

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, NOVEMBER 18, 1971.

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The meeting was called to order at 9:30 A. M. by the following officer, Mayor Pro-Tem Felix B. Trevino, with the following members present: HABERMAN, HILL, BECKER, HILLIARD, MENDOZA, GARZA, TREVINO; Absent: NAYLOR, GATTI.

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71-51 The invocation was given by Reverend Thomas H. Crick, Leon Springs Assembly of God Church.

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71-51 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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71-51 The minutes of the meeting of November 11, 1971, were approved.

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71-51 Mayor Pro-Tem Trevino recognized Miss Rosie Moreno and Mr. Paul Anders representing American Freedom from Hunger Foundation.

Miss Moreno spoke to the Council concerning a scheduled "walk" by young people on November 27, 1971. The walk will cover a 28 mile route beginning and ending at HemisFair Plaza. The project will be for the various programs being sponsored by this organization and Miss Moreno asked Members of the Council for their support.

Mayor Pro-Tem Trevino commended these young people for their very worthwhile endeavor and wished them success.

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71-51 Mayor Pro-Tem Trevino made note of the fact that Mayor Gatti and Councilman Naylor were absent. Since seven affirmative votes are required in appeal zoning cases, those applicants having appeal cases could have their hearings postponed if they wished.

At the request of the applicants, Case No. 4382 and Case No. 4366 were postponed to December 9, 1971.

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71-51 ZONING HEARINGS

a. CASE 4389 - to rezone Lot 33, Block 6, NCB 11716, 403 Isom Road, from "B" Two Family Residential District to "B-3" Business District, located on the northwest side of Isom Road 698.1' southwest of the intersection of East Ramsey Drive and Isom Road; having 410' on Isom Road and a maximum depth of 600'.

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

No one spoke in opposition.

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nsr

After consideration, Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 40,102

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 33, BLOCK 6, NCB 11716, 403 ISOM ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

b. CASE 4342 - to rezone Lots 18 and 19, Block 1, NCB 6089, 106 and 108 Pershing Avenue, from "B-1" Business District and "D" Apartment District to "B-3" Business District, located on the south side of Pershing Avenue, 135.5' east of Broadway; having 100' on Pershing Avenue and a depth of 121'.

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

Mr. Roy Leslie, representing the applicant, John Etheridge, recalled to the Council that this case had been heard on October 21, 1971, and the request had been denied. Later in the same meeting, it was decided to reconsider the case in view of action that had been taken in connection with other cases.

No one spoke in opposition.

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

AN ORDINANCE 40,103

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 18 AND 19, BLOCK 1, NCB 6089, 106 AND 108 PERSHING AVENUE, FROM "B-1" BUSINESS DISTRICT AND "D" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

c. CASE 4366 - to rezone Tract A, NCB 7911, 503 Pleasanton Road, from "F" Local Retail District to "I-1" Light Industry District.

At the request of the applicant, the hearing on this case was postponed to December 9, 1971.

d. CASE 4382 - to rezone Lot 27, Block 8, NCB 11022, 200 Block of Maplewood Lane, from "A" Single Family Residential District to "R-2" Two Family Residential District.

At the request of the applicant, the hearing on this case was postponed to December 9, 1971.

e. CASE 4270 - to rezone Lot 130, NCB 9313, 1008 S. W. Military Drive, from "C" Apartment District to "B-3" Business District, located on the south side of S. W. Military Drive, 100' west of Clamp Avenue; having 100' on Military Drive and a depth of 149.5'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,104

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 130, NCB 9313, 1008 S. W. MILITARY DRIVE, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTH PROPERTY LINE.

* * * *

f. CASE 4299 - to rezone Lot 11, Block 2, NCB 14204, 6100 Block of Vance Jackson, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located on the northeast side of Vance Jackson, 120' northwest of Clearfield Drive; having 446.59' on Vance Jackson Road and a maximum depth of 773'.

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nsr

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

No one spoke in opposition.

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

AN ORDINANCE 40,105

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 2,
NCB 14204, 6100 BLOCK OF VANCE JACKSON,
FROM TEMPORARY "R-1" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "R-3" MULTIPLE
FAMILY RESIDENTIAL DISTRICT, PROVIDED
THAT A SIX FOOT (6') SOLID SCREEN FENCE
IS ERECTED ALONG THE SOUTHEAST PROPERTY
LINE AND THAT THE PROPERTY BE PROPERLY
REPLATED.

* * * *

g. CASE 4289 - to rezone Lot 27 save and except the northwest 252.84' and Lot 26, Block 1, NCB 13719, 5500 Block of Evers Road, from "B-2" Business District to "B-3" Business District, located west of the intersection of Evers Road and Joiner Drive; having 250' on Evers Road and 180.39' on Joiner Drive.

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

No one spoke in opposition.

After consideration, Mr. Becker made a motion that the recommendation of the Planning Commission be approved, provided that a 15' greenbelt be incorporated along the southwest property line. The motion was seconded by Dr. Hilliard. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Trevino; NAYS: None; ABSENT: Garza, Naylor, Gatti.

AN ORDINANCE 40,106

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 27 SAVE AND
EXCEPT THE NORTHWEST 252.84' AND LOT
26, BLOCK 1, NCB 13719, 5500 BLOCK OF
EVERS ROAD, FROM "B-2" BUSINESS DISTRICT
TO "B-3" BUSINESS DISTRICT, PROVIDED THAT
A 15' GREENBELT BE INCORPORATED ALONG THE
SOUTHWEST PROPERTY LINE.

* * * *

h. CASE 4302 - to rezone Lot 25, Block 17, NCB 3940, 1203 Ridgewood Court, from "B" Two Family Residential District to "B-3" Business District, located northwest of the intersection of Ridgewood Court and Jerry Drive; having 61.75' on Ridgewood and 112.90' on Jerry Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 40,107

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 25, BLOCK 17,
NCB 3940, 1203 RIDGEWOOD COURT, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-3" BUSINESS DISTRICT.

* * * *

71-51 Following consideration of Case No. 4302, Mrs. Haberman inquired of Mr. Wilkerson if there is a way, in future planning, to notify an area of the community that a great change is taking place and consider these areas as a whole.

Mr. Wilkerson stated that due to lack of personnel, the zoning ordinance enacted in 1965 has never been fully implemented in that an official zoning map has not been adopted. It is hoped that this can be

done sometime in the future and this would require consideration of large areas in a hearing. An illustration of this was the hearing held in the Harlandale area a few years ago. Until these hearings can be arranged, it will be necessary to continue to handle zoning on a case by case basis.

i. CASE 4335 - to rezone the west 50' of Lot 25, Block 96, NCB 7951, 1406 Brunswick Boulevard, from "B" Two Family Residential District to "B-2" Business District, located on the south side of Brunswick Boulevard being 45' west of Lenard Street; having 50' on Brunswick Boulevard and a depth of 120'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,108

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 50' OF
LOT 25, BLOCK 96, NCB 7951, 1406
BRUNSWICK BOULEVARD, FROM "B" TWO
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED THAT A SIX
FOOT (6') SOLID SCREEN FENCE IS ERECTED
ALONG THE SOUTH AND WEST PROPERTY LINE.

* * * *

j. CASE 4336 - to rezone the north and south 50' of Lot 5, Block 3, NCB 9029, 3310 South Zarzamora, from "B" Two Family Residential District to "B-2" Business District; and the north 141' of the south 191' of Lot 5, Block 3, NCB 9029, 3310 South Zarzamora, from "B" Two Family Residential District to "B-3" Business District.

Subject property being bounded by Cavalier Avenue on the north, Phyllis on the east, Hearne Avenue on the south and Zarzamora Street on the west; having 138.19' on Cavalier Avenue, 136.46' on Hearne, 240' on Phyllis Street and 241' on Zarzamora Street. The "B-2" being on the north and south 50' of the subject property and the "B-3" zoning on the remaining portion.

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

No one spoke in opposition.

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

AN ORDINANCE 40,109

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 NORTH AND SOUTH 50' OF LOT 5, BLOCK 3, NCB 9029, 3310 SOUTH ZARZAMORA, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND THE NORTH 141' OF THE SOUTH 191' OF LOT 5, BLOCK 3, NCB 9029, 3310 SOUTH ZARZAMORA, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

k. CASE 4341 - to rezone Lot 12, Block 23, NCB 13558, 9900 Block of Wurzbach Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, having frontage on Wurzbach Road and I. H. 10 Expressway, located 150' northeast and 150' southeast of the cutback between Wurzbach Road and I. H. 10 Expressway; having 326.55' on Wurzbach Road and 135.15' on I. H. 10 Expressway.

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

No one spoke in opposition.

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

AN ORDINANCE 40,110

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION

AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 12, BLOCK
23, NCB 13558, 9900 BLOCK OF WURZBACH
ROAD, FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT.

* * * *

1. CASE 4361 - to rezone Lot 43, NCB 12180, 2244 Austin Highway, from "A" Single Family Residential District to "B-2" Business District, located on the southeast side of Austin Highway (U.S. Highway 81 North) being 1929.43' southwest of Bobby Lou Drive; having 271.05' on Austin Highway and a maximum depth of 246.10'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,111

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 43, NCB 12180,
2244 AUSTIN HIGHWAY, FROM "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT.

* * * *

m. CASE 4379 - to rezone an 0.928 acre tract out of NCB 14383, being further described by field notes filed in the office of the City Clerk, 11800 and 11900 Block of Perrin Beitel Road, from Temporary "R-1" Single Family Residential District to "B-1" Business District; and a 0.830 acre tract out of NCB 14383, being further described by field notes filed in the office of the City Clerk, 11800 and 11900 Block of Perrin Beitel Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District.

The "B-1" zoning being located on the southwest side of Avenida Prima, 187.25' southeast of Perrin Beitel Road; having 213.78' on Avenida Prima and a maximum depth of 212.29'.

The "B-2" zoning being located southeast of the intersection of Perrin Beitel Road and Avenida Prima; having 223.76' on Perrin Beitel and 187.25' on Avenida Prima.

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

No one spoke in opposition.

After consideration, Mr. Becker made a motion that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected along the southeast property line adjacent to Lot 2. The motion was seconded by Mr. Garza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 40,112

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 AN 0.928 ACRE TRACT OUT OF NCB 14383, 11800 AND 11900 BLOCK OF PERRIN-BEITEL ROAD, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK), FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; AND 0.830 ACRE TRACT OUT OF NCB 14383, 11800 AND 11900 BLOCK OF PERRIN-BEITEL ROAD, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK), FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTHEAST PROPERTY LINE ADJACENT TO LOT 2.

* * * *

n. CASE 4383 - to rezone Lot 10, NCB 13663, 7307 Wurzbach Road, from "A" Single Family Residential District to "B-3" Business District, located northwest of the intersection of Wurzbach Road and Babcock Road; having 175' on Wurzbach Road and 175' on Babcock Road.

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

No one spoke in opposition.

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

AN ORDINANCE 40,113

AMENDING CHAPTER 42 OF THE CITY CODE
 THAT CONSTITUTES THE COMPREHENSIVE
 ZONING ORDINANCE OF THE CITY OF SAN
 ANTONIO BY CHANGING THE CLASSIFICATION
 AND REZONING OF CERTAIN PROPERTY
 DESCRIBED HEREIN AS LOT 10, NCB 13663,
 7307 WURZBACH ROAD, FROM "A" SINGLE
 FAMILY RESIDENTIAL DISTRICT TO "B-3"
 BUSINESS DISTRICT.

* * * *

o. CASE 4390 - to rezone a 0.275 acre tract out of Lots 1 and 15, Block 9, NCB 14185, being further described by field notes filed in the office of the City Clerk, 14000 Block of Brook Hollow Boulevard, from "B-2" Business District and "R-2" Two Family Residential District to "B-3" Business District, located on the southwest side of Brook Hollow Boulevard, being 800.8' southeast of San Pedro Avenue; having 100' on Brook Hollow Boulevard and a depth of 120'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,114

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 0.275 ACRE TRACT
 OUT OF LOTS 1 AND 15, BLOCK 9, NCB
 14185, (BEING FURTHER DESCRIBED BY
 FIELD NOTES FILED IN THE OFFICE OF
 THE CITY CLERK), 14000 BLOCK OF BROOK
 HOLLOW BOULEVARD, FROM "B-2" BUSINESS
 DISTRICT AND "R-2" TWO FAMILY RESIDENTIAL
 DISTRICT TO "B-3" BUSINESS DISTRICT,
 PROVIDED THAT A SIX FOOT (6') SOLID
 SCREEN BE ERECTED ALONG THE EAST PROPERTY
 LINE AND THAT THE PROPERTY BE PROPERLY
 REPLATTED.

* * * *

p. CASE 4395 - to rezone Arbitrary Tract A, NCB 12180, 2432 Austin Highway (U.S. Highway 81 North), from "A" Single Family Residential District to "B-3" Business District, located south of the intersection of Bobby Lou Drive and Austin Highway (U.S. Highway 81 North); having 314.31' on Bobby Lou Drive and 100' on Austin Highway, (U.S. Highway 81 North).

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

No one spoke in opposition.

Councilman Garza stated that he felt that the non-access requirement was unnecessary and would deprive the applicant of the proper use of some of his land. He also objected to the requirement of a 100 foot building set back since no plans have been submitted for this property, and it might have an adverse effect.

Mrs. Haberman felt that the matter had been adequately investigated by the Traffic Department as well as the Planning Commission. After discussion, Mrs. Haberman moved that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected along the southeast property line, that a five foot (5') non-access easement is provided along Bobby Lou Street R.O.W. on the southeast 100' of subject property, and that a building set back line be established 100' from the southeast property line. The motion was seconded by Mr. Hill.

Mr. Garza made a substitute motion that the recommendation of the Planning Commission be approved, provided that the requirement for a non-access easement be eliminated and that the applicant work with the Traffic Department to devise proper ingress and egress. The motion was seconded by Mr. Becker.

After discussion among Members of the Council and also with the applicant, Mr. Neal Shields, Mr. Garza decided to withdraw his substitute motion, and Mr. Becker withdrew his second.

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

AN ORDINANCE 40,115

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 ARBITRARY TRACT A, NCB 12180, 2432 AUSTIN HIGHWAY (U.S. HIGHWAY 81 NORTH), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTHEAST PROPERTY LINE, THAT A FIVE FOOT (5') NON-ACCESS EASEMENT

IS PROVIDED ALONG BOBBY LOU STREET
R.O.W. ON THE SOUTHEAST 100' OF
SUBJECT PROPERTY, AND THAT A BUILDING
SET BACK LINE BE ESTABLISHED 100'
FROM THE SOUTHEAST PROPERTY LINE.

* * * *

q. CASE 4396 - to rezone the north 145.2' of Lot 5, Block 3, NCB 11714, 7254 Blanco Road, from "A" Single Family Residential District to "B-2" Business District, located on the east side of Blanco Road, being approximately 600' north of the intersection of Lockhill-Selma and Blanco Road; having 145.2' on Blanco Road and a depth of 736.9'.

Assistant Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council, provided that a six foot screen fence be erected along the east property and that a 150' building set back line from the east property line be established.

Members of the Council discussed the matter of requiring a 150' set back and agreed that this was not necessary in view of the fact that a medical and dental center was planned. Such a requirement could have a bad effect on the planning for the center.

Mr. Jack Ridgeway, Trustee for the owner, stated that he had asked for "B-2" zoning simply because it is usually convenient to have a pharmacy in connection with this type of center. No other retail business is planned.

No one spoke in opposition.

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

AN ORDINANCE 40,116

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 NORTH 145.2'
OF LOT 5, BLOCK 3, NCB 11714, 7254
BLANCO ROAD, FROM "A" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT, PROVIDED THAT A
SIX FOOT (6') SOLID SCREEN FENCE IS
ERECTED ALONG THE EAST PROPERTY
LINE.

* * * *

r. CASE 4397 - to rezone Arbitrary Tract K, NCB 12180, 2230 Austin Highway (U.S. Highway 81 North), from "A" Single Family Residential District to "B-3" Business District, located on the south-east side of Austin Highway (U.S. Highway 81 North) 1150' northeast of Lanark Drive; having approximately 163' on Austin Highway (U.S. Highway 81 North) and a maximum depth of 844.44'.

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

No one spoke in opposition.

After consideration, Mr. Becker made a motion that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected along the east property line; that a one foot (1') non-access easement is provided along the east property line, and that a building set back line be established 50' from the east property line and the line running east and west of "H" zoning. The motion was seconded by Mr. Hill. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard Mendoza, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 40,117

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 ARBITRARY TRACT K,
NCB 12180, 2230 AUSTIN HIGHWAY (U.S.
HIGHWAY 81 NORTH), FROM "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT, PROVIDED THAT A
SIX FOOT (6') SOLID SCREEN FENCE IS
ERECTED ALONG THE EAST PROPERTY LINE;
THAT A ONE FOOT (1') NON-ACCESS
EASEMENT IS PROVIDED ALONG THE EAST
PROPERTY LINE, AND THAT A BUILDING
SET BACK LINE BE ESTABLISHED 50'
FROM THE EAST PROPERTY LINE AND THE
LINE RUNNING EAST AND WEST OF "H"
ZONING.

* * * *

s. CASE 4399 - to rezone an 0.082 acre tract of land out of Lot 8, NCB 12160, (Being further described by field notes filed in the office of the City Clerk), 700 Block of Ira Lee Road, from "R-3" Multiple Family Residential District to "O-1" Office District; and 1.628 acre tract of land out of Lot 8, NCB 12160, (Being further described by field notes filed in the office of the City Clerk), 700 Block of Ira Lee Road, from "O-1" Office District to "R-3" Multiple Family Residential District.

November 18, 1971
nsr

The "O-1" zoning being located 350' south of I. H. 410 and 356.89' west of Ira Lee Road; having a maximum width of 26.67' and a length of 236.13'.

The "R-3" zoning being located 72' west and 130' southeast of the intersection of I. H. 410 and Ira Lee Road; having 44.21' on I. H. 10 and 275.36' on Ira Lee Road.

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

No one spoke in opposition.

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

AN ORDINANCE 40,118

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 0.082 ACRE TRACT OF LAND OUT OF LOT 8, NCB 12160, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK), 700 BLOCK OF IRA LEE ROAD, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT; AND 1.628 ACRE TRACT OF LAND OUT OF LOT 8, NCB 12160, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK), 700 BLOCK OF IRA LEE ROAD, FROM "O-1" OFFICE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT.

* * * *

t. CASE 4400 - to rezone Arbitrary Tract E, NCB 13840, 4509 Austin Highway (I.H. 35), from Temporary "A" Single Family Residential District to "I-1" Light Industry District, located on the northwest side of Austin Highway (I.H. 35 Expressway), 1227.15' southwest of the cutback to Weidner Road; having 106.26' on the Austin Highway (I.H. 35) and a maximum depth of 247.08'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,119

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 ARBITRARY TRACT E, NCB 13840, 4509 AUSTIN HIGHWAY (I.H. 35), FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

71-51

RAILROAD CROSSING ON DURANGO STREET

Mrs. Haberman stated that she had a copy of a letter written by Dr. Leon Tolle, Jr., regarding a malfunctioning signal at the Durango Street crossing and his report of a near accident there. She asked that the City Manager be certain that this condition is corrected and to report to the Council on it next week.

There being no further business to come before the Council, the meeting adjourned at 10:35 A. M.

A P P R O V E D

John Gatti
M A Y O R

ATTEST:

G. V. Jackson, Jr.
C i t y C l e r k

205000