east 50' of Lot 11, Block 18, NCB 8991, 1000 Block of S. W. 39th Street, from "C" Apartment District to "R-4" Mobile Home District, located on the southeast side of S. W. 39th Street being 630.30' northeast of the intersection of Castroville Road and S. W. 39th Street and 283.4' east, having a width of 130.65' and a depth of 50'.

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

The applicant was not present.

After consideration, Mr. Pyndus made a motion to deny the request based on the staff recommendation and overrule the recommendation of the Zoning Commission. Mr. Billa seconded the motion. On roll call, the motion prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

The request for rezoning was denied.

27. CASE 6453 - to rezone Lot 10, Block 6, NCB 3147, 500 Block of Berkshire Avenue, from "B" Two Family Residential District to "B-3" Business District, located southwest of the intersection of Berkshire Avenue and I. H. 10 Expressway having 78.93' on I. H. 10 Expressway and a maximum depth of 129.4'.

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

In response to Mr. Pyndus' question, Mr. Camargo stated that the staff had recommended denial of this request for rezoning based on the access to the subject property which is through a 10 foot alley on the eastern boundary of the subject property. There is no access onto a public street in that there is a grade separation between the freeway and the property in question. Staff felt that the use of this remaining portion of a lot in a business use with the limited access available would not allow proper development.

Mr. Hartman stated this is another example of zoning of property adjacent to an expressway.

No citizens appeared to speak in opposition.

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

AN ORDINANCE 46,675

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, BLOCK 6, NCB 3147, 500 BLOCK OF BERKSHIRE AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

\* \* \* \*

76-25 The meeting was recessed for five minutes at 9:55 A. M. and reconvened at 10:00 A. M.

76-25 SALE OF \$20,000,000 CITY OF SAN ANTONIO GENERAL OBLIGATION BONDS, SERIES 1976.

At 10:00 A. M., the bids received for the sale of \$20,000,000 City of San Antonio General Obligation Bonds, Series 1976, were opened and read as follows:

THE NORTHERN TRUST COMPANY AND ASSOCIATES

Total Interest from June 1, 1976 to final maturity: \$12,817,200.00  
Less: Premium 6,460.00  
Net Interest Cost: \$12,810,740.00

Effective Interest Rate: 5.53618%

REPUBLIC NATIONAL BANK OF DALLAS RAUSCHER PIERCE SECURITIES CORP. AND ASSOCIATES

Total Interest from June 1, 1976 to final maturity: \$12,490,075.00  
Less: Premium 375.00  
Net Interest Cost: 12,489,700.00

Effective Interest Rate: 5.3974%

FIRST NATIONAL BANK IN DALLAS AND ASSOCIATES

Total Interest from June 1, 1976 to final maturity: \$12,820,275.00  
Less: Premium 935.50  
Net Interest Cost: \$12,819,339.50

Effective Interest Rate: 5.53990%

FIRST CITY NATIONAL BANK OF HOUSTON BANKERS TRUST COMPANY TEXAS BANK AND TRUST COMPANY OF DALLAS

Total Interest from June 1, 1976 to final maturity: \$13,028,500.00  
Less: Premium -0-  
Net Interest Cost: \$13,028,500.00

Effective Interest Rate: 5.630294%

MORGAN GUARANTY TRUST COMPANY OF NEW YORK  
SALOMON BROTHERS  
BEAR, STEARNS AND COMPANY  
DONALDSON, LUFKIN AND JENRETTE INC.

Total Interest from June 1, 1976 to final maturity:	\$12,855,000.00
Less: Premium	3,724.00
Net Interest Cost:	<u>\$12,851,276.00</u>

Effective Interest Rate: 5.5537%

CITIBANK, N. A.  
FIRST NATIONAL BANK OF CHICAGO  
IN ASSOCIATION WITH:  
KUHNS LOEB AND COMPANY  
MERRILL LYNCH, PIERCE, FENNER AND SMITH, INC.

Total Interest from June 1, 1976 to final maturity:	\$12,752,125.00
Less: Premium	-0-
Net Interest Cost:	<u>\$12,752,125.00</u>

Effective Interest Rate: 5.5108%

\* \* \* \*

At this point, the bids were turned over to the Finance Department for verification.

\* \* \* \*

Mayor Cockrell then recognized Mr. Karl Wurz who had signed up to speak on the subject.

MR. KARL WURZ

Mr. Karl Wurz spoke in opposition to the issuance of these General Obligation Bonds. He said that the more bond sales the Council approves, the more difficult it will be to institute a pay-as-you-go financing plan for capital improvements. He also stated that all interest paid is spent on the east coast.

\* \* \* \*

After verification of the bids, Mr. Bob Davis, of the First Southwest Company, made comparison between the comparison of the successful bid received this morning and the successful bid of February, 1975. He advised the Council that the bid submitted by the Republic National Bank of Dallas and Rauscher Pierce Securities Corporation and Associates was the low bid with an effective interest rate of 5.3974 percent. Mr. Davis stated that under present economic conditions he felt this was a good bid for the City, and he recommended acceptance of the bid. He also complimented Mr. Pyndus and Mr. Hartman on their successful trip to New York.

Mr. Pyndus and Mr. Hartman then complimented the Finance Department and the First Southwest Company for the services they have rendered in connection with this bond issue. Mr. Pyndus asked that the Council be advised of the steps that would be necessary to improve the City's bond rating in the future from Double A to Triple A.

The Clerk read the following Ordinance:

AN ORDINANCE 46,676

BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, AUTHORIZING THE ISSUANCE OF \$20,000,000 CITY OF SAN ANTONIO, TEXAS, GENERAL OBLIGATION BONDS, SERIES 1976, AND LEVYING THE NECESSARY TAX SUFFICIENT TO PAY THE INTEREST THEREON AS THE SAME

BECOMES DUE AND TO CREATE THE NECESSARY SINKING FUND TO PAY THE PRINCIPAL ON SAID BONDS AS THE SAME MATURES AS REQUIRED BY LAW; PRESCRIBING THE MATURITIES OF SAID BONDS AND THE INTEREST RATES; PRESCRIBING THE FORM OF SAID BONDS AND THE INTEREST COUPONS; CONFIRMING THE SALE OF SAID BONDS, ENACTING OTHER PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE; AND DECLARING AN EMERGENCY.

\* \* \* \*

After consideration, on motion of Mr. Pyndus, seconded by Mr. Hartman, the Ordinance was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

25. CASE 6419 - to rezone Lots 16 through 19, NCB 11149, 500 Block of Chavaneaux Road, from "B" Two Family Residential District to "I-2" Heavy Industry District; located on the north side of Chavaneaux Road, being 781.7' west of the intersection of Garnett Avenue, and Chavaneaux Road, having 200' on Chavaneaux Road and a maximum depth of 190.6'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council. He then read a report by the Health Department indicating several violations of the Health Code. The Building Inspector has also reported that the abandoned vehicles on the subject property have been removed.

Mr. Leo Alvarado, representing the applicant, Mr. Americo E. Garcia, stated that Mr. Garcia wants the change in zone so he may establish a commercial horse boarding stable. Mr. Alvarado asked for favorable consideration of this request.

Mr. John Longoria, representing Mr. and Mrs. Arturo Garza and Mr. and Mrs. Roberto de la Garza, stated that there are very definite health regulations involved. He then cited some flagrant regulations of the Code that he said are in existence. Distance requirements are not being met either. Mr. Longoria stated that this zoning change would be detrimental to the residential area. He asked Council to deny the request.

Assistant City Attorney Tom Finlay then stated that the granting or not granting of zoning would not affect the health requirements. The Health requirements in the Code would still have to be met, except for one.

The Health Code itself is tied to zoning in one particular requirement: If the property is in a zone which allows a riding stable or academy, which is the "I-2" zoning, then the requirements that the pens or stables be located at least so many feet from the nearest residence is not applicable.

Mr. Longoria stated that they were not opposed to "I-1" zoning, but the "I-2" zoning will permit Mr. Garcia to operate a stable. He also stated that particular health regulations will be negated if the zoning is changed, thus causing a detriment to the surrounding neighbors.

A general discussion was had between Council members on the relationship of health requirements and zoning.

In rebuttal, Mr. Alvarado stated that the Health Department is the enforcing agency on health hazards. The area in question is mostly vacant and they are just asking that the existing use of the subject property be used for commercial purposes. Mr. Garcia realizes that he must comply with the Health Department regulations.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved provided that proper replatting is accomplished. Mr. Billa seconded the motion.

Mr. Hartman then made a substitute motion to deny the rezoning. Mr. Rohde seconded the motion. On roll call, the motion to deny the rezoning failed by the following vote: AYES: Hartman, Rohde; NAYS: Pyndus, Billa, Cisneros, Black, Teniente, Nielsen, Cockrell; ABSENT: None.

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After consideration, the previous motion made by Mr. Pyndus and seconded by Mr. Billa, and carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Teniente, Nielsen, Cockrell; NAYS: Hartman, Rohde; ABSENT: None.

AN ORDINANCE 46,677

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 THROUGH  
 19, NCB 11149, 500 BLOCK OF CHAVANEUX  
 ROAD, FROM "B" TWO FAMILY RESIDENTIAL  
 DISTRICT TO "I-2" HEAVY INDUSTRY  
 DISTRICT, PROVIDED THAT PROPER  
 REPLATTING IS ACCOMPLISHED.

\* \* \* \*

Councilman Pyndus stated that he would like to direct staff to see that all health regulations are complied with, and all health violations are prosecuted.

28. CASE 6433 - to rezone Lot 30, Block 15, NCB 8911, 403 Wilcox Avenue, from "C" Apartment District to "B-1" Business District; located northwest of the intersection of Wilcox Avenue and Crittendon Avenue, having 50' on Wilcox Avenue and 140' on Crittendon Avenue.

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

No citizen appeared to speak in opposition.

Mr. Pyndus stated that based on staff's recommendation to deny the request, he would not be in favor of granting this rezoning.

Mr. Michael Rizak, representing Mrs. Paula Vargas, the applicant, stated his client would like the requested change in zoning to operate an enclosed flower shop whose primary business will consist of delivery of floral arrangements.

After consideration, Dr. Nielsen made a motion to approve the recommendation of the Zoning Commission, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the west property line. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 46,678

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 30, BLOCK 15,  
NCB 8911, 403 WILCOX AVENUE, FROM  
"C" APARTMENT DISTRICT TO "B-1"  
BUSINESS DISTRICT, PROVIDED THAT  
PROPER REPLATTING IS ACCOMPLISHED  
AND THAT A SIX FOOT SOLID SCREEN  
FENCE IS ERECTED AND MAINTAINED  
ALONG THE WEST PROPERTY LINE.

\* \* \* \*

29. CASE 6440 - to rezone the south half of Lot 15, Block 31, NCB 3299, 115 Rigsby Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the north side of Rigsby Avenue being 100' east of the intersection of Rigsby Avenue and I. H. 10 Expressway, having 50' on Rigsby Avenue and a depth of 75'; and the north half of Lot 15, Block 31, NCB 3299, 115 Rigsby Avenue, from "B" Two Family Residential District to "B-3" Business District, located on the north side of Rigsby Avenue being 100' east of the intersection of Rigsby Avenue and I. H. 10 Expressway, being 75' north and having a width of 50' and a depth of 75'.

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.

In response to a question by Mr. Pyndus, Mr. Camargo stated that the Commission had approved "B-3" zoning to allow the applicant to install and service C. B. radio units.

After consideration, Dr. Nielsen made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

#### AN ORDINANCE 46,679

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 HALF OF  
LOT 15, BLOCK 31, NCB 3299, 115 RIGSBY  
AVENUE, FROM "B" TWO FAMILY RESIDENTIAL  
DISTRICT TO "B-2" BUSINESS DISTRICT;  
AND THE NORTH HALF OF LOT 15, BLOCK 31,  
NCB 3299, 115 RIGSBY AVENUE, FROM "B"  
TWO FAMILY RESIDENTIAL DISTRICT TO  
"B-3" BUSINESS DISTRICT, PROVIDED  
THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

30. CASE 6284 - to rezone Lot 80, NCB 11887, 100 Block of West Sunset Road, from "A" Single Family Residential District to "R-3" Multiple Family Residential District; located on the north side of Sunset Road, being 603.0' west of the intersection of Sunset Road and Broadway, having 72.6' on 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.

Mr. Marquis Whittington, representing the applicant, the Linden Company, stated their client is the owner of the subject property and of the Fontana and Tara Apartments. His client would like the requested change in zoning to construct two unlighted tennis courts for use by those apartment tenants. He stated that this would be the best use for the subject property.

Mr. Carl Nentwitch, 310 Sunset Road, spoke in favor of the request for rezoning and stated that the tennis courts will not be a detriment to the neighborhood.

Mr. Walker Barnebey also spoke in favor of the request for rezoning.

Mr. Roy Arnold, 147 West Sunset Road, stated that this proposed change will completely ruin his home and asphalt will surround his area. Mr. Arnold spoke of the drainage problem that currently exists and said that the change will aggravate the situation. He urged the Council not to approve the request. He then gave each member of the Council a letter on the drainage problem.

Mr. John Chamberlain, 156 Sunset Road, stated he was opposed to the request because of the increased traffic and noise that will be created.

In rebuttal, Mr. Whittington stated that at the time his client purchased the subject property, they were not aware that a drainage problem existed in this area. He also stated there will be no lighted tennis courts.

Mr. Bob Optiz, 310 West Sunset Road, a consulting engineer, stated that he has studied this area and that at the rear of the subject property there is a dedicated drainage easement where a concrete channel is in existence about four to five feet wide and four feet deep. The channel continues on to the west. He stated that he could not see where there is a problem with water standing back upstream at this point.

Mr. Rohde moved to approve the rezoning. There being no second, the motion died.

Mr. Pyndus then moved to overrule the recommendation of the Zoning Commission and deny the rezoning. Dr. Cisneros seconded the motion.

A discussion then took place on the transition pattern of this area from residential to commercial.

On roll call, the motion previously made by Mr. Pyndus and seconded by Dr. Cisneros to deny the request for rezoning prevailed by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Cockrell; NAYS: Hartman, Rohde, Teniente, Nielsen; ABSENT: None.

The case was denied.

\* \* \* \*

Later in the meeting, Mr. Billa said that he would like to have Case 6284 reconsidered. He said that he had received additional information on the case and that is his reason for making the request.

Mr. Pyndus spoke against the idea because all of the parties involved in this zoning case had left the City Hall. He felt that it would not be ethical to reconsider.

Mr. Teniente objected to Mr. Pyndus' statement.

Mr. Billa then moved that the action taken in Case 6284 be rescinded and that this case be placed on the agenda to be considered in 30 days. The motion was seconded by Mr. Rohde and carried by the following roll call vote: AYES: Billa, Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Cisneros, Black, Cockrell; ABSENT: None.

This case is to be reconsidered on June 17, 1976.

76-25                    PROPOSED RESOLUTION - STUDY OF A SPORTS COMPLEX

Mr. Teniente introduced a Resolution for consideration at next week's Council meeting supporting the study being conducted by the San Antonio Sports Committee to determine the feasibility of a Sports Complex in Bexar County.

76-25                    The meeting recessed at 12:00 Noon and reconvened at 1:30 P.M.

31.                    CASE 6424 - to rezone the north 100' of Lots 3, 4, 5 and 6, Block 7, NCB 1616, 900 Block of Porter Street, from "C" Apartment District to "B-2" Business District; located southeast of the intersection of Porter Street and Walters Street, having 100' on Porter Street and 100' on Walters Street.

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

Mr. Hector Moreno, 837 Denver Boulevard, spoke in Spanish stating that he would like the requested change of zone to relocate a family business (meat market and grocery store) on the subject property. He is asking for "B-2" in case he might want to sell beer for off-premises consumption. He asked for favorable consideration of this request.

Mr. Eddie Chew, 827 Porter, stated he is opposed to the proposed change because the "B-2" zoning would permit on-premise consumption of beer with food.

In response to a question by Mr. Pyndus, Mr. Camargo stated that in conjunction with a restaurant, on-premise consumption of liquor is permitted under the "B-2" classification.

Mrs. Augustus Neal, 1411 South Walters Street, stated she is also opposed to the proposed change because of the sale of alcohol beverages.

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Mrs. Paul Coan read a prepared statement in opposition to the "B-2" zoning. She said that she would not oppose a "B-1" zoning classification.

Mrs. Desaree Jones also spoke in opposition to the request for rezoning.

In rebuttal, Mr. Moreno stated that he does not want to open up a bar but just a grocery store. He said he will abide by all regulations. He again asked for favorable consideration of his request.

Mr. Teniente then moved that the request be changed from "B-2" to "B-1". Reverend Black seconded the motion. On roll call, the motion failed by the following vote: AYES: Teniente, Nielsen; NAYS: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Cockrell; ABSENT: None.

Mr. Moreno stated that the "B-1" classification would not help him. He needs the "B-2" in order to sell beer to go. There is a place selling beer just two blocks away from his subject property.

Dr. Cisneros then moved that the recommendation of the Zoning Commission be approved and the rezoning be granted. Dr. Nielsen seconded the motion. The motion failed by the following roll call vote: AYES: Cisneros, Nielsen; NAYS: Pyndus, Billa, Black, Hartman, Rohde, Cockrell; ABSENT: None; ABSTAIN: Teniente.

The request for rezoning was denied.

32. CASE 6420 - to rezone Lots 1, 2 and 3, Block 106, NCB 3683, 706 S. W. 24th Street, from "B" Two Family Residential District to "B-2" Business District; located southeast of the intersection of San Fernando Street and S. W. 24th Street having 150' on S. W. 24th Street and 143.58' on San Fernando Street.

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

Mr. O. F. Garza, representing the applicant, stated his client proposed to erect a medical facility. There will be three doctors' offices, a laboratory and a pharmacy utilizing the facility. He distributed plans of the facility to each Council member. There will be 39 parking spaces available. The clinic will give the area residents opportunity for accessible medical services.

Dr. Enrique Veliz, 426 Castroville Road, stated his facility will house medical specialists. He said his clinic will be an asset to the community.

The following persons appeared to speak in opposition. They were opposed to the increase in traffic and noise that would be created:

Mrs. Rose Laredo, 3634 San Fernando.  
 Mr. Hector Laredo.  
 Mrs. Carlos Zapata, 3631 San Fernando.  
 Mr. Salvador L. Gonzales.  
 Mr. Gilbert Aguirre.  
 Mr. Ernest Laredo.

In rebuttal, Dr. Veliz stated that specialty case is different from general practice in volume. The off-street parking will be sufficient. He again urged approval of his request.

After consideration, Mr. Hartman made a motion to approve the recommendation of the Zoning Commission, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the east property line. Reverend Black seconded the motion.

Mr. Pyndus spoke against approval of the rezoning. He pointed out that all of the commerical zoning is on the west side of the street. On the east side, there is no commercial zoning.

In answer to Dr. Nielsen's question, Dr. Veliz said that he could not use an "O-1" zoning because the doctors will require a laboratory and a pharmacy which would not be permitted. He said that he could get by with "B-1" zoning.

After consideration, Dr. Nielsen offered a substitute motion to approve "B-1" Business District rather than the "B-2" Business District, which had been requested, also provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the east property line. The motion was seconded by Mr. Billa.

Mr. Hartman withdrew his motion in favor of Dr. Nielsen's motion to approve the "B-1" zoning.

On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Black, Hartman, Rohde, Nielsen, Cockrell; NAYS: Pyndus, Cisneros, Teniente; ABSENT: None.

AN ORDINANCE 46,680

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, 2 AND 3, BLOCK 106, NCB 3683, 706 S. W. 24TH STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

\* \* \* \*

76-25

MILLER CHILD CARE CENTER

Reverend Black recognized Mrs. Hazel Miller in the audience and requested the Council to give her five minutes to address the Council on an important issue.

Mrs. Miller said that she had seen in the paper that HUD had ruled that Community Development Act funds could not be used for child care centers and that the City would not appeal this ruling. She urged that the Council do something immediately to get adequate funding.

The City Manager was instructed to review the problem and report back to the Council.

76-25 The meeting recessed at 3:20 P. M. to go into "B" Session and reconvened at 5:45 P. M.

76-25 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Hartman presided.

33. CASE 6090 - to rezone Lot 11, Block 11, NCB 1836, 129 West Mistletoe Avenue, from Historic "B" Two Family Residential District to Historic "B-1" Business District; located on the north side of West Mistletoe Avenue, being 49.8' east of the intersection of Howard Street and Mistletoe Avenue, having 46.28' on Mistletoe Avenue and a depth of 125'.

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

Mr. Roy Leslie, representing the applicant, Mrs. Zelime Amen, said that this case had been started over a year ago and had been postponed to allow time for the Monte Vista Historical Association to complete its Master Plan. He assured the Council that his client would cooperate fully with the Historical Association. The purpose of the rezoning is to install a gift shop on the premises.

Mrs. Zelime Amen also spoke in favor of the request. She described the area and indicated the already existing commercial zoning in the area.

Mrs. Janice Buildford, 134 West Mistletoe, spoke in opposition. She said that a gift shop would increase non-resident traffic and would add to the parking problem. She claimed this to be spot zoning and said it would invite further commercial intrusion with the neighborhood.

Mr. Leslie spoke in rebuttal and reminded the Council that the Historic District already imposes severe restrictions on the property. He also pointed out that there will be off street parking at the rear of the property.

After consideration, Dr. Nielsen made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished. 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 46,681

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 11, BLOCK 11, NCB 1836, 129 WEST MISTLETOE AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO HISTORIC "B-1" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

\* \* \* \*

76-25 Mayor Cockrell returned to the meeting and presided.

35. CASE 6266 - to rezone a 63.1 acre tract of land out of NCB 14862, being further described by field notes filed in the Office of the City Clerk, 6300 and 6400 Blocks of De Zavala Road, from Temporary "R-1" Single Family Residential District to "R-A" Residential-Agriculture District; and a 0.92 and 3.57 acre tracts of land out of NCB 14862, being further described by field notes filed in the Office of the City Clerk, 6300 and 6400 Blocks of De Zavala Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District.

The "R-A" is located on the east side of De Zavala Road being 240' north of the intersection of Babcock Road and De Zavala Road, having 1170.12' on De Zavala Road and a maximum depth of 2070.12'.

For "B-2", the 0.92 acre tract of land is located on the east side of De Zavala Road, being 40' north of the intersection of Babcock Road and De Zavala Road and a depth of 200'.

The 3.57 acre tract of land is located on the south side of De Zavala Road being 5238.6' west of the cutback between I. H. 10 Expressway and De Zavala Road, having 225' on De Zavala Road and a depth of 691'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. He also pointed out that a portion of the property lies in the drainage area of the Edwards Aquifer.

Mr. Ralph Bender, representing the applicant, reviewed plans for developing the property. Part of it is to be used for training thoroughbred horses. The stable area would not be in the drainage area. There is a 5 acre lake inside the racing track. The area will be drained into the lake where settling can take place. The applicant plans to discontinue his construction business and will have a restaurant on the small tract zone "B-2".

In answer to a question by Mr. Pyndus, Mr. Bender said that the applicant could not wait for the proposed Aquifer study to be completed.

Mr. Lanny Sinkin and Mrs. Rowena Rodgers spoke in opposition to the application because it was in the drainage area.

Mr. Mel Sueltenfuss, Director of Public Works, said that he is satisfied with the development plans and recommended approval.

Dr. Cisneros voiced opposition to this request until such time as interim standards are adopted for the Aquifer.

After consideration, on motion of Mr. Teniente, seconded by Mr. Rohde, the recommendation of the Zoning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Pyndus, Billa, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Cisneros, Black; ABSENT: None.

## AN ORDINANCE 46,682

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 63.1 ACRE TRACT OF LAND OUT OF NCB 14862, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) 6300 AND 6400 BLOCKS OF DE ZAVALA ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-A" RESIDENTIAL-AGRICULTURE DISTRICT; AND 0.92 AND 3.57 ACRE TRACTS OF LAND OUT OF NCB 14862, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) 6300 AND 6400 BLOCK OF DE ZAVALA ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

\* \* \* \*

36. CASE 6431 - to rezone the northeast 200' of the southeast 200' of Lot 19, Block 38, NCB 11754, 11100 Block of West Avenue, from "R-3" Multiple Family Residential District to "B-2" Business District, located on the northwest side of West Avenue, being 145' southwest of the intersection of Pinetum Drive and West Avenue, having 200' on West Avenue and a depth of 200'.

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

Mr. Seymour Dreyfuss, representing the applicant, described the area pointing out existing business zoning in the immediate area. He said that there has been no opposition from neighbors.

No one spoke in opposition.

After consideration, Mr. Teniente moved that the recommendation of the Zoning Commission be overruled and the request for rezoning granted. The motion was seconded by Mr. Rohde. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

## AN ORDINANCE 46,683

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE

ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTHEAST 200' OF THE SOUTHEAST 200' OF LOT 19, BLOCK 38, NCB 11754, 11100 BLOCK OF WEST AVENUE, FROM "R-3" MUTLIPL E FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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37. CASE 6375 - to rezone Lots 8, 9 and the east irregular 105.03' of Lot 17, NCB 13802, 5500 Block of Crestway Drive, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District; located on the north side of Crestway Drive, being approximately 2035.01' east of the intersection of Randolph Boulevard and Crestway Drive, having 757.58' on Crestway Drive and a maximum depth of 1150.5'.

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

Mr. Terrell Lewis, Attorney for the applicant, said that a construction company was operating on this property for 18 years prior to it being annexed. The owner has non-conforming rights. He had photographs of the area which were passed around for the Council to view. He asked that the request for rezoning be approved.

No one spoke in opposition.

After consideration, Mr. Rohde made a motion that the recommendation of the Zoning Commission be overruled and the request for rezoning be granted, provided that proper platting is accomplished. The motion was seconded by Mr. Billa. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Cockrell; ABSENT: None.

AN ORDINANCE 46,684

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 8, 9 AND THE EAST IRREGULAR 105.03' OF LOT 7, NCB 13802, 5500 BLOCK OF CRESTWAY DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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38. CASE 6422 - to rezone the north 60' of Lot 20, Block 7, NCB 15509, 200 Block of Altitude Drive, from Temporary "R-1" Single Family Residential District to "B-2" Business District; located southeast of the intersection of Landing Drive and Altitude Drive, having 60' on Altitude Drive and 162.5' on Landing Drive.

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

The applicant was not present and no one spoke in opposition.

After consideration, Mr. Teniente moved that the recommendation of the Zoning Commission be upheld and the application denied. The motion was seconded by Mr. Pyndus, and on roll call was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

The rezoning was denied.

39. CASE 6379 - to rezone Lot 7 and the southeast 50' of Lot 6, Block 3, NCB 10037, 5-1 Jackson Keller Road, from "A" Single Family Residential District to "O-1" Office District; located northwest of the intersection of Grotto Boulevard and Jackson Keller Road, having 219' on Jackson Keller Road and 230' on Grotto Boulevard.

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

Mr. Roy White, attorney for the applicant, said that the house on this property will be used as an office for a contractor's business. Off street parking will be provided.

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Zoning Commission be overruled and the request for rezoning be granted. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Cockrell; ABSENT: None.

AN ORDINANCE 46,685

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 AND THE SOUTHEAST 50' OF LOT 6, BLOCK 3, NCB 10037, 511 JACKSON KELLER ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT.

\* \* \* \*

PETE ENRIQUEZ

Mr. Pete Enriquez, an employee at the Convention Center, said that the buildings are falling apart and that his supervisor is not doing his job properly.

Mayor Cockrell said that the matter will be looked into.

KARL WURZ

Mr. Karl Wurz, 820 Florida Street, said giving a cost of living across the board pay increase is unjust and inflationary. He asked that copies be made of some rate calculations he had made and be distributed to Council members.

NATIONAL POLICE OFFICERS ASSOCIATION DAY

76-25 Councilman Nielsen said that the City has not acknowledged National Police Officers' Association Day held annually on May 15th and asked that this be done next year.

76-25

COUNCIL PROCEDURE

Mayor Cockrell called attention to her recent recommendations concerning procedure. She said that in the future, proclamations will be issued on Tuesdays at 9:00 A.M. and this will make it possible to begin "B" Sessions on Thursday at 8:00 A. M. Council Members concurred with this change.

Mayor Cockrell raised the question of eating lunch at City Hall and having an executive session during the noon hour. Several Council members expressed the idea that for relaxation there should be a break at noon. After discussion, it was decided that the present lunch arrangements would continue.

76-25

1976-77 BUDGET

City Manager Sam Granata read the following budget message:

"At this time, I do not want to discuss in detail the tentative budget. I would, however, like to make a few observations on the budget process in general. I will use specific examples, the details of which can be found in the volume which you have before you.

On December 3, 1975, I instructed all departments to prepare three separate budgets for the 1976-77 fiscal year. One was to provide a 10 percent reduction of expenditures below the current level. The second was to maintain the same level of expenditures. The third was to hold expenditures to no more than 10 percent above the current level.

On January 22, 1976, City Council desired to initiate the zero-base budget concept into the budget process. Recognizing that going to a new procedure would require a 2 - 3 year transition period, I instructed only two departments, Parks and Recreation and Traffic and Transportation to employ the exacting zero-base budgeting concept.

When we compare budgets prepared under the two approaches, we find they have one thing in common. They both show you cannot reduce the budget without reducing services. Two examples, taken from the narrative summaries in the back of the tentative budget, illustrate this.

The budget of the Parks and Recreation Department was prepared using the zero-base procedure. As part of the process, the Department prepared a thorough-going analysis of the impact of various levels of funding upon delivery of services.

Funding this Department at 10 percent below the current level would have the following effect:

1. 172 full time and 33 seasonal positions eliminated.
2. Selected recreation programs dropped completely.
3. Operational hours at recreation centers, swimming pools and golf courses reduced.
4. Security patrols reduced.
5. Selected maintenance functions eliminated.
6. The remaining maintenance functions drastically reduced.

Funding this Department at current budget level would have essentially the same effect, except that only 70 permanent employees would be discharged, and the reduction of operational hours and maintenance activity would be slightly less.

It should be noted that under both the hold-the-line approach and the 10 percent reduction approach, it would not be possible to open, operate or maintain new recreation facilities slated for completion during 1976-77.

Under the zero-base approach, Parks and Recreation Department has requested a 15.5 percent budget increase for the new fiscal year.

The Department of Public Works budget was not prepared under the zero-base approach. It shows an increase of 3.5 percent. An alternate budget to achieve the desired 10 percent reduction would, among other things, require:

1. Reorganization of the Street Department, eliminating betterment work on streets.
2. Reducing the repair and maintenance operation to a level which could be held for 2 or 3 years without deterioration of streets.

The reduction would be achieved through reducing the number of personnel, parking construction equipment and using much less street construction material.

These examples show that the budget cannot be reduced without reducing services.

Over the past 3 years we have been steadily cutting at the budget, attempting to offset the effects of inflation. We are now at the point where we can no longer cut expenditures without cutting services.

The tentative budget for 1976-77 is in the amount of \$136,031,660. This is an increase of \$11,877,784, or 9.57 percent, over the revised current budget.

Most of this dollar increase is in the general fund which has risen by \$9,200,218, or 8.94 percent, to a total of \$112,143,110. 77.5 percent (\$7,134,540) of the general fund increase is in added personnel costs.

For such expansions of service as manning new facilities, expanding operation hours at libraries, and providing 50 more policemen, the cost is \$783,290. To transfer 111 positions now federally funded to the general fund, as entitlement periods end, the cost will be \$797,750. The current work force has been reduced by 51 positions, but still to provide for the increased costs of health insurance, TMRS, longevity payments as employees become eligible, and to fund for a full year the November, 1975 raise, will require \$1,808,300. You will recall that the above actions, with the exception of the new police positions, have Council approval. The total of all these miscellaneous increases is \$3,389,540.

I have also included for your consideration a 5.5 percent cost of living raise for all employees including Transit employees. The total for this is \$3,745,000. I realize this is below the loss suffered by employees because of the increased cost of living. Although CPSB recently granted a 6.8 percent increase and the CWB an 8.5 percent, 5.5 is all I believe we can fund.

The balance of the general fund increase, \$2,065,678, is explained in the tentative budget. It consists of such things as additional election expense, increases in utility costs, added Transit subsidy and other inflation connected costs.

No budget will ever be wholly satisfactory to everyone. There are those who demand a higher level of service than revenue permits; on the other hand, there are those who demand reduction of services leading to reduction of taxes and other charges.

I think that in the budget I am submitting we have reached the best compromise. The final decision, of course, is yours.

After you have had opportunity to study the tentative budget, I am sure you will have questions. We will answer these and in subsequent meetings review the entire budget in detail. Please remember that in February of this year the tax rate was lowered from \$1.89 based on 60 percent of appraised value to \$1.65 based on 45 percent of appraised value. This is the rate used in the current budget and we are continuing it in the proposed budget."

\* \* \* \*

76-25 The Clerk read the following letter:

May 14, 1976

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

Madam and Gentlemen:

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

May 10, 1976

Petition of Mr. Gary A. Beahm, Attorney at Law, 3003 Northwest Loop 410, San Antonio, Texas, 78230, requesting a franchise agreement with the City of San Antonio for a touring company.

May 12, 1976

Petition of Mayor Frank Willson, City of Live Oak, requesting the City of San Antonio to release the land area known as "Robards" specifically that area bounded by Toepperwein, Miller and Fox Run Roads and Randolph Boulevard, from the extra territorial jurisdiction of San Antonio to the extra territorial jurisdiction of Live Oak.

May 14, 1976

Petition of Mr. George E. Grimes, 1103 E. Mulberry, requesting permission to construct an eight foot (8') fence along the west side of his residence on the corner of Mulberry and Margaret Streets for privacy purposes.

G. V. JACKSON, JR.  
City Clerk

\* \* \* \*

There being no further business to come before the Council, the meeting adjourned at 7:40 P. M.

A P P R O V E D

*Lela Cockell*  
M A Y O R

ATTEST: *G. V. Jackson, Jr.*  
City Clerk