

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 15, 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, HILLIARD, MENDOZA, GARZA, NAYLOR, GATTI; Absent: BECKER, TREVINO.

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71-32 The invocation was given by Father Ralph J. Smith, Blessed Sacrament Catholic Church.

- - -
71-32 The minutes of the meeting of July 8, 1971, were approved.

71-32 ZONING HEARINGS

Mayor Gatti announced that there were several appeal cases to be heard by the City Council and since there were only seven members present, the applicants, in the appeal cases, would have an option of either having the case heard today or having it postponed to the meeting of August 19, 1971. The reason, as stated by the Mayor, is that an appeal case requires seven affirmative votes of the Council to overrule the Planning Commission or, in the event of a protest of 20 percent or more of the property owners within a 200 foot distance of the property being considered.

Mr. Sam Biery, representing the applicant in Case No. 4189, asked that this case be postponed.

Mrs. Joyce Kuhn spoke in opposition to postponement saying that the case has already been postponed three times and she could not afford to take time from her job anymore.

After consideration, the Council decided that, in view of the circumstances, the case would not be postponed.

The following were postponed at the request of the applicants:

Case No. 4217
Case No. 4236
Case No. 4247

- - -
71-32 Mayor Gatti was obliged to leave the meeting and Councilwoman Carol Haberman presided.

- - -
71-32 The Clerk read the following Ordinance:

AN ORDINANCE 39,662

ACCEPTING THE BID OF NORTH STAR DODGE
TO FURNISH THE CITY, ON AN ANNUAL
CONTRACT BASIS, DODGE-PLYMOUTH PARTS,
SUPPLIES AND SERVICES.

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Mr. John Brooks, Purchasing Agent, explained the Ordinance. Three (3) bids were received and those received from North Star Dodge and Jack Rieger, Inc. were identical, necessitating a casting of lots to determine the successful bidder.

Mrs. Haberman announced that the low number drawn would be declared winner.

The following numbers were drawn:

Jack Rieger, Inc. - - - - - 52
North Star Dodge - - - - - 38

The contract was awarded to North Star Dodge.

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

71-32 The following Ordinances were read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor; NAYS: None; ABSENT: Becker, Trevino, Gatti.

AN ORDINANCE 39,663

ACCEPTING THE LOW BID OF SUGARMAN'S UNIFORMS INC. TO FURNISH THE CITY WITH SCHOOL CROSSING GUARD UNIFORMS FOR A NET TOTAL OF \$5,792.10.

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AN ORDINANCE 39,664

ACCEPTING THE PROPOSAL AND MANIFESTING A CONTRACT WITH LAUTERSTEIN'S INC., SUGARMAN'S UNIFORMS, INC., M. KLINE & COMPANY, AND KAUFMAN'S INC., TO FURNISH THE CITY POLICE DEPARTMENT WITH ITS REQUIREMENTS OF UNIFORM SHOES AND BOOTS FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,665

ACCEPTING THE PROPOSAL OF KAUFMAN'S INC. TO FURNISH THE CITY POLICE DEPARTMENT WITH ITS REQUIREMENTS OF RAINCOATS FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,666

ACCEPTING THE PROPOSALS AND MANIFESTING CONTRACTS WITH KAUFMAN'S INC. PERTAINING TO ITEM I AND SUGARMAN'S UNIFORMS, INC. ON ITEM II TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH ALL REQUIREMENTS OF UNIFORM TROUSERS AND BREECHES FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,667

ACCEPTING THE PROPOSAL AND MANIFESTING A CONTRACT WITH LAUTERSTEIN'S TO FURNISH THE CITY POLICE DEPARTMENT WITH ITS REQUIREMENTS OF UNIFORM SHIRTS FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,668

ACCEPTING THE PROPOSAL AND MANIFESTING A CONTRACT WITH KAUFMAN'S INC. TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH ITS REQUIREMENTS OF UNIFORM CAPS FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,669

ACCEPTING THE PROPOSAL OF M. KLINE AND COMPANY TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH ITS REQUIREMENTS OF UNIFORM JACKETS FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,670

ACCEPTING THE PROPOSAL AND MANIFESTING A CONTRACT WITH SUGARMAN'S UNIFORMS, INC. TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH ITS REQUIREMENTS OF UNIFORM ACCESSORIES FOR A PERIOD TERMINATING OCTOBER 15, 1972.

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AN ORDINANCE 39,671

ACCEPTING THE LOW BID OF KLECK PLUMBING, HEATING & AIR CONDITIONING CORP. TO FURNISH THE CITY WITH NECESSARY MAINTENANCE OF THE

HEATING AND AIR CONDITIONING SYSTEM
AT THE MAIN LIBRARY BUILDING ON AN
ANNUAL CONTRACT BASIS FOR A NET
TOTAL OF \$7,524.00.

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71-32 Mayor Gatti returned to the meeting and presided.

71-32 The following Ordinances were read by the Clerk and explained by members of the Administrative Staff and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,672

ACCEPTING THE PROPOSAL OF BLUE CROSS--
BLUE SHIELD OF TEXAS TO EXTEND THE
PRESENT CONTRACT TO PROVIDE EMPLOYEES
GROUP HOSPITALIZATION AND MAJOR MEDICAL
INSURANCE COVERAGE FOR AN ADDITIONAL
SIXTEEN (16) MONTHS WITH CERTAIN CHANGES
IN RATES AND BENEFITS.

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AN ORDINANCE 39,673

ESTABLISHING A COMMITTEE TO BE KNOWN
AS "THE BANDERA EXPRESSWAY STUDY PANEL"
AND APPOINTING MEMBERS THERETO.

* * * *

Ralph Bender	Henry Ortega
Al Groves	William Pfenning
Paul Hesson	Marvin Shipman
Harold Jewett	Larry Travis
James Keeter	Cy Wagner
Paul Kinnison	Harvey Marmon

Plus staff members, as follows:

Associate Manager for Public Services and Facilities
Director of Traffic and Transportation
Director of Planning
Director of Model Cities
Executive Director of Urban Renewal
District Engineer of the Texas Highway Department

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AN ORDINANCE 39,674

APPOINTING MR. ARMANDO QUINTANILLA
TO THE CITIZENS' PARTICIPATION POLICY
COMMISSION OF THE MODEL CITIES PROGRAM
(REPLACING MR. NEAL TALLEY, JR. FOR
AN INDEFINITE PERIOD WITH APPOINTMENT
BEING EFFECTIVE JULY 22, 1971).

* * * *

71-32 ZONING HEARINGS

a. CASE 4105 - to rezone Lot 6, Block 9, NCB 12298, save and except the east 150', 200 Block of Brighton Avenue, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the south side of Brighton Avenue, 150' west of Pleasanton Road; having 1073.02' on Brighton Avenue and a depth of 315'.

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

AN ORDINANCE 39,675

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 6, BLOCK 9,
NCB 12298, SAVE AND EXCEPT THE EAST
150', 200 BLOCK OF BRIGHTON AVENUE,
FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT.

* * * *

b. CASE 4169 - to rezone Lot 65, NCB 12025, 100 Block and 200 Block of Sprucewood, from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the north side of Sprucewood Drive, 838.22' from east R.O.W. line of San Pedro Avenue; having 732.71' on Sprucewood Drive and a depth of 125.0'.

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

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Mr. Dwight L. Lieb, the applicant, explained the proposed development to the members of the Council.

Mr. Don Schulman, 222 Sprucewood, spoke in opposition to the change in zoning. He said that Sprucewood is already a very heavily-used street, due to the elementary school, and he would not want to see traffic increased by erection of apartments. He preferred that single family residences be built on the property.

In rebuttal, to Mr. Schulman's objections, Mr. Lieb described the off-street parking, which is planned, and also the landscaping, which is planned.

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

AN ORDINANCE 39,676

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 65, NCB 12025,
100 BLOCK AND 200 BLOCK OF SPRUCEWOOD,
FROM "A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT.

* * * *

c. CASE 4204 - to rezone Lot 32, Block 8, NCB 8084, 1343 S. W. 35th Street, from "B" Two Family Residential District to "I-1" Light Industry District, located on the west side of S. W. 35th Street, 100' north of Dale Road; having 100' on S. W. 35th Street and a depth of 189'.

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

No one spoke in opposition.

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

AN ORDINANCE 39,677

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

AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 32, BLOCK 8,
NCB 8084, 1343 S. W. 35TH STREET,
FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "I-1" LIGHT INDUSTRY
DISTRICT.

* * * *

d. CASE 4210 - to rezone Lots 27 through 35, Block 3, NCB 14313, and Lots 1 through 5, Block 5, NCB 14953, at the corner of Flora Mae Drive and Alfred Drive, from "A" Single Family Residential District to "R-5" Single Family Residential District, located east of the intersection of Flora Mae Drive and Alfred Drive, being an irregular size of land; having a maximum width of 250' and a maximum length of 405'.

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

No one spoke in opposition.

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

AN ORDINANCE 39,678

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOTS 27 THROUGH
35, BLOCK 3, NCB 14313, AND LOTS 1
THROUGH 5, BLOCK 5, NCB 14953, AT THE
CORNER OF FLORA MAE DRIVE AND ALFRED
DRIVE, FROM "A" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "R-5" SINGLE
FAMILY RESIDENTIAL DISTRICT.

* * * *

e. CASE 4214 - to rezone Lot 10, NCB 10846, 6819 South W. W. White Road, from "A" Single Family Residential District and "J" Commercial District to "B-3" Business District, located on the northeast side of South W. W. White Road, 1240.42' northwest of the cutback to I. H. Loop 410; having 350.89' on South W. W. White Road and a depth of 228.53'.

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

No one spoke in opposition.

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

AN ORDINANCE 39,679

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 10, NCB 10846, 6819 SOUTH W. W. WHITE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "J" COMMERCIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

f. CASE 4222 - to rezone Lot 38, Block 8, NCB 6496, 1400 Block of Fredericksburg Road, from "B" Two Family Residential District and "D" Apartment District to "B-3" Business District, located south of the intersection of Agarita Avenue and Fredericksburg Road; having 112.85' on Agarita Avenue and 192.62' on Fredericksburg Road.

Acting 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 on the west property line and a one foot (1') non-access vehicular easement is dedicated along the south property line. The motion was seconded by Mr. Mendoza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Gatti; NAYS: None; ABSTAIN: Naylor; ABSENT: Becker, Trevino.

AN ORDINANCE 39,680

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 38, BLOCK 8, NCB 6496, 1400 BLOCK OF FREDERICKSBURG ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND "D" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ON THE WEST PROPERTY LINE AND A ONE FOOT (1') NON-ACCESS VEHICULAR EASEMENT IS DEDICATED ALONG THE SOUTH PROPERTY LINE.

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g. CASE 4230 - to rezone Lot 28, Block 18, NCB 9238, 2703, 2707, 2711 and 2715 Culebra Road, from "B" Two Family Residential District to "B-2" Business District, located northwest of the intersection of Culebra Road and General McMullen Drive; having 203' on Culebra Road and 115.4' on General McMullen Drive.

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

AN ORDINANCE 39,681

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 28, BLOCK 18, NCB 9238, 2703, 2707, 2711 AND 2715 CULEBRA ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE NORTH AND WEST PROPERTY LINES.

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h. CASE 4232 S. R. - to rezone a 9.5 acre tract of land out of NCB 8669, being further described by field notes filed in the office of the Planning Department, 2600 Block of 36th Street, from "B" Two Family Residential District to "I-2" Heavy Industry District, for the sales and storage of surplus aircraft parts and supplies, located on the west side of S. W. 36th Street, 1430' south of U. S. Highway 90 West; having 147.76' on S. W. 36th Street, a maximum depth of 697.72' and a maximum width of 598.74'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council. He pointed out that the Planning Commission had recommended that a six foot (6') solid screen fence be erected around this property. However, since the zoning ordinance requires that "I-2", Heavy Industry District, be enclosed by a fence, it would not be necessary to include this in the ordinance rezoning the area.

No one spoke in opposition.

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

AN ORDINANCE 39,682

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 9.5 ACRE TRACT OF LAND OUT OF NCB 8669 (BEING FURTHER DESCRIBED BY FIELD NOTES), 2600 BLOCK OF 36TH STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-2" HEAVY INDUSTRY DISTRICT, FOR THE SALES AND STORAGE OF SURPLUS AIRCRAFT PARTS AND SUPPLIES.

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i. CASE 4241 - to rezone Lot 22, NCB 11619 (4.792 acres), 1819 Babcock Road, from Temporary "A" Single Family Residential District and "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the northeast side of Babcock Road, 1051' northwest of Callaghan Road; having 363' on Babcock Road and a depth of 575'.

Acting 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 be erected along the north rear property line. The motion was seconded by Mr. Mendoza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,683

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 22, NCB 11619 (4.792 ACRES), 1819 BABCOCK ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE NORTH REAR PROPERTY LINE.

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j. CASE 4242 - to rezone Lot 24, Block 6, NCB 11970, 714 Ramsey Road, from "A" Single Family Residential District to "B-3" Business District, located southwest of the intersection of Jones Maltzberger Road and Ramsey Road; having 60.30' on Jones Maltzberger Road and 316.98' on Ramsey Road.

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

AN ORDINANCE 39,684

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 24, BLOCK 6, NCB 11970, 714 RAMSEY ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ON THE WEST PROPERTY LINE.

* * * *

k. CASE 4243 - to rezone a 3.0 acre tract of land out of NCB 10852, being further described by field notes filed in the office of the Planning Department, 5300 Block of Southeast Loop 410, from "A" Single Family Residential District to "I-1" Light Industry District, located on the west side of Southeast Loop 410 Expressway, 527.69' north of the cutback to Southcross Boulevard; having 329.12' on Southeast Loop 410 Expressway and a maximum depth of 526.52'.

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

AN ORDINANCE 39,685

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 3.0 ACRE TRACT OF LAND OUT OF NCB 10852 (BEING FURTHER DESCRIBED BY FIELD NOTES), 5300 BLOCK OF SOUTHEAST LOOP 410, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

1. CASE 4261 - to rezone Lots 98 and 99, Block 4, NCB 9008, 5300 Block of San Pedro Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the east side of San Pedro, between Thorain Boulevard and Hermine Boulevard; having 309.8' on San Pedro, 100' on Hermine Boulevard and 95.5' on Thorain Boulevard.

Acting 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 be erected along the east property line. The motion was seconded by Mr. Mendoza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,686

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 98 AND 99, BLOCK 4, NCB 9008, 5300 BLOCK OF SAN PEDRO AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE EAST PROPERTY LINE.

* * * *

m. CASE 4274 - to rezone the east 90' of Lot 20, Block 144, NCB 9419, from "C" Apartment District to "B-1" Business District; the west 60' of the east 150' of Lot 20, Block 144, NCB 9419, from "B-1" Business District to "B-2" Business District; and, the west 100' of the east 250'

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of Lot 20, Block 144, NCB 9419, from "B-2" Business District to "B-3" Business District, 1400 Block of Hutchins Boulevard, located northwest of the intersection of Hutchins Boulevard and Hilton Avenue; having 127' on Hilton Avenue and 250' on Hutchins Boulevard.

The "B-1" being on the east 90'; the "B-2" being on the west 60' of the east 150'; and, the "B-3" being on the remaining portion.

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

AN ORDINANCE 39,687

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 90' OF LOT 20, BLOCK 144, NCB 9419, FROM "C" APARTMENT DISTRICT TO "B-1" BUSINESS DISTRICT; THE WEST 60' OF THE EAST 150' OF LOT 20, BLOCK 144, NCB 9419, FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT; AND, THE WEST 100' OF THE EAST 250' OF LOT 20, BLOCK 144, NCB 9419, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, 1400 BLOCK OF HUTCHINS BOULEVARD.

* * * *

n. CASE 4275 - to rezone Lot 20, Block 13, NCB 11488, 4203 Culebra Road, from "B-2" Business District to "B-3" Business District, located northwest of the intersection of Brendell Boulevard and Culebra Road; having 150' on Brendell Boulevard and 95' on Culebra Road.

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

No one spoke in opposition.

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

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AN ORDINANCE 39,688

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 20, BLOCK 13, NCB 11488, 4203 CULEBRA ROAD, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

o. CASE 4283 - to rezone Lot 25, Block 20, NCB 7154, 1215 San Francisco Street, from "B" Two Family Residential District to "I-1" Light Industry District, located northwest of the intersection of Jerry Drive and San Francisco Street; having 112.86' on Jerry Drive and 78.82' on San Francisco Street.

Acting 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, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,689

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 25, BLOCK 20, NCB 7154, 1215 SAN FRANCISCO STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

p. CASE 4287 - to rezone 17.447 acres out of Arb. Tracts A-17 and A-18, NCB 10615, being further described by field notes filed in the office of the Planning Department, south of Alfred Drive and east of Knotty Oak Drive, from "A" Single Family Residential District to "R-5" Single Family Residential District, located 349' south of Alfred Drive and 235' east of Knotty Oak Drive, being an irregular shaped tract of land; having a maximum width of 901.4' and a maximum depth of 878.11'.

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

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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, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,690

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 17.447 ACRES OUT OF ARB. TRACTS A-17 AND A-18, NCB 10615 (BEING FURTHER DESCRIBED BY FIELD NOTES), SOUTH OF ALFRED DRIVE AND EAST OF KNOTTY OAK DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-5" SINGLE FAMILY RESIDENTIAL DISTRICT.

* * * *

q. CASE 4295 - to rezone Lot 13, NCB 8644, 11830 Jones Maltsberger Road, from "B-3" Business District to "I-1" Light Industry District, located on the southeast side of Jones Maltsberger Road, 99.3' southwest of the cutback between Jones Maltsberger Road and Bitters Road; having 147' on Jones Maltsberger Road and a depth of 296.3'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council. He read a letter in opposition to the rezoning. The letter was written by the owner of Lot 1-C, NCB 12065, which is across the street. He said that the letter constituted representation of at least 20% of the property owners and, therefore, seven affirmative votes were required to approve the change.

No one else spoke in opposition.

After consideration, on motion of Dr. Hilliard, 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, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,691

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 13, NCB 8644, 11830 JONES MALTSBERGER ROAD, FROM "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

r. CASE 4235 - to rezone Arb. Tract 7A, save and except the southwest 150', NCB 11620, 5300 Block of Fredericksburg Road, from "A" Single Family Residential District and Temporary "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the southwest side of Fredericksburg Road, 644.46' northwest of the cutback to Callaghan Road; having 524' on Fredericksburg Road and a depth of 1093'.

Acting 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 the property is properly replatted and contains a non-access easement along the southwest and southeast property lines. 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, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,692

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 7A, SAVE AND EXCEPT THE SOUTHWEST 150', NCB 11620, 5300 BLOCK OF FREDERICKSBURG ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT THE PROPERTY IS PROPERLY REPLATTED AND CONTAINS A NON-ACCESS EASEMENT ALONG THE SOUTHWEST AND SOUTHEAST PROPERTY LINES.

* * * *

s. CASE 4239 - to rezone 9.6056 acres out of Lot 3, NCB 8535, being further described by field notes filed in the office of the Planning Department, 1100 Block of General Clements McMullen Drive, from "C" Apartment District and "JJ" Commercial District to "B-3" Business District, located between Juanita Avenue and General Clements McMullen Drive, 450' north of Ceralvo Street; having 574.09' on General Clements McMullen Drive, 1423.45' on Juanita Avenue and a distance of 544.57' between these two streets.

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

No one spoke in opposition.

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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 25' east of, and parallel to, the west 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, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

AN ORDINANCE 39,693

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 9.6056 ACRES OUT OF LOT 3, NCB 8535 (BEING FURTHER DESCRIBED BY FIELD NOTES), 1100 BLOCK OF GENERAL CLEMENTS McMULLEN DRIVE, FROM "C" APARTMENT DISTRICT AND "JJ" COMMERCIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED 25' EAST OF, AND PARALLEL TO, THE WEST PROPERTY LINE.

* * * *

t. CASE 4257 - to rezone Lot 6, Block 6, NCB 7656, 741 Division Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the north side of Division Avenue, 301.72' east of Commercial Avenue; having 50' on Division Avenue and a depth of 140'.

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

Mr. William Backus, stated he was representing his father, Arthur Backus, the applicant. He spoke in favor of the change and asked the Council to consider the request favorably. He said that he had asked for "B-3" zoning, but the Planning Commission had only recommended "B-2", as he wants to start a radiator repair shop.

Mr. Anthony Guajardo, representing Mrs. Mary Quintero, 742 Division Avenue, spoke in opposition to the change. The traffic at this location is already so bad that Mrs. Quintero has had to install "No Parking" signs in front of her house. The traffic problem would be increased, if the property were zoned for business. He asked that the request be denied.

Mr. Wilkerson advised the Council that there could not be a radiator repair shop at this location under "B-2" zoning. Mr. Backus is aware of this and said that he could put in an auto parts store in a "B-2" zone.

Mr. Mendoza moved that the case be postponed for one month to allow additional time for Mr. Backus to consult with the Planning Department. Mrs. Haberman seconded the motion.

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After further discussion, Mr. Backus said that he would accept "B-2" zoning.

The motion was withdrawn by Mr. Mendoza.

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

AN ORDINANCE 39,694

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 6, BLOCK 6, NCB 7656, 741 DIVISION AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

u. CASE 4272 - to rezone Lots 7 through 14 and 18 through 25, Block 6, NCB 13512, 6500 Block of Fairdale Drive, from "D" Apartment District to "R-6" Townhouse District, located on the east side of Fairdale Drive, 1129.67' north of Rittiman Road; having a total frontage of 440.28' on Fairdale Drive and a depth of 136.18'.

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

AN ORDINANCE 39,695

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 7 THROUGH 14 AND 18 THROUGH 25, BLOCK 6, NCB 13512, 6500 BLOCK OF FAIRDALE DRIVE, FROM "D" APARTMENT DISTRICT TO "R-6" TOWNHOUSE DISTRICT.

* * * *

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v. CASE 4278 - to rezone Lot 40, Block 83, NCB 11060, 805 Gillette Boulevard, from "B" Two Family Residential District to "B-2" Business District, located northwest of the intersection of Gillette Boulevard and Rockwell Boulevard; having 100' on Gillette Boulevard and 150' on Rockwell Boulevard.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council. Just prior to today's Council Meeting, a protest petition was received, which contains at least 20 percent of the affected property owners, which requires seven affirmative votes, of the Council, to approve the change.

Mayor Gatti suggested that this case might be postponed, inasmuch as seven affirmative votes are required and only seven Councilmen were present.

After consideration, Mr. Garza moved that consideration of this case be postponed for one month. The motion was seconded by Mr. Mendoza and passed by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

w. CASE 4279 - to rezone Lots 8 and 9, Block 84, NCB 11065, 786 Gillette Boulevard, from "B" Two Family Residential District to "B-2" Business District, located southeast of the intersection of Gillette Boulevard and Rockwell Boulevard; having 165' on Gillette Boulevard and 245' on Rockwell Boulevard.

Acting Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be approved by the City Council. He also said that the property, being considered, is directly across the street from the property in Case No. 4278 and that the protest petition, presented against that rezoning, would also cover this case.

After consideration, Mr. Naylor moved that consideration of this case be postponed for one month. The motion was seconded by Mr. Hill and passed by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Becker, Trevino.

x. CASE 4234 - to rezone a 75.094 acre tract of land out of NCB 14755, being further described by field notes filed in the office of the Planning Department, 9700 Block of Interstate Highway 10 West, from "R-1" Single Family Residential District to "B-3" Business District, located north of the intersection of Interstate Highway 10 West and Wurzbach Road; having 2522.28' on Interstate Highway 10 West, 1286.48' on Wurzbach Road and 121.98' on the cutback between Interstate Highway 10 West and Wurzbach Road.

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

The proposed development was explained by Mr. Larry Travis, Architect and Planner, who said the 75-acre tract would be developed, as a regional shopping center.

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Mr. John Newman, the applicant, said that the proposed shopping center will be a high quality development and he is seeking to obtain a select group of tenants. Among others, he mentioned Frost Bros., J. C. Penney and Co., Sakowitz of Houston and Foley Bros. Using an artist's drawing, he indicated the parking areas and landscaping.

Also speaking in favor of the project were Mr. Cliff Morton, developer of Shenandoah Subdivision, and Mr. Doug Saunders, a developer in the immediate area.

Mrs. Ken Graves, 10419 Annapolis, spoke in opposition, saying that this development would lower values in the area and increase traffic congestion.

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

AN ORDINANCE 39,696

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 75.094 ACRE TRACT OF LAND OUT OF NCB 14755 (BEING FURTHER DESCRIBED BY FIELD NOTES), 9700 BLOCK OF INTERSTATE HIGHWAY 10 WEST, FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS PROPERLY REPLATTED WITH A ONE FOOT (1') NON-ACCESS EASEMENT ALONG THE NORTHEAST PROPERTY LINE AND THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ON THE NORTHEAST PROPERTY LINE.

* * * *

71-32 Mayor Gatti recognized a group of government students, led by their teacher, Miss Molly Markham, who were attending the meeting. They are students at Healy-Murphy Learning Center.

y. CASE 4297 - to rezone 45.105 acres out of NCB 10838, being further described by field notes filed in the office of the Planning Department, 3800 Block of Southcross Boulevard, from "A" Single Family Residential District to "R-3" Multiple Family Residential District; 0.344 acres out of Lot 13, NCB 13728 and 7.284 acres out of NCB 10838, being further described by field notes filed in the office of the Planning Department, 3800, 4000, 4100 Block of Southcross Boulevard, from "A"

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Single Family Residential District and "E" Office District to "O-1" Office District; 0.830 acres out of Lot 13, NCB 13728 and 1.393 acres out of NCB 10838, being further described by field notes filed in the office of the Planning Department, 3800 and 4100 Block of Southcross Boulevard, from "A" Single Family Residential District and "E" Office District to "B-2" Business District; and, 1.030 acres out of Lot 13, NCB 13728, being further described by field notes filed in the office of the Planning Department, 3800 Block of Southcross Boulevard, from "E" Office District to "B-3" Business District.

The "R-3" zoning being located northwest of the intersection of Club View Drive and Southcross Boulevard; having 490.96' on Southcross and 320.51' on Club View Drive. Also, northeast of the intersection of Club View Drive and Southcross Boulevard; having 500' on Southcross and 320.51' on Club View Drive. Also, on the south side of Southcross, 3260.76' west of W. W. White Road; having 1300' on Southcross and a maximum depth of 1219.21'.

The "O-1" Office zoning being located on the east side of Pecan Grove Boulevard, 270.51' north of Southcross; having 50' on Pecan Grove and a depth of 300'. Also, located on the west side of Gittinger Drive, 233.47' north of Southcross; having 50' on Gittinger Drive and a depth of 251.43'. Also, "O-1" Office request includes property located on the north side of Southcross, 254.96' west of Gittinger Drive; having 957.75' on Southcross and a depth of 320.51'.

The "B-2" zoning being located northwest of the intersection of Gittinger Drive and Southcross; having 233.47' on Gittinger Drive and 254.96' on Southcross Boulevard. Also, the requested "B-2" is located on the east side of Pecan Grove, 150' north of Southcross; having 120.51' on Pecan Grove and a depth of 300'.

The "B-3" zoning being located northeast of the intersection of Pecan Grove and Southcross Boulevard; having 300' on Southcross and 150' on Pecan Grove.

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

Mr. Rudy Rice, representing the applicant, Mr. E. J. Burke, Jr., described the development of Pecan Valley and the proposed development of the properties being considered. Mr. Burke has donated land for a hospital, which is under construction now, as well as land to the East Central Independent School District, for an elementary school.

Speaking in opposition to the rezoning were:

Mr. and Mrs. J. M. Jepson, 4118 Valley Field
Mr. Andrew Ferland, 4114 Valley Field
Mr. Eugene Ott, 4206 Valley Field
Mr. V. L. Payne, 4122 Valley Field

Mr. Rice replied to the expressed opposition.

After consideration, Mr. Naylor made a motion that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected on the entire north property line and the property is properly replatted. The motion was seconded by Mr. Hill. On roll call, the motion, carrying with it the passage of

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the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Hilliard, Garza, Naylor, Gatti; NAYS: None; ABSTAIN: Mendoza; ABSENT: Becker, Trevino.

AN ORDINANCE 39,697

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 45.105 ACRES OUT OF NCB 10838 (BEING FURTHER DESCRIBED BY FIELD NOTES), 3800 BLOCK OF SOUTHCROSS BOULEVARD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; 0.344 ACRES OUT OF LOT 13, NCB 13728 AND 7.284 ACRES OUT OF NCB 10838 (BEING FURTHER DESCRIBED BY FIELD NOTES), 3800, 4000, 4100 BLOCK OF SOUTHCROSS BOULEVARD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "E" OFFICE DISTRICT TO "O-1" OFFICE DISTRICT; 0.830 ACRES OUT OF LOT 13, NCB 13728 AND 1.393 ACRES OUT OF NCB 10838 (BEING FURTHER DESCRIBED BY FIELD NOTES), 3800 AND 4100 BLOCK OF SOUTHCROSS BOULEVARD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "E" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT; AND, 1.030 ACRES OUT OF LOT 13, NCB 13728 (BEING FURTHER DESCRIBED BY FIELD NOTES), 3800 BLOCK OF SOUTHCROSS BOULEVARD, FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ON THE ENTIRE NORTH PROPERTY LINE AND THE PROPERTY IS PROPERLY REPLATTED.

* * * *

Following passage of the above Ordinance, Mr. and Mrs. Jepson again addressed the Council and asked that the hearing be declared a mistrial.

Mayor Gatti advised Mr. and Mrs. Jepson that, if they disagreed with the City Council's action in this matter, they had recourse through the District Courts.

z. CASE 4189 - to rezone Lot 4 and the remaining portion of Lot 5, Block 86, NCB 3253, 1338 West Agarita Avenue, from "B" Two Family Residential District to "B-3" Business District, located southwest of the intersection of West Agarita Avenue and the access road of I. H. 10 Expressway; having 50.0' on West Agarita Avenue and approximately 123.0' on the access road.

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

Mr. Sam Biery, attorney for the applicant, Mr. Vidal R. Meza, explained that Mr. Meza intends to have a grooming center for poodles at this location. He described the surrounding neighborhood in detail.

Speaking in opposition was Mrs. Joyce Kuhn, 1342 West Agarita, who lives next door to the property. Mrs. Kuhn said that she is widowed and must work, as a nurse's aide. Her hours are from 3:00 to 11:00 and it is necessary for her to sleep a lot in the daytime. She is afraid that a grooming center would be too noisy and the odor too bad.

Dr. Claude J. Bonham, Pastor of the Huisache Baptist Church, also spoke in opposition. He also said that his entire congregation is opposed to it.

Mr. Biery and Mr. Meza each spoke again in favor of the change and urged the Council to take favorable action.

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

aa. CASE 4217 - to rezone Lots 17 and 18, NCB 10101, 6600 Block of San Pedro Avenue, from "B" Two Family Residential District and "B-2" Business District to "B-3" Business District, located on the northwest side of Jackson-Keller Road, between Grotto Boulevard and San Pedro Avenue; having 152.61' on Grotto Boulevard, 389.12' on Jackson-Keller Road, 353.94' on San Pedro Avenue and 76.86' on the cutback between San Pedro Avenue and Jackson-Keller Road.

At the request of Great Southwest Life Insurance Company, the applicant, the hearing on this case was postponed to August 19.

bb. CASE 4236 - to rezone Lots 13 and 14, Block 80, NCB 2798, 1602 and 1606 Hildebrand Avenue, from "B" Two Family Residential District to "B-2" Business District, located southwest of the intersection of Hildebrand Avenue and Buckeye Avenue; having 100' on Hildebrand Avenue and 109.83' on Buckeye Avenue.

At the request of Mr. Elliott P. Lawrence, the applicant, the hearing on this case was postponed to August 19.

cc. CASE 4247 - to rezone Lots 5 through 9, and the east 200' of Lot 10, Block 6, NCB 11848, 300 Block of Harry Wurzbach Road and 200 Block of Thrush View Lane, from "A" Single Family Residential District to "B-3" Business District, located west of Thrush View Lane and Harry Wurzbach Road; having a total frontage of 1220.3' on Thrush View Lane and Harry Wurzbach and a maximum depth of 250'.

At the request of Rohde and Company, Inc., the applicant, the hearing on this case was postponed to August 19.

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dd. CASE 4269 - to rezone Lot 1, Block 8, NCB 14503, 1400 Block of Edris Drive, from "B" Two Family Residential District and "R-5" Single Family Residential District to "R-6" Townhouse District, located between Edris Drive and Gillette Boulevard, 370.50' east of Conde Drive, as measured along the north R.O.W. of Edris Drive; having 580.50' on Edris Drive, 87.07' on Gillette Boulevard and a maximum distance of 345.20' between Gillette Boulevard and Edris Drive.

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

The proposed development was explained by Mr. Jim Uptmore of H. B. Zachry Company. He explained that there was no opposition to the proposed development and he could not understand why the Planning Commission chose to deny the application.

No one spoke in opposition.

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

AN ORDINANCE 39,698

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 8,
NCB 14503, 1400 BLOCK OF EDRIS DRIVE,
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
AND "R-5" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "R-6" TOWNHOUSE DISTRICT.

* * * *

ee. CASE 4291 - to rezone Lot 1, NCB 12510, 3100 Block of Roosevelt Avenue, from "R-3" Multiple Family Residential District to "B-3" Business District, located northeast of the intersection of San Jose Drive and Roosevelt Avenue (U. S. Highway 281 South); having 752.07' on San Jose Drive, 569.34' on Roosevelt Avenue and 39.73' on the cutback between Roosevelt Avenue and San Jose Drive.

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

Mr. Bill Robison, attorney for Greater San Antonio Theaters, Inc., explained the proposed development. He said that the rezoning of this tract will permit the Mission Twin Outdoor Theater to expand to four screens. The drainage easement, through the area, would not have any effect on their operation.

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Mr. Mike Randle, representing the estate of Thurman Barret, said that the intended use is the best that can be found and he urged the Council's favorable consideration.

Mr. Claude Stewart, New Orleans, Louisiana, Real Estate Manager for Gulf States Theaters, said that the proposed development would not have any downgrading effect on Mission San Jose. He did ask to be permitted to have an exit on to San Jose Road and said that it would be more dangerous to exit on to Roosevelt Avenue.

In answer to a question, Mr. Stewart said that he would agree to leaving the south 100 feet of the property zoned "R-3" and also would agree to a non-access easement and a screen fence.

Speaking in opposition, Mrs. Winfield Hamlin, President of the San Antonio Conservation Society, speaking for the San Jose Mission Advisory Board, asked that the request be denied, as it would interfere with the theater at Mission San Jose and would not compliment the mission.

Mrs. Ethel Harris also voiced strong opposition to the proposed change, as she felt that the noise, associated with the theater, would ruin the theater at the Mission.

Councilman Ed Hill said that he was opposed to having an exit from the property on to San Jose Road.

After consideration, Mr. Hill made a motion that the recommendation of the Planning Commission be overruled and the property rezoned, provided that the property is replatted to provide a five foot (5') non-access easement along the south line of the property zoned "B-3" and that a six foot (6') solid screen fence be erected along said 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: Hill, Hilliard, Garza, Naylor, Gatti; NAYS: Haberman, Mendoza; ABSENT: Becker, Trevino. (Mr. Stewart, representing the applicant, having agreed to the recommendation of the Planning Commission and having so amending his application, the City Attorney ruled that only five affirmative votes were needed to rezone the property.)

AN ORDINANCE 39,699

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 12510,
SAVE AND EXCEPT THE SOUTH 100', 3100
BLOCK OF ROOSEVELT AVENUE, FROM "R-3"
MULTIPLE FAMILY RESIDENTIAL DISTRICT
TO "B-3" BUSINESS DISTRICT, PROVIDED
THAT THE PROPERTY IS REPLATTED TO
PROVIDE A FIVE FOOT (5') NON-ACCESS
EASEMENT ALONG THE SOUTH LINE OF THE
PROPERTY ZONED "B-3" AND THAT A SIX
FOOT (6') SOLID SCREEN FENCE BE
ERECTED ALONG SAID LINE.

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71-32 Item VII on the docket, being consideration of the request of Mr. Ben Carter for rehearing of Zoning Case No. 3711, denied by the City Council on February 8, 1971, was withdrawn at the request of Mr. Carter's attorney.

71-32 The Clerk read the following letter:

July 9, 1971

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

Gentlemen and Madam:

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

7/7/71 Petition of Mission City Bank requesting that the street on the north side of their property, fronting on Main and Soledad Street, across from Sears Roebuck, be designated as Romana Plaza Street.

/s/ J. H. INSELMANN
City Clerk

* * * *

There being no further business to come before the Council, the meeting adjourned at 1:45 P. M.

A P P R O V E D

John M. ...
M A Y O R

ATTEST: *G. V. Jackson*
City Clerk