

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

76-13 The invocation was given by The Reverend Brance Moyer, East Terrell Hills Church of the Nazarene.

76-13 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

76-13 The minutes of the meeting of March 4, 1976 were approved.

76-13 Mayor Cockrell announced that requests had been received to postpone three zoning cases for one month. They were:

Agenda Item 24 - Case No. 6090
Agenda Item 30 - Case No. 6255
Agenda Item 34 - Case No. 6375

There was no one present in opposition to the subject zoning cases.

Upon motions duly made, seconded and unanimously passed, the requests for postponement were granted.

76-13 ZONING HEARINGS

1. CASE 6376 - to rezone the east irregular 150' of the south 52.70' of Lot 4, Block 1, NCB 11256, 7239 Somerset Road, from "B" Two Family Residential District to "B-3" Business District, located northwest of the intersection of McArthur Avenue and Somerset Road, having 150' on McArthur Avenue and 60.95' on Somerset Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,402

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

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DESCRIBED HEREIN AS THE EAST IRREGULAR
150' OF THE SOUTH 52.70' OF LOT 4,
BLOCK 1, NCB 11256, 7239 SOMERSET ROAD,
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED.

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2. CASE 6399 - to rezone a 0.884 acre tract of land out of NCB 11160, being further described by field notes filed in the office of the City Clerk, 4715 Roosevelt Avenue, from "B" Two Family Residential District to "B-3" Business District, located southwest of the cutback between Ashley Road and Roosevelt Avenue, having 218.7' on Roosevelt Avenue and a maximum depth of 209.4'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided that proper replatting is accomplished. 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 46,403

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 0.884 ACRE TRACT
OF LAND OUT OF NCB 11160, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, 4715 ROOSEVELT
AVENUE, FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

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3. CASE 6372 - to rezone Lots 1, 2 and 59 thru 62, Block 1, NCB 15732, 100 Block of Remount Drive, 6902 N. E. Loop 410 Expressway Road, from Temporary "R-1" and "A" Single Family Residential Districts to "B-3" Business District, located northeast of the intersection of Remount Drive and N. E. Loop 410 Expressway, having 269.5' on Remount Drive and 274.56' on N. E. Loop 410.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved. 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, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,404

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 59 THRU 62, BLOCK 1, NCB 15732, 100 BLOCK OF REMOUNT DRIVE, 6902 N. E. LOOP 410 EXPRESSWAY ROAD, FROM TEMPORARY "R-1" AND "A" SINGLE FAMILY RESIDENTIAL DISTRICTS TO "B-3" BUSINESS DISTRICT.

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4. CASE 6397 - to rezone a 2.8521 acre tract of land out of NCB A-49, being further described by field notes filed in the office of the City Clerk, 4019 Broadway, from "E" Office District and "G" Local Retail District to "B-3" Business District, located on the northwest side of Broadway being 590.40' southwest of the intersection of E. Hildebrand Avenue and Broadway, having 364.90' on Broadway and a maximum depth of 553.75'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 46,405

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 2.8521 ACRE TRACT OF LAND OUT OF NCB A-49, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 4019 BROADWAY, FROM "E" OFFICE DISTRICT AND "G" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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5. CASE 6352 - to rezone Lots 6, 40, 61 and 66, NCB 8673, 222 N. E. Loop 410, from "F" Local Retail District and "A" Single Family Residential District to "B-3" Business District, located on the southwest side of U. S. Highway 281 between N. E. Loop 410 and Halm Blvd., having 287.63' on N. E. Loop 410, 89' on Halm Blvd. and 326.59' on U. S. Highway 281.

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Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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 46,406

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 6, 40, 61 AND 66, NCB 8673, 222 N. E. LOOP 410, FROM "F" LOCAL RETAIL DISTRICT AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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6. CASE 6355 - to rezone a 1.033 acre tract of land out of NCB 13558, being further described by field notes filed in the office of the City Clerk, 9755 Northwest Expressway, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located east of the intersection of Wurzbach Road and I. H. 10 Expressway, having 150' on I. H. 10 Expressway, 150' on Wurzbach Road and 168.92' on the cutback between Wurzbach Road and I. H. 10 Expressway.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,407

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 1.033 ACRE TRACT OF LAND OUT OF NCB 13558, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 9755 NORTHWEST EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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7. CASE 6360 - to rezone a 0.989 acre tract of land out of NCB 12252, being further described by field notes filed in the office of the City Clerk, 103 N. W. W. White Road, from "F" Local Retail District to "B-3" Business District, located northwest of the intersection of W. W. White Road, 175' on Highway 90 East and 64.72' on the cutback between W. W. White Road and Highway 90 East.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,408

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 0.989 ACRE TRACT
OF LAND OUT OF NCB 12252, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, 103 N. W. W.
WHITE ROAD, FROM "F" LOCAL RETAIL DISTRICT
TO "B-3" BUSINESS DISTRICT, PROVIDED THAT
PROPER PLATTING IS ACCOMPLISHED.

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8. CASE 6361 - to rezone the remaining portion of Lot 1, NCB 13300, 4714 Fredericksburg Road, from "F" Local Retail District to "B-3" Business District, located north of the intersection of Fredericksburg Road and N. W. Loop 410 Expressway, having 175' on N. W. Loop 410 Expressway and 200' on Fredericksburg Road.

Mr. Gene Camargo, Planning Administrator, 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. Billa, seconded by Mr. Pyndus, the recommendation of the Planning 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 46,409

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 1, NCB 13300, 4714
FREDERICKSBURG ROAD, FROM "F" LOCAL
RETAIL DISTRICT TO "B-3" BUSINESS
DISTRICT.

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9. CASE 6362 - to rezone Lot 30, NCB 7586, 4402 South New Braunfels Avenue, from "F" Local Retail District to "B-3" Business District, located southeast of the intersection of South New Braunfels Avenue and East Southcross Boulevard, having 156.95' on South New Braunfels Avenue, 110' on East Southcross Boulevard and 29.75' on the cutback between East Southcross Boulevard and South New Braunfels Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,410

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, NCB
7586, 4402 SOUTH NEW BRAUNFELS
AVENUE, FROM "F" LOCAL RETAIL
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT A SIX FOOT SOLID SCREEN
FENCE IS ERECTED AND MAINTAINED ALONG
THE SOUTH PROPERTY LINE.

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10. CASE 6363 - to rezone Lot 22, NCB 9727, 1935 S. W. Military Drive, from "H" Local Retail District to "B-3" Business District, located northeast of the intersection of I. H. 35 Expressway and S. W. Military Drive, having 200' on S. W. Military Drive and 175' on I. H. 35 Expressway.

Mr. Gene Camargo, Planning Administrator, 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. Billa, seconded by Mr. Rohde, the recommendation of the Planning 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 46,411

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 22, NCB 9727,
1935 S. W. MILITARY DRIVE, FROM "H"
LOCAL RETAIL DISTRICT TO "B-3"
BUSINESS DISTRICT.

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11. CASE 6364 - to rezone Lot 12, NCB 11681, 1303 Vance Jackson Road, from "F" Local Retail District to "B-3" Business District, located northwest of the intersection of Vance Jackson Road and I. H. 10 Expressway having 200' on Vance Jackson Road, 175' on I. H. 10 Expressway and 38.16' on the cutback between I. H. 10 Expressway and Vance Jackson Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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.

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AN ORDINANCE 46,412

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, NCB 11681, 1303 VANCE JACKSON ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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12. CASE 6383 - to rezone Lot 21, Block 2, NCB 11966, 774 Isom Road, "B" Two Family Residential District to "B-3" Business District, located on the southeast side of Isom Road being 165' southwest of the intersection of Isom Road and Portland Road, having 85' on Isom Road and 197.5' in depth.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided that proper replatting is accomplished. 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,413

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 21, BLOCK 2, NCB 11966, 774 ISOM ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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13. CASE 6286 - to rezone Lot 3, Block 2, NCB 8882, 2340 Culebra Road, from "F" Local Retail District to "B-3" Business District, located on the south side of Culebra Road being 100' southeast of the intersection of N. W. 27th Street and Culebra Road, having 50' on Culebra Road with a maximum depth of 129.1'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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. 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 46,414

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 3, BLOCK 2, NCB 8882, 2340 CULEBRA, FROM "F" LOCAL RETAIL 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.

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14. CASE 6333 - to rezone Lot 2, NCB 2121, 1746 West Poplar Street, from "C" Apartment District to "O-1" Office District, located on the south side of West Poplar Street being 61' east of the intersection of North Sabinas Street and West Poplar Street, having 50' on West Poplar Street and a depth of 160'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the east and south 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: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,415

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 2, NCB 2121, 1746 WEST POPLAR STREET, FROM "C" APARTMENT DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST AND SOUTH PROPERTY LINES.

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15. CASE 6377 - to rezone Lot 149, Block 16, NCB 11115, 356 Moursund Boulevard, from "B" Two Family Residential District to "B-3" Business District, located northeast of the intersection of Moursund Boulevard and Gillette Boulevard, having 115' on Moursund Boulevard and 379' on Gillette Boulevard.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council. He reminded the Council that an appeal case will be heard later in the meeting on a piece of property south of this property in question.

No one spoke in opposition.

Mr. Teniente called attention to the point where Pleasanton Road angles to the left and then a few blocks further south comes back and resumes its course. These two points are joined by Moursund Avenue. Because it is a straight line projection of Pleasanton Road, Moursund Avenue traffic is very heavy and this factor should be given consideration when zoning cases on Moursund Avenue are heard.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning 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 46,416

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 149, BLOCK 16,
NCB 11115, 356 MOURSUND BOULEVARD,
FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

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16. CASE 6392 - to rezone Lots 2 and 3, NCB 14948, 5700 Block of Randolph Boulevard, from "B-2" Business District to "B-3" Business District, located on the northwest side of Randolph Boulevard, being 50' northeast of the cutback between Bledsoe Drive and Randolph Boulevard having 150' on Randolph Boulevard and a depth of 195.57'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the northwest 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,417

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 2 AND 3, NCB 14948, 5700 BLOCK OF RANDOLPH BOULEVARD, FROM "B-2" BUSINESS 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 NORTHWEST PROPERTY LINE.

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18. CASE 6373 - to rezone Lot 1, NCB 14994, 2700 Block of Tortuga Drive, from "B" Two Family Residential District to "B-2" Business District, located southeast of the intersection of Poteet-Jourdanton Freeway and Tortuga Drive, having 111.77' on Poteet-Jourdanton Freeway and 200' on Tortuga Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,418

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 14994, 2700 BLOCK OF TORTUGA DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

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19. CASE 6271 - to rezone a 5.018 acre tract of land out of NCB 15600, being further described by field notes filed in the Office of the City Clerk, 2400 Block of Pinn Road, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District; and a 1.185 acre tract of land out of NCB 15600, being further described by field notes filed in the Office of the City Clerk, 6800 Block of U. S. Highway 90 West, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

The "R-3" property is located on the west side of Pinn Road, being 315.74' north of the intersection of Pinn Road and U. S. Highway 90 West having 281.63' on Pinn Road and a maximum depth of 748.64'.

The "B-3" property is located on the north side of U. S. Highway 90 West being 198.5' west of the intersection of Pinn Road and U. S. Highway 90 West, having 259.74' on U. S. Highway 90 West and a maximum depth of 195.86'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the single family residences. 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,419

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 5.018 ACRE TRACT
 OF LAND OUT OF NCB 15600 (BEING FURTHER
 DESCRIBED BY FIELD NOTES FILED IN THE
 OFFICE OF THE CITY CLERK), 2400 BLOCK
 OF PINN ROAD, FROM TEMPORARY "R-1"
 SINGLE FAMILY RESIDENTIAL DISTRICT
 TO "R-3" MULTIPLE FAMILY RESIDENTIAL
 DISTRICT; AND A 1.185 ACRE TRACT OF
 LAND OUT OF NCB 15600, (BEING FURTHER
 DESCRIBED BY FIELD NOTES FILED IN THE
 OFFICE OF THE CITY CLERK), 6800 BLOCK
 OF U. S. HIGHWAY 90 WEST, FROM TEMPORARY
 "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
 TO "B-3" BUSINESS DISTRICT, PROVIDED
 THAT PROPER REPLATTING IS ACCOMPLISHED
 AND THAT A SIX FOOT SOLID SCREEN FENCE
 IS ERECTED AND MAINTAINED ADJACENT TO
 THE SINGLE FAMILY RESIDENCES.

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20. CASE 6270 - to rezone Lots 14, 15, 16 and the west 17.25' of Lot 17, Block 5, NCB 14535, 6100 Block of Townhill Drive, from "R-6" Townhouse District to "B-2" Business District, located south-east of the intersection of Townhill Drive and Oakhill Road, having 100' on Oakhill Drive and 131.41' on Townhill Drive.

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

To a question by Mr. Pyndus, Mr. Camargo stated that a business node had not been established as they had originally thought at the intersection of Oakhill Road and Farragut Drive. Inasmuch as a "B-2" node has already been established at the intersection of Oakhill Road and Viva Max Drive, the staff is of the opinion that it would be best to approve the zoning so that business will be concentrated in this area.

Mr. Pyndus said that he objected to this change because the neighborhood will be affected by the increase in traffic. He then moved to deny the request for a recharge in zone. There being no second, the motion died.

No one appeared to speak in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Planning 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. 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 46,420

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 14, 15, 16
AND THE WEST 17.25' OF LOT 17, BLOCK
5, NCB 14535, 6100 BLOCK OF TOWNHILL
DRIVE, FROM "R-6" TOWNHOUSE DISTRICT
TO "B-2" 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.

* * * *

21. CASE 6367 - to rezone Lots 26, 27, and 28, Block 4, NCB 7295, 401 - 403 Agnes Street, from "R-5" Single Family Residential District to "R-2" Two Family Residential District, located northwest of the intersection of Agnes Street and Belknap Place, having 75' on Agnes Street and 100' on Belknap Place.

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

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Mr. Pyndus stated that the lot in question is substandard for the proposed construction and asked for Mr. Camargo to give his opinion.

Mr. Camargo said that if the zoning is approved, then the developer will have to appeal to the Board of Adjustment for a variance on this case and also on the following two cases. Mr. Camargo stated that the staff objects to the development of properties within the project area on substandard lots.

Mayor Pro-Tem Teniente stated the Kenwood area has been greatly improved with the assistance of the Urban Renewal Agency. He would be in favor of the proposed change because of the need for this type of redevelopment.

Dr. Nielsen said that flexibility is vital in regards to housing. This redevelopment is vitally important to the Kenwood area.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning 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 46,421

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 26, 27, AND
28, BLOCK 4, NCB 7295, 401 - 403 AGNES
STREET, FROM "R-5" SINGLE FAMILY RESI-
DENTIAL DISTRICT TO "R-2" TWO FAMILY
RESIDENTIAL DISTRICT, PROVIDED THAT
PROPER REPLATTING IS ACCOMPLISHED.

* * * *

22. CASE 6368 - to rezone Lots 42, 43, and 44, Block 19, NCB 7328, 228 Agnes Street, from "R-5" Single Family Residential District to "R-2" Two Family Residential District, located on the south side of Agnes Street, being 50' east of the intersection of Howard Street and Agnes Street, having 75' on Agnes Street and a depth of 100'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,422

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 42, 43, AND 44, BLOCK 19, NCB 7328, 228 AGNES STREET, FROM "R-5" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

23. CASE 6369 - to rezone Lots 36, 37, and 38, Block 19, NCB 7328, 224 Agnes Street, from "R-5" Single Family Residential District to "R-2" Two Family Residential District, located on the south side of Agnes Street being 200' east of the intersection of Howard Street and Agnes Street, having 75' on Agnes Street and a depth of 100'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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 46,423

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 36, 37, AND 38, BLOCK 19, NCB 7328, 224 AGNES STREET, FROM "R-5" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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76-13

REV. J. C. BAILEY

Mayor Cockrell recognized and welcomed Reverend J. C. Bailey, who has been very active in the Kenwood area.

25. CASE 6395 - to rezone Lots 61 thru 66, the remaining portion of Lot 59, the north 215' and the east 7' of the south 160' of Lot 67, Block 3, NCB 11967, 600 and 700 Blocks of E. Ramsey Road, located on the north side of E. Ramsey Road being 230.7' northwest of the intersection of Jones Maltsberger Road and E. Ramsey Road, having 437.6' on E. Ramsey Road and a maximum depth of 380' also having 280' on the U. S. 281 North Expressway.

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

Mr. Pyndus stated that the approval of "B-3" would change the entire nature of the neighborhood and asked Mr. Camargo to explain why staff had recommended approval of "B-3".

In response to Mr. Pyndus' question, Mr. Camargo stated that there has been a pattern of transition from residential to commercial occurring from Ramsey Road north to U. S. 281 Expressway. Several areas have already been rezoned to "B-3". Considering the location of this property, the change in zoning is appropriate.

No citizen appeared to speak in opposition.

After consideration, Mr. Rohde made a motion that the recommendation of the Planning 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, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: Cisneros.

AN ORDINANCE 46,424

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 61 THRU 66, THE REMAINING PORTION OF LOT 59, THE NORTH 215' AND THE EAST 7' OF THE SOUTH 160' OF LOT 67, BLOCK 3, NCB 11967, 600 AND 700 BLOCKS OF E. RAMSEY ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

26. CASE 6353 - to rezone a 0.354 acre tract of land out of NCB 15343, being further described by field notes filed in the office of the City Clerk, 7243 Timbercreek Drive, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the northwest side of Timbercreek Drive, being 145.72' southeast of the intersection of Timbercreek Drive and Singing Wind Drive, having 110' on Timbercreek Drive and a maximum depth of 184.69'.

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

Mr. Pyndus stated that he would oppose the change in zoning because of the effect on the neighborhood and moved to deny the request. Mr. Billa seconded the motion.

Mayor Cockrell said that non-conforming rights have been established thereby permitting the business to continue but no major changes or additions are permitted.

Mr. Billa said that the addition of gas pumps would be an imposition on the neighborhood.

Mr. Moulton Dowler, attorney for the applicants, J. A. and Margaret Lander, stated that this convenience store, Lone Star Ice and Food Store, was constructed prior to annexation in December of 1972. The owner desires to put in gas pumps and needs "B-2" zoning. He had some photos of the site as well as the surrounding area. Mr. Dowler said that Lone Star Ice and Food Store should be permitted to compete with another store which is less than six-tenths of a mile away and asked for favorable consideration of the request.

Mr. Hartman stated the matter of gas pumps being permitted under "B-2" zoning should be reviewed by the Planning Commission.

Mayor Pro-Tem Teniente said that he felt that the applicant is trying to improve the appearance of the store, and recommended approval of the request. He then made a substitute motion to approve the rezoning. Dr. Nielsen seconded the motion. The substitute motion failed to pass by the following roll call vote: AYES: Teniente, Nielsen, NAYS: Pyndus, Billa, Cisneros, Black, Hartman, Cockrell; ABSTAIN: Rohde, ABSENT: None.

No citizens appeared to speak in opposition.

After consideration, the motion to deny the rezoning previously made by 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.

The rezoning was denied.

27. CASE 6370 - to rezone Lots 11, 12 and 13, NCB 16613; Lots 12, 13, and 14, NCB 16633; Lots 28 and 29, NCB 16232; Lots 17 and 18, NCB 16614, from Temporary "A" Single Family Residential District to "R-2" Two Family Residential District; and Lot 30, NCB 16232 and Lot 19, NCB 16614, 2200 Block of Fawn Glen, from Temporary "A" Single Family Residential District to "B-2" Business District.

"R-2"

Lots 11, 12 and 13, NCB 16613 are located on the northwest side of Fawn Glen between Hollow View and Carlton Oak Drive, having 240' on Fawn Glen, 85' on Hollow View Drive and 153' on Carlton Oak Drive.

Lots 12, 13, and 14, NCB 16633 are located north of the intersection of Carlton Oak Drive and Fawn Glen, having 200' on Fawn Glen and 171.28' on Carlton Oak Drive.

Lots 28 and 29, NCB 16232 are located 120' southwest of Carlton Oak Drive between Fawn Glen Drive and Jones Maltsberger Road, having 160' on both Fawn Glen and Jones Maltsberger Road, and a distance of 120' between Fawn Glen and Jones Maltsberger Road.

Lots 17 and 18, NCB 16614 are located 120' northeast of Carlton Oak Drive between Fawn Glen Drive and Jones Maltsberger Road, having 160' on both Fawn Glen and Jones Maltsberger Road and a distance of 120' between Fawn Glen and Jones Maltsberger Road.

"B-2"

Lot 30 is located on the southwest side of Carlton Oak Drive between Fawn Glen and Jones Maltsberger Road, having 120' on Carlton Oak Drive and 120' on both Fawn Glen and Jones Maltsberger Road.

Lot 19 is located on the northeast side of Carlton Oak Drive between Fawn Glen and Jones Maltsberger Road, having 120' on both Jones Maltsberger Road and Fawn Glen.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning Commission be approved, provided that proper replatting is accomplished and that a non-access easement is imposed along the south side of the "R-2" lots adjacent to Jones-Maltsberger Road. 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, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 46,425

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 11, 12 AND 13, NCB 16613; LOTS 12, 13, AND 14, NCB 16633; LOTS 28 AND 29, NCB 16232; LOTS 17 AND 18, NCB 16614, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT; LOT 30, NCB 16232 AND LOT 19, NCB 16614, 2200 BLOCK OF FAWN GLEN, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A NON-ACCESS EASEMENT IS IMPOSED ALONG THE SOUTH SIDE OF THE "R-2" LOTS ADJACENT TO JONES-MALTSBERGER ROAD.

* * * *

76-13

REVIEW OF "B-2" CLASSIFICATION

Councilman Hartman made a motion that a review be made by the City Manager, his staff, and the Planning Commission of the "B-2" classification and the entire matter of multiple use facilities with regards to possible changes to the zoning ordinance.

Mr. Pyndus seconded the motion and stated he would like to include a review of the "B-3" classification as it refers to the use of alcoholic beverages. The motion was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

28. CASE 6366 - to rezone Lots 10 thru 34, and the remaining portion of Lots 8 and 9, NCB 6538, 3500 Block of St. Mary's Street North, from "C" Apartment District and "F" Local Retail District to "B-3" Business District, bounded by Alvin Avenue, St. Mary's Street, E. Mulberry Avenue and Highway 281 North, having 800.74' on Alvin Avenue, 405.29' on St. Mary's Street, 520' on E. Mulberry Avenue and 295' on Highway 281 North; Lots 12 thru 19, A-19 and the remaining portion of Lots 10 and 11, NCB 3091, 3400 Block of St. Mary's Street North, from "C" Apartment District and "F" Local Retail District to "B-3" Business District, bounded by Mulberry Avenue, St. Mary's Street, Huisache Avenue, and Highway 281 North, having 465' on Mulberry Avenue, 400' on St. Mary's Street, 140' on Huisache Avenue and 125' on Highway 281 North.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning 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 Planning 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 46,426

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 10 THRU 34, AND THE REMAINING PORTION OF LOTS 8 AND 9, NCB 6538, 3500 BLOCK OF ST. MARY'S STREET NORTH; LOTS 12 THRU 19, A-19 AND THE REMAINING PORTION OF LOTS 10 AND 11, NCB 3091, 3400 BLOCK OF ST. MARY'S STREET NORTH, FROM "C" APARTMENT DISTRICT AND "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

29. CASE 6332 - to rezone Lot 1, NCB 12099, 2829 Nacogdoches Road, from "B" Two Family Residential District to "B-1" Business District, located on the northwest side of Nacogdoches Road, being 240.6' north-east of the intersection of Nacogdoches Road and Woodbury Lane, having 195.57' on Nacogdoches Road and a maximum depth of 313.4'.

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

Mr. Camargo said that since 20% of the surrounding property owners were in opposition, seven affirmative votes were necessary to approve the zoning.

Ms. Janet Rogers, the applicant, said she is applying for a change in zoning so that she may operate a photography studio. She stated that she has a very small business and will only work by appointment so there will be no increase in traffic. She plans to live in the house and restore it.

Mr. Wallace Henderson, 301 West Market, appeared to speak in support of Ms. Rogers' request. He had some aerial photographs of the area which he showed to the Council. Mr. Henderson also stated that the photography studio will not intrude on the residential neighborhood.

Mr. E. D. Shannon read a letter from Mr. Billo Smith, local photographer, urging approval of the proposed rezoning.

Mr. Dick Ihfe, attorney, also spoke in favor of the proposed rezoning and said that this is not a case of spot zoning. The granting of the proposed zoning will follow the pattern of transition.

Mr. M. H. Reibschlaeger said that he has just purchased a tract of land northeast of the subject property and is in favor of Ms. Rogers' request. He said that this change will not deteriorate the existing area.

Mr. Jay Hancock said that he owns the property immediately north of the property in question. He said he moved because of the increased traffic and noise which already exists.

Mr. Earl Cobb, attorney, presented a petition signed by residents in the area in opposition to the request for rezoning. He claimed that this is a clear example of spot zoning and is contrary to law.

Mr. Rohde said that there is business already established in this area.

Mayor Pro-Tem Teniente asked Assistant City Attorney Tom Finlay to comment whether the Council is acting contrary to law in regard to this case if it were to be approved.

Mr. Finlay explained that spot zoning is not automatically illegal. There must be some valid reason for it to be rezoned. This could be traffic considerations, congestion, open air, or compatibility of development. This case should be decided on the test of reasonableness based on arguments presented to the Council.

Also speaking in opposition were:

Mr. Vincent V. Meinkoth, 8823 Sagebrush
Dr. Samuel R. Kirk, 8831 Sagebrush

Mrs. Rogers spoke in rebuttal saying that the business she proposes would not downgrade the neighborhood but would be an improvement. She urged the Council to approve the request.

Mr. Hartman expressed the feeling that the proposed use would not hurt the area and said he favored the rezoning.

Mr. Pyndus spoke against the rezoning saying he wished to preserve the neighborhood.

Mayor Cockrell said that she felt that if commercial zoning were granted, other business would soon follow and destroy the residential area.

After consideration, Mr. Hartman moved that the recommendation of the Planning Commission be approved and the request for rezoning granted. The motion was seconded by Dr. Nielsen and on the following roll call vote, failed to carry the required seven affirmative votes for approval: AYES: Billa, Cisneros, Black, Hartman, Rohde, Nielsen; NAYS: Pyndus, Teniente, Cockrell; ABSENT: None.

The request for rezoning was denied.

76-13 The meeting recessed at 10:25 A. M. and reconvened at 10:40
A. M.

17. CASE 6380 - to rezone Lot 467, NCB 11435, 3831 Culebra Road, from "A" Single Family Residential District to "B-3" Business District, located on the north side of Culebra Road, being 351.68' west of the intersection of Culebra Road and Roanoke Avenue, having 50.24' on Culebra Road and a maximum depth of 140.1'.

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

Mr. Joe Ferri spoke representing Mr. Tom Enriquez, the applicant. Mr. Ferri said that Mr. Enriquez is requesting a change in zone to construct and operate an auto parts and repair shop on the subject property. Mr. Ferri described other existing businesses in the immediate area.

Miss Doria Morales stated that she was representing several families in the area who are all opposed to the proposed change in zoning because of the noise and increased traffic. She urged the Council not to approve the request.

Brother Fred Gelhard, 543 Westminster, also appeared in opposition and said that with the granting of "B-3" zoning, alcoholic beverages can be introduced. He urged the Council to deny the request.

Mr. Ferri spoke in rebuttal and again pointed to the existing businesses in the area including lounges. He said that "B-2" zoning would not help. They need "B-3" in order to operate the repair shop. He asked the Council to favorably consider his request.

To a question, Miss Morales said that the neighbors of the property in question are opposed to any business on this lot even those included in "B-2" classification.

After consideration, Mr. Pyndus said that the property owners should be considered and the neighborhood should be preserved. He then moved that the request for rezoning be denied. Dr. Cisneros seconded the motion.

Mr. Teniente then offered a substitute motion to grant "B-2" zoning. Dr. Nielsen seconded the motion.

Dr. Cisneros stated that granting "B-2" zoning would not only be objectionable to the surrounding neighbors but would not serve the interests of the applicant. He also objected to the "B-3" zoning because of the affect to the residential area. Mr. Pyndus also spoke against the "B-2" zoning.

Mr. Hartman spoke in favor of the "B-2" zoning because of the commercial transition that is already taking place in the area.

The substitute motion to grant "B-2" zoning failed to carry by the following roll call vote: AYES: Hartman, Teniente, Nielsen; NAYS: Pyndus, Billa, Cisneros, Black, Rohde, Cockrell; ABSENT: None.

The request for rezoning was denied.

31. CASE 6398 - to rezone the south 79.5' of Lots 22 and 23, Block 33, NCB 8115, 727 Cupples Road, from "F" Local Retail District to "I-1" Light Industry District, located on the west side of Cupples Road being 279.1' south of the intersection of Cupples Road and Patton Street, having 79.5' on Cupples Road and a depth of 243.28'.

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

Mr. Camargo said that it will require seven affirmative votes in order to approve the rezoning.

Mr. Oscar Morgan, the applicant, appeared before the Council. He showed some photographs of the property in question. Mr. Morgan said that he is representing Mr. Eduardo Gutierrez, the proposed buyer of the subject property. Mr. Gutierrez would like to operate an iron works operation with some outside welding. Mr. Morgan also said that the properties located south of the property in question and on the west side of Cupples Road will be offered for commercial purposes. He asked for favorable consideration by the Council.

No one spoke in opposition.

Mayor Pro-Tem Teniente stated that business is needed in this area and made a motion that the recommendation of the Planning Commission be overruled and the rezoning be granted. Dr. Cisneros seconded the motion.

Mayor Cockrell said that the Planning Commission had voted 8 to 1 to deny this case and she is therefore influenced by the heavy vote.

Mr. Pyndus said that he follows the staff's recommendation and opposes the change in zoning.

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

AN ORDINANCE 46,427

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 79.5'
 OF LOTS 22 AND 23, BLOCK 33, NCB 8115,
 727 CUPPLES ROAD, FROM "F" LOCAL RETAIL
 DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

32. CASE 6374 - to rezone the remaining portion of Lot 5, Block 5, NCB 10937, 700 Block of Hot Wells Blvd., from "B" Two Family Residential District to "B-3" Business District, located west of the cutback between I. H. 37 Expressway and Hot Wells, having 83.32' on I. H. 37 Expressway, 55.23' on Hot Wells Blvd., and 66' on the cutback between I. H. 37 Expressway and Hot Wells Blvd.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council. He said that the Texas Highway Department had written a letter concerning this case saying that it has no objection to the change but at the same time says a permit will not be issued for erection of a commercial advertising sign. There are non-access easements around the property which prohibit its use.

Mr. Burt Jonier, the owner of the property in question, said that a zoning request was supposed to have been presented on the adjoining property at the same time as his application was presented to the Planning Commission. However, the owner of the other property fell ill and her application was not made. He said that his property is not large enough by itself to accommodate a business. He asked that the City Council refer this case back to the Planning Commission to be reconsidered simultaneously with the adjoining tract.

After consideration, Mr. Rohde moved that the case be referred back to the Planning Commission as requested. The motion was seconded by Mr. Pyndus and carried on the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

Case No. 6374 was referred back to the Planning Commission for reconsideration.

33. CASE 6356 - to rezone Lot 13 and the west 5' of Lot 14, Block 26, NCB 3431, 1359 W. Theo Avenue, from "B" Two Family Residential District to "B-2" Business District, located northeast of the intersection of W. Theo Avenue and Phyllis Street, having 55' on W. Theo Avenue and 125' on Phyllis Street.

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

Mr. Eliseo Saucedo, the applicant, stated he would like the requested change in zone for the purpose of operating a radio and T. V. repair shop on the subject property.

Mayor Cockrell called attention to the many notices that were returned in opposition by the surrounding neighbors.

No citizens appeared to speak in opposition.

Since it was brought out that Mr. Saucedo's backyard gets a lot of debris from Bill Miller's restaurant, Mr. Hartman asked if Bill Miller's restaurant could be required to provide screening.

Mr. Camargo stated that since the zoning change to allow the restaurant occurred several years ago, the City could not require the restaurant to provide such screening.

Mayor Pro-Tem Teniente stated that the area was becoming business-oriented, and he moved that the recommendation of the Planning Commission be overruled and the rezoning be granted. The motion died for lack of a second.

Councilman Pyndus stated that this entire area except to the west is residential and to preserve the neighborhood, he would move to oppose the recommendation of the Planning Commission and deny the rezoning. Dr. Cisneros seconded the motion. On roll call, the motion was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Nielsen, Cockrell; NAYS: Teniente; ABSENT: None.

The request for change in zoning was denied.

35. CASE 6301 - to rezone Lots 11, 12, and 13, NCB 14705, 10112 Southwell Road, from Temporary "R-1" Single Family Residential District to "R-4" Mobile Home District, located on the east side of Southwell Road being 628' north of the intersection of Huebner Road and Southwell Road, having 600' on Southwell Road and a depth of 485.1'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council. Since the property is Temporary "R-1", it will only require five affirmative votes to overrule the Commission's recommendation.

Mr. Harry W. Melton, the applicant, stated he has owned the subject properties for the past 35 years. He stated that he has non-conforming rights on the existing mobile home park. He would like the requested change in zoning for the expansion of the existing mobile home park. He stated that he felt there has been a misunderstanding in regards to the term "expansion". He said that Lot 12 is of no use to him because he was instructed not to permit any traffic in this lot because of the laterals. All he is requesting is the approval to use Lot 13 to compensate for the loss of Tract 12. He stated that he renders a service to a group of people who do not desire to invest in homes or apartments.

To a question by Mr. Pyndus, Mr. Melton said that they had originally planned to place 7 additional mobile homes on Lot 12. On Tract 13, he plans to move in a maximum of seven if that many.

Mr. Oliver Chamberlain, attorney at law, stated that this case had been postponed due to the death of Mrs. Harry Melton. Mr. and Mrs. Melton have owned this property since 1927. After annexation, Mr. Melton was made to expand the septic tank systems thus losing the purpose of temporary shifting of mobile homes. He presented a petition signed by neighbors of Mr. Melton favoring the zoning change. He asked that the Council favorably consider Mr. Melton's request.

Mr. Tom Martin stated that he represents Mr. Stan Studer, the owner of the adjoining property. He presented a master plan showing the proposed development of sixty acres that lie adjacent to Mr. Melton's property. He spoke in opposition to Mr. Melton's request. Mr. Martin said that they oppose the change because they have plans to develop this land for single family residences.

To a question by Mr. Pyndus, Assistant City Attorney Tom Finlay said that the Mobile Home Ordinance, sets the density requirements for any mobile home in the City and is not subject to stipulations by the Council.

Mr. Howard Rich, 5340 Hollyhoke Road, spoke in opposition. He took exception to Mr. Melton's remarks about "expansion". He stated that the neighborhood is residential in character and has a petition signed by 197 property owners within this area opposed to this change.

Mayor Cockrell asked that the transcript of the March 28, 1975 hearing of the Board of Adjustment be given to the City Attorney for review so that he might advise the Council of the intent of the motion of the Board of Adjustment.

Mr. Melton spoke in rebuttal stating that he would like to be able to use this property for temporary storage and would even agree not to park mobile homes.

After consideration, Councilman Pyndus moved that this case be postponed for 30 days for clarification and interpretation of the Board of Adjustment's motion. Mr. Hartman seconded the motion. On roll call, the motion was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

Mayor Pro-Tem Teniente stated that he would also like to see a plat of one-half acre to see how many spaces that would be and where it would be on the west side of Lot 13.

Mr. Melton asked that the Planning Commission's reasons for actions No. 3 and No. 6 be clarified.

The case was postponed for 30 days.

76-13 The meeting was recessed for lunch at 12:40 P. M. and reconvened at 2:05 P. M.

36. CASE 6295 - to rezone Lot 154, Block 21, NCB 11120, 400 Block of Moursund Blvd., from "B" Two Family Residential District to "B-2" Business District, located on the east side of Moursund Blvd. being 225' north of the intersection of Mally Blvd. and Moursund Blvd., having 115' on Moursund Blvd. and a depth of 379'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council. Since this is an appeal case, it will require seven affirmative votes to overrule the Planning Commission.

Mrs. Dolores L. Cano, the applicant, said that she would like the requested change in zoning to operate a retail plant nursery. She stated that she has 36 letters from the neighbors in support of her request. She plans to have no outside storage.

Mayor Pro-Tem Teniente described the area pointing out traffic patterns and existing businesses and junkyards.

Dr. Cisneros said that this area is becoming commercially-oriented and would suggest that the Planning Commission's recommendation be overruled and the rezoning be granted.

Mr. Joe Cano said that he will build a permanent type building with ample parking space.

Mr. Phillip Hamner, attorney representing Mr. and Mrs. Grady Young, spoke in opposition to the proposed change. He said this is a clear case of putting in a strictly commercial operation in this residential area. He asked that the Council deny the request.

Mr. Grady Young, 107 West Mally Blvd., spoke in opposition. He said that he has lived in this neighborhood for the past 17 years and wants it to remain a residential area.

Mrs. Dorothy Young, 107 West Mally Blvd., spoke in opposition. She said that she would not oppose a duplex being built there, but would oppose the proposed business that Mr. and Mrs. Cano want to set up.

Mr. Cano spoke in rebuttal. He again stated that he has several letters from the surrounding neighbors in support of his petition.

After discussion, Mr. Pyndus said that because of the residential nature of this area and to preserve the neighborhood, he would move to uphold the recommendation of the Planning Commission and deny the request for rezoning. The motion died for lack of a second.

Mr. Rohde then made a motion to return this case to the Planning Commission for further study and that a public hearing be held on all properties of Moursund and let the citizens participate in the preparation of a master plan for the area. The motion died for lack of a second.

After further discussion, Mr. Pyndus again moved to uphold the recommendation of the Planning Commission and deny the rezoning. Mr. Hartman seconded the motion. On roll call, the motion was passed and approved by the following vote: AYES: Pyndus, Billa, Hartman, Rohde, Cockrell; NAYS: Cisneros, Black, Teniente, Nielsen; ABSENT: None.

The rezoning was denied.

Mr. Mel Sueltenfuss, Director of Public Works, stated that T. O. Corporation has requested a replat of Thousand Oaks Unit 6-A for the purpose of changing the lot dimensions by two feet. All of the provisions of the Texas Water Quality Board have been met and the previous plat has been approved.

The Council took note of the proposed replat.

76-13

The Clerk read the following Ordinance:

AN ORDINANCE 46,428

AUTHORIZING EXECUTION OF CONTRACTS WITH SUBURBAN CITIES AND WITH BEXAR COUNTY FOR CONTINUATION OF EMS COVERAGE FOR AN ADDITIONAL TEN MONTH PERIOD ENDING DECEMBER 31, 1976, AND REVISING THE CHARGES FOR SUCH SERVICE SO AS TO PROVIDE A \$15.00 CHARGE FOR EACH EMERGENCY CALL AND RESPONSE, WHEN NO TRANSPORT TO A MEDICAL FACILITY IS MADE.

* * * *

Mayor Cockrell explained that this Ordinance provides a charge in cases where no transport to medical facilities are made.

Councilman Hartman said that he would like a report and very close monitoring of what the impact will be on the EMS system.

Mayor Cockrell asked staff to have a report in three months on the monitoring of this new charge.

Mr. Pyndus said that he would like to have the impact on collecting included in the report.

In answer to a question by Mayor Cockrell, Mr. Carl White stated that San Antonio has the highest collection ratio of any major city in Texas. Our rate is at 57% collection ratio.

Rev. Black said that it has already been established through other facets of health care that the ability of a person to pay for his health service might demand a subsidy from the community. The principal of caring for an individual would not be violated by allowing the use of ambulances and this fact should be considered.

After consideration, Dr. Nielsen made a motion that the ordinance be approved with the request that the City Council be furnished with a report on what effect this charge has on the utilization of the service within three months. The motion was seconded by Dr. Cisneros, and on the following roll call vote, was passed and approved by the following vote: AYES: Pyndus, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Billa.

76-13

The Clerk read the following Ordinance:

AN ORDINANCE 46,429

CHANGING THE SOURCE OF FUNDING FOR THE FIRST LINE TOURISTS RELATIONS PERSONNEL TRAINING & MOTIVATIONAL PROGRAM SO AS TO PROVIDE FOR THE \$8,300.00 EXPENDITURE TO BE MADE FROM THE GENERAL FUND RATHER THAN THE CONVENTION & VISITORS BUREAU FUND AND ACCEPTING THE PROPOSAL OF ED YARDANG AND ASSOCIATES FOR SERVICES IN CONNECTION WITH THIS PROGRAM.

* * * *

Mayor Cockrell asked that consideration of the ordinance be postponed for one week so that Council might have more time to study and review this issue. She explained that the caption of Ordinance 46,385 passed on March 11, 1976 stated that the monies for this program would be taken from the General Fund, but the ordinance that was passed said that it would be taken from the Convention Bureau funds and so some confusion had been created.

Councilman Cisneros said that he together with Councilman Rohde and Councilman Pyndus had met with Mr. William Ochse, Chairman of the Convention and Visitors Advisory Committee, to discuss the funding for the Bicentennial Information Center. This was all that was discussed at this meeting. There is a misunderstanding about another ordinance that supposedly came from this meeting, that is, Mr. Carl White and Councilman Rohde had both understood that the \$8,300.00 expenditure for the First Line Tourists Relations Personnel Training and Motivational Program was also to come from the budget of the Convention and Visitors Bureau. This was not the understanding of Mr. William Ochse or Councilman Pyndus and Cisneros. This is why this new ordinance is up for consideration.

After consideration, Mr. Rohde made a motion that the ordinance be approved. Dr. Cisneros seconded the motion. On roll call, the ordinance was passed and approved by the following vote: AYES: Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Billa; ABSTAIN: Pyndus.

76-13

CITIZENS TO BE HEARD

MR. HENRY MUNOZ

Mr. Henry Munoz, Business Manager of Local 2399, appeared before the Council. He mentioned the high cost of hospitalization insurance charged employees. He said that 74 of his members have already dropped the coverage. He said that City employees cannot continue to subsidize the City.

MR. KARL WURZ

Mr. Karl Wurz, 820 Florida, stated that City policy makes a god out of municipal bonds. He said that options should be sought to fund public projects, such as improvement districts on a pay as you go plan.

Mr. Wurz then read some quotes from the San Antonio Express newspaper when the City was on a cash basis plan, and suggested that the City try some old but workable plans.

MR. RUPERT SPROTT

Mr. Rupert Sprott, 614 Royal Court, complained about the high assessment placed on his building by the Board of Equalization. He stated that his building is 23 years old and not worth the high appraisal.

Mayor Cockrell stated that the City has not yet set the tax rate. It is estimated that this year the tax rate will be in the range of \$1.65 per \$100.00 valuation. The Council does not have authority to make assessments and has appointed the Board of Equalization for that purpose.

City Manager Granata also reminded Mr. Sprott that all assessments have been recently equalized and this would affect his assessment.

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Mr. Pyndus said that if Mr. Sprott would leave his prepared information with him, he would refer it to the Board to review to be certain that assessments are fair and reasonable.

76-13 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Teniente presided.

MR. G. L. PASTRANO

Mr. G. L. Pastrano, 1921 N. Elmendorf Street, spoke before the Council. He said that Elmendorf Street is in need of repairs and that a serious drainage problem exists.

City Manager Granata stated that this is one of the staff's high priority items for the upcoming bond election.

MR. PHIL KOEHNE

Mr. Phil Koehne, 402 Mary Louise Drive, related to the Council his activities since his last appearance before the Council. He said that he had visited a solar power plant in Mexico and discussed with the Council possible financing plans, after which Mr. Hartman asked that Mr. Koehne write a letter addressed to all members of the Council about what had been discussed this afternoon.

MR. MICHAEL POMERANTZ

Mr. Michael Pomerantz stated that the construction of the enlargement of the Convention Center has hurt his business at HemisFair Plaza. He said that he is entitled to a reduction in rent because there is a clause in his lease which calls for an adjustment in rate if there is construction, any changes or alterations that would impair his business.

Assistant City Attorney Steve Arronge stated that there is a judgement against Mr. Pomerantz. He is three months behind in his rent. Mr. Arronge said he has met several times with Mr. Pomerantz to discuss this matter.

City Manager Granata said that he will report to the Council on the whole situation at HemisFair Plaza.

Mayor Pro-Tem Teniente suggested that Mr. Pomerantz discuss this legal matter with the City Attorney.

There being no further business to come before the Council, the meeting adjourned at 4:05 P. M.

A P P R O V E D

Lila Cockrell
M A Y O R

ATTEST:

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

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