

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, SEPTEMBER 16, 1971.

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

71-42 The invocation was given by Reverend John Parse, Westminster Presbyterian Church.

71-42 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

71-42 The minutes of the meeting of September 9, 1971, were approved.

71-42 The Clerk read the following Ordinance:

AN ORDINANCE 39,920

EXPRESSING THE CITY COUNCIL'S INTENTION  
TO ENTER INTO THE HUD ANNUAL ARRANGEMENTS  
PROGRAM AND AUTHORIZING THE CITY MANAGER  
TO SUBMIT A COMMUNITY DEVELOPMENT STATEMENT.

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Mr. Ed Davis, Planning Director, distributed copies of the Community Development Statement which has been submitted to the Department of Housing and Urban Development with the application for annual arrangements funding. He recommended approval of the Ordinance which is a requirement of HUD.

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

71-42 City Manager Henckel announced that 41 persons are now employed under the Emergency Employment Program.

71-42 Mayor Gatti announced to the audience that there were two appeal zoning cases requiring seven affirmative votes for rezoning. Since one Councilman was absent, he gave the applicants an opportunity to postpone a hearing. After discussion, it was decided to hear Case No. 4203. A decision on Case No. 4342 was held in abeyance.

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p. CASE 4203 - to rezone Arb. Tract 6-B, NCB 11316, 1611 West Thompson Place, from "B" Two Family Residential District to "B-3" Business District, located on the north side of West Thompson Place, 113.92' east of Andy Drive; having 290' on West Thompson Place and a maximum depth of 343.65'.

Mr. J. H. Wilkerson, Assitant Planning Director, explained the proposed change, which the Planning Commission recommended be denied by the City Council because the subject property is adjacent to two schools and the proposed change would be detrimental to future development in the immediate area.

No one spoke in opposition.

Councilman Trevino stated that he happens to live about two blocks from the subject property and has not found anyone in the area opposed to the proposed rezoning. The intended use of the property is for wedding receptions and teenage parties. These uses would be in the evening after school hours.

Mr. Trevino moved that the recommendation of the Planning Commission be overruled and the application for rezoning approved. The motion was seconded by Dr. Hilliard.

Mr. Garza offered an amendment to the motion to include screen fencing on the west property line and that the property be replatted. The amendment was acceptable to Mr. Trevino and Dr. Hilliard, and 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, Gatti; NAYS: None; ABSENT: Naylor.

AN ORDINANCE 39,921

AMENDING CHAPTER 42 OF THE CITY CODE  
 THAT CONSTITUTES THE COMPREHENSIVE  
 ZONING ORDINANCE OF THE CITY OF SAN  
 ANTONIO BY CHANGING THE CLASSIFICATION  
 AND REZONING OF CERTAIN PROPERTY  
 DESCRIBED HEREIN AS ARB. TRACT 6-B,  
 NCB 11316, 1611 WEST THOMPSON PLACE,  
 FROM "B" TWO FAMILY RESIDENTIAL DISTRICT  
 TO "B-3" BUSINESS DISTRICT, PROVIDED THAT  
 A SIX FOOT (6') SOLID SCREEN FENCE IS  
 ERECTED ALONG THE WEST PROPERTY LINE AND  
 THAT PROPER REPLATTING BE ACCOMPLISHED.

\* \* \* \*

a. CASE 4191 - to rezone Lot 1, Block 1, NCB 14968 and Lot 1, Block 2, NCB 14969, from Temporary "A" Single Family Residential District to "B-2" Business District; and Lots 2 through 43, Block 2, NCB 14969, from Temporary "A" Single Family Residential District to "R-6" Townhouse District, located in the 2300 Block of Starcrest Drive.

The "B-2" zoning being located on the northeast side of Starcrest Drive, 2289.24' southeast of Jones Maltsberger Road; having total frontage of 502.37' on Starcrest Drive and a maximum depth of 299.8'.

The "R-6" zoning being located on the northeast side of Starcrest Drive, 2874.85' southeast of Jones Maltsberger Road; having 346.52' on Starcrest Drive and a depth of 476'.

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, Gatti; NAYS: None; ABSENT: Naylor, Trevino.

AN ORDINANCE 39,922

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 1, NCB 14968 AND LOT 1, BLOCK 2, NCB 14969, 2300 BLOCK OF STARCREST DRIVE, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; LOTS 2 THROUGH 43, BLOCK 2, NCB 14969, 2300 BLOCK OF STARCREST DRIVE, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT.

\* \* \* \*

b. CASE 4219 - to rezone the east 156' of Lot 83, Block 12, NCB 3098, 214 - 220 East Woodlawn Avenue and 215 - 217 East Craig, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located between East Woodlawn Avenue and East Craig Place, 150' east of North McCullough Avenue; having 156' on East Woodlawn Avenue, 150' on East Craig Place and a distance of 243.50' between East Woodlawn Avenue and Craig Place.

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 west line of Lot 7, NCB 3098 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, Gatti; NAYS: None; ABSENT: Naylor, Trevino.

AN ORDINANCE 39,923

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 EAST 156' OF LOT 83, BLOCK 12, NCB 3098, 214 - 220 EAST WOODLAWN AVENUE AND 215 - 217 EAST CRAIG, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE WEST LINE OF LOT 7, NCB 3098 AND THAT THE PROPERTY BE PROPERLY REPLATTED.

\* \* \* \*

c. CASE 4303 - to rezone Lot A-1 and the east 14' of A-3, NCB 10615, 504 and 506 S. W. W. White Road, from "A" Single Family Residential District to "B-2" Business District, located southeast of the intersection of East Houston Street and S. W. W. White Road; having 44' on S. W. W. White Road and 216' on East Houston Street, 107' on the cutback between these two roads.

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, Gatti; NAYS: None; ABSENT: Naylor, Trevino.

AN ORDINANCE 39,924

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 A-1 AND THE EAST 14' OF A-3, NCB 10615, 504 AND 506 S. W. W. WHITE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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d. CASE 4310 - to rezone Lot 17, Block 3, NCB 829, 800 Block of East Elmira, from "J" Commercial District and "D" Apartment District to "B-3" Business District, located west of the intersection of East Elmira Street and St. Mary's Street; having 189.75' on St. Mary's Street and 128.75' on Elmira Street.

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 north and west property lines where they abut residential property. The motion was seconded by Mrs. Haberman. On roll call, the motion, carrying with it the passage of the following Ordinance prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Gatti; NAYS: None; ABSENT: Naylor, Trevino.

AN ORDINANCE 39,925

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 17, BLOCK 3,  
NCB 829, 800 BLOCK OF EAST ELMIRA,  
FROM "J" COMMERCIAL DISTRICT AND  
"D" APARTMENT DISTRICT TO "B-3"  
BUSINESS DISTRICT, PROVIDED THAT A  
SIX FOOT (6') SOLID SCREEN FENCE IS  
ERECTED ALONG THE NORTH AND WEST  
PROPERTY LINES WHERE THEY ABUT  
RESIDENTIAL PROPERTY.

\* \* \* \*

e. CASE 4316 - to rezone Lot 8, Block 2, NCB 14757, 7300 Block F.M. 1604 West, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the north side of the North F.M. 1604 West, being 88.66' east of the cutback between Fawn Drive and North F.M. 1604 West; having 130' on the North F.M. 1604 West and a maximum depth of 153.35'.

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 north 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, Gatti; NAYS: None; ABSENT: Naylor, Trevino.

AN ORDINANCE 39,926

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 8, BLOCK 2, NCB 14757, 7300 BLOCK F.M. 1604 WEST, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE NORTH PROPERTY LINE.

\* \* \* \*

f. CASE 4321 - to rezone Lot 23, Block C, NCB 11610, 7200 Block of Wurzbach, from "B-2" Business District to "B-3" Business District, located on the northwest side of Wurzbach Road being 200' southwest of the intersection of Wurzbach Road and Babcock Road; having 105' on Wurzbach Road and a depth of 200'.

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 Dr. Hilliard, seconded by Mr. Garza, 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, Gatti; NAYS: None; ABSENT: Naylor.

AN ORDINANCE 39,927

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 23, BLOCK C, NCB 11610, 7200 BLOCK OF WURZBACH, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

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o. Case 4276 - to rezone 3.760 acres out of NCB 11490 from "A" Single Family Residential District to "B-2" Business District, 14.349 acres out of NCB 11490 from "A" Single Family Residential District and Temporary "R-1" Single Family Residential District to "B-3" Business District, 11.205 acres out of NCB 11490 from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, and 7.433 acres out of NCB 11490 from Temporary "R-1" Single Family Residential District to "R-2" Two Family Residential District, located at 4200 Block of Callaghan Road. (Being further described by field notes filed in the City Clerk's Office.)

The "B-2" zoning being located on the west side of Callaghan Road, 213.06' south of Ingram Road; having 769.26' on Callaghan Road and a depth of 213'.

The "B-3" zoning being located southwest of the intersection of Ingram Road and Callaghan Road; having 800' on Ingram Road and 213.06' on Callaghan Road.

The "R-3" zoning being located on the south side of Ingram Road, 800' west of Callaghan Road; having 497.55' on Ingram Road and a maximum depth of 985'.

The "R-2" zoning being located on the south side of Ingram Road, 1297.55' west of Callaghan Road; having 330' on Ingram Road and a maximum depth of 985'.

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

Mr. Ned Wells, representing the applicant, Mr. H. P. Orts, spoke in favor of the proposed rezoning. He stated that Mr. Ralph Bender has prepared a master plan of the area and passed out copies of the plan to members of the Council. The master plan includes all of the recommendations of the Planning Commission.

City Manager Henckel stated that the City Staff feels that the plan for this area is a good compromise between the developer and the residents in the area.

Mr. Edward Yarbrough, Attorney representing property owners in Breezewood Subdivision, spoke in opposition to the proposed rezoning. He stated that residents in the area desire that the tract under consideration be zoned for single family dwellings. A petition signed by 73 residents in the area has been filed with the Planning Department. Objections were:

1. Concern about drainage from a large area of paving.
2. The area is not yet replatted.
3. There is no guarantee of the types of businesses which will be in the development.
4. There are already two service stations at the intersection of Ingram Road and Callaghan Road.

5. There are ample shopping facilities in the area.

6. The residents are afraid it will ruin the environment of the neighborhood.

7. It will create traffic congestion.

(Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem Trevino presided.)

A discussion developed concerning whether or not seven affirmative votes would be required in this case in view of the petition which has been filed. Assistant City Attorney Cosgrove stated that it was his opinion that 20 percent of the affected property owners had not filed objections and therefore only a simple majority vote of the Council would be required.

Speaking in rebuttal, Mr. Wells assured the Council that his client would comply with all of the screening requirements set out by the Planning Commission.

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 line of the property being zoned "B-2" and "B-3" and along the west line of the property being zoned "B-3" and 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 Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 39,928

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 3.760 ACRES OUT OF NCB 11490, 4200 BLOCK OF CALLAGHAN ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; 14.349 ACRES OUT OF NCB 11490, 4200 BLOCK OF CALLAGHAN ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; 11.205 ACRES OUT OF NCB 11490, 4200 BLOCK OF CALLAGHAN ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; AND 7.433 ACRES OUT OF NCB 11490, 4200 BLOCK OF CALLAGHAN ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTH LINE OF THE

PROPERTY BEING ZONED "B-2" AND "B-3"  
AND ALONG THE WEST LINE OF THE PROPERTY  
BEING ZONED "B-3" AND THAT PROPER  
REPLATTING IS ACCOMPLISHED.

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g. CASE 4323 - to rezone Lot 24, NCB 12116, 2600 Block of North East Loop 410, from "A" Single Family Residential District to "B-3" Business District, located on the north side of Loop 410, 370' west of the cutback between Loop 410 and Perrin-Beitel Road; having 100.55' on Loop 410 and a depth of 432.6'.

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

AN ORDINANCE 39,929

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, NCB 12116,  
2600 BLOCK OF NORTH EAST LOOP 410,  
FROM "A" SINGLE FAMILY RESIDENTIAL  
DISTRICT TO "B-3" BUSINESS DISTRICT.

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h. CASE 4327 - to rezone the southwest 151.75' of Lot 20, NCB 11972, 2400 Block of Nacogdoches Road, from "B-2" Business District to "B-3" Business District, located on the northwest side of Nacogdoches Road, being 150.0' southwest from the intersection of Nacogdoches and Blossom Drive; having 151.76' on Nacogdoches Road and a depth of 208.50'.

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, Trevino; NAYS: None; ABSENT: Garza, Naylor, Gatti.

AN ORDINANCE 39,930

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 SOUTHWEST  
151.75' OF LOT 20, NCB 11972, 2400 BLOCK  
OF NACOGDOCHES ROAD, FROM "B-2" BUSINESS  
DISTRICT TO "B-3" BUSINESS DISTRICT.

\* \* \* \*

i. CASE 4340 - to rezone Lot 1, Block 1, NCB 14896, 1100 Block of Springfield Road, from "B" Two Family Residential District to "R-4" Mobile Home District, located on the east side of Springfield Road, being 735' north of the intersection of Springfield Road and Boatman Road; having 904.15' on Springfield Road and a maximum depth of 452.31'.

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

AN ORDINANCE 39,931

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 1, BLOCK 1; NCB  
14896, 1100 BLOCK OF SPRINGFIELD ROAD,  
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT  
TO "R-4" MOBILE HOME DISTRICT.

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j. CASE 4343 - to rezone the north irregular 460' of the south 980' of the east 175' of Tract 7, NCB 11681, being that portion presently inside the City Limits of San Antonio, 6300 Block of N. W. I. H. 10 Expressway, from "F" Local Retail District to "I-1" Light Industry District, located on the southwest side of the I. H. 10 Expressway, being 295' southeast of the intersection of Balcones North and I. H. 10 Expressway; having 255' on the I. H. 10 Expressway and a maximum depth of 460'.

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 Mrs. Haberman, 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 39,932

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 IRREGULAR 460' OF THE SOUTH 980' OF THE EAST 175' OF TRACT 7, NCB 11681, BEING THAT PORTION PRESENTLY INSIDE THE CITY LIMITS OF SAN ANTONIO, 6300 BLOCK OF N. W. I. H. 10 EXPRESSWAY, FROM "F" LOCAL RETAIL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

\* \* \* \*

k. CASE 4346 - to rezone the north 200' of Lots 15 and 16, Block 103, NCB 11073, 1414 - 1418 Gillette Boulevard, from "B" Two Family Residential District to "B-2" Business District, located on the south side of Gillette Boulevard, being 150' west of the intersection of Gillette Boulevard and Lytle; having 150' on Gillette Boulevard and a depth of 200'.

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 Mrs. Haberman, 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 39,933

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 200' OF LOTS 15 AND 16, BLOCK 103, NCB 11073, 1414 - 1418 GILLETTE BOULEVARD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

\* \* \* \*

1. CASE 4141 - to rezone Lot 16, Block 3, NCB 8184, 2000 Block of Cupples Road, from "B" Two Family Residential District to "B-2" Business District, and Lot 15, Block 3, NCB 8184, 2000 Block of Cupples Road, from "B" Two Family Residential District to "B-3" Business District.

The "B-2" zoning being located on the east side of Cupples Road, 325.88' north of the cutback between Cupples Road and Frio City Road; having 100' on Cupples Road and a depth of 428.5'.

The "B-3" zoning being located northeast of the intersection of Cupples Road and Frio City Road; having 325.88' on Cupples Road, 318.59' on Frio City Road and 27.74' on the cutback between Cupples Road and Frio City 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, 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 north 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, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 39,934

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 16, BLOCK 3,  
NCB 8184, 2000 BLOCK OF CUPPLES ROAD,  
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT  
TO "B-2" BUSINESS DISTRICT AND LOT 15,  
BLOCK 3, NCB 8184, 2000 BLOCK OF CUPPLES  
ROAD, FROM "B" TWO FAMILY RESIDENTIAL  
DISTRICT TO "B-3" BUSINESS DISTRICT,  
PROVIDED THAT A SIX FOOT (6') SOLID  
SCREEN FENCE IS ERECTED ALONG THE NORTH  
PROPERTY LINE AND THAT THE PROPERTY BE  
PROPERLY REPLATTED.

\* \* \* \*

m. CASE 4271 - to rezone Lots 23 and 24, Block 8, NCB 3935, 100 Block of Viendo Street, from "B" Two Family Residential District to "B-3" Business District, located on the north side of Viendo Street, Lot 23, being 89' west of Jerry Drive; having 100' on Viendo Street and a depth of 112.5'. Lot 24 is located 239' west of Jerry Drive; having 75' on Viendo Street and a maximum depth of 112.5'.

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, 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 39,935

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 23 AND 24, BLOCK 8, NCB 3935, 100 BLOCK OF VIENDO STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

\* \* \* \*

n. CASE 4305 - to rezone Lot 95, NCB 10754, 871 Rice Road, from "A" Single Family Residential District to "B-1" Business District, located on the north side of Rice Road, 506.72' east of the cutback to W. W. White Road; having 229.2' on Rice Road and a depth of 370'.

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 north and east 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, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 39,936

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 95, NCB 10754, 871 RICE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE NORTH AND EAST PROPERTY LINE.

\* \* \* \*

71-42 Item q on the docket, being zoning Case 4342, was postponed for one month at the request of the applicant.

71-42

CITY MANAGER REPORTS

City Manager Henckel reported to the Council as follows:

CITY MANAGER HENCKEL: I have one report. The Council last week instructed the Staff to make an investigation of one of the organizations that contracts with the City for participation in Model Cities funds - the UBSA (United Businessmen of San Antonio). The report is as follows:

I might comment before I give the report and recommendations, that the City Staff received full cooperation from the staff of the UBSA in making this investigation.

The report has three conclusions:

1. That the operation of UBSA has not generated enough funds, other than the use of Model Cities funds, to really evidence a successful operation for the purpose for which this organization is operating in Model Cities.

2. The management has not been up to par. This is no reflection on any individual on the staff. It is a result of the structure of the organization from the Board of Directors on down.

3. In checking the residences and businesses of the Board of Directors, we find that they do not comply with existing by-laws insofar as living in the area or insofar as business operators in the area.

Our recommendations are:

1. That funding for UBSA be terminated immediately, and that the monies necessary under the continuing agreement for the professional staff be paid up to this termination period.

2. That the City, through the establishment of the EDA office which is proposed to be funded in the third year, which is now pending in Washington, review and recommend to this Council a new program in lieu of this one to be operated either by staff or by some other organization. So as soon as we receive the third year funding, we would at that time make a recommendation to you.

The CPPC has recommended that we have a continuation of this program under the auspices of some other entity or organization.

This is our recommendation to the Council.

MR. TREVINO: In other words, the program in itself will stay.

CITY MANAGER HENCKEL: Will continue, yes.

MR. TREVINO: Will it continue operation of those loans that are in existence?

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CITY MANAGER HENCKEL: Our report indicates, Mayor Pro-Tem, that the loans that have been made are secured, and that they would continue to function.

DR. HILLIARD: Will you be able to absorb any of the present staff into the new operation?

CITY MANAGER HENCKEL: Yes, sir. It would be our intention to absorb as many of the staff as possible that are qualified. Again, the report does not make any direct reflection on any members of the staff.

MR. GARZA: My concern is at this time - is the staff and the program, and particularly the program, for I think it is a very fine program in this area. How long would it take if you are considering the possibility of using some of the same staff for the new program, how long is there between the ending of the funding and the beginning of funding for the new program?

CITY MANAGER HENCKEL: I would say 45 days, Councilman Garza.

MR. GARZA: Would it be possible to retain at least the staff in the interim so that these individuals who have really worked and, as you say, have done a fine job as far as you are concerned, so that these individuals are not out 45 days without some income. It is awfully difficult for these individuals to go out and find jobs tomorrow.

CITY MANAGER HENCKEL: My recommendation would be that they be employed as temporary employees by the City during the interim. I don't believe that because this is a HUD funded program that we could recommend continuation of paying a staff when we are recommending that the program be discontinued immediately. But, I think that we could absorb them as temporary employees on the City payroll during this period on other assignments.

MR. TREVINO: If there is going to be an agency, and it is going to be an autonomous agency you cannot guarantee either that the same people will be employed, however, you can say that they will be given consideration.

CITY MANAGER HENCKEL: If another agency, or, of course, if it were operated by the City, then we would hire those that are qualified. It may be that we can find other places in the City organization where they could work.

MR. HILL: How many people are we talking about, Jerry?

CITY MANAGER HENCKEL: Six.

MR. GARZA: Would it be possible to get a copy of your report?

CITY MANAGER HENCKEL: Yes, sir.

\* \* \* \*

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The Clerk read the following letter:

September 10, 1971

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

Gentlemen and Madam:

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

9/8/71

Petition of Major John R. Little,  
3055 Colony Drive, requesting the  
Council's approval to increase the  
height of his fence above six feet.

9/10/71

Petition of Mrs. Margaret Noll, 226  
Glenwood Court, requesting a permit  
to instaff an eight foot (8') solid  
wood privacy fence on the east pro-  
perty line of her residence at 226  
Glenwood Court.

/s/ J. H. INSELMANN  
City Clerk

\* \* \* \*

There being no further business to come before the Council,  
the meeting adjourned at 11:00 A. M.

A P P R O V E D

  
M A Y O R

ATTEST:

  
C i t y C l e r k

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