

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, SEPTEMBER 18, 1969 AT 8:30 A.M.

* * * *

The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, BURKE, JAMES, COCKRELL, NIELSEN, TREVINO, HILL, TORRES.

69-41 The invocation was given by Reverend Quentin Payne, Pastor of the Covenant Presbyterian Church.

69-41 The minutes of September 11, 1969 Council meeting were approved.

69-41 The Clerk read the following Ordinance which was explained by Purchasing Agent, John Brooks and after consideration on motion of Mr. Hill, seconded by Dr. Calderon, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,894

ACCEPTING THE PROPOSAL OF AND MANIFESTING A CONTRACT WITH TEXACO, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH ALL REQUIREMENTS OF ANTI-FREEZE FOR A PERIOD BEGINNING ON DATE OF ACCEPTANCE BY CITY COUNCIL AND TERMINATING JULY 31, 1970.

* * * *

69-41 The Clerk read the following Ordinance:

AN ORDINANCE 37,895

ACCEPTING THE OFFERS OF SOUTHWEST RESEARCH INSTITUTE AND DAVID L. HACKETT ASSOCIATES TO AID IN THE PREPARATION OF A PROPOSAL FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN REGARD TO FINANCING A COMPUTER-BASED MUNICIPAL INFORMATION SYSTEM.

* * * *

Mr. Claude McRaven of Model Cities advised that the City has been invited by the Department of Housing and Urban Development to submit a proposal for developing a computer-based Municipal Information System. The purpose of this is to design a pilot system or a model that can be used by other units of local government. The project will be financed by HUD. If the City is successful in its application, the Grant will be in the amount of two million (\$2,000,000.00) to three million (\$3,000,000.00) dollars over a three year period.

Southwest Research Institute has been selected to provide research requirements and the firm of David L. Hackett and Associates of Washington, D. C. were selected to provide software requirements of the system. Both of these firms have agreed to help the City develop the application at no cost to the City. However, should the City be awarded the Grant, then the City would be obligated to enter into formal contracts with these firms to carry out the project.

Councilman Torres asked if this was in conflict with Article 2368a, which requires competitive bids for expenditure over \$2,000.00.

City Attorney Howard Walker advised that he could see no conflict as long as City funds are not being expended on a contract basis. Later on the question may come up and a determination can be made when a contract is developed.

City Manager Henckel explained that it has been the policy that no bids are taken for professional services. The City Staff recommended to the Council who they think are the most qualified people for a particular type of professional service.

Further discussion brought out that this proposal has been coordinated with AACOG and that should the City be awarded a Grant for this project that the formal contract will be presented to the City Council for its consideration and approval.

Councilman Torres stated that very often the Council is presented with programs and asked to pass on them without giving the Council an opportunity to properly consider them. He felt the Council should have more advanced information prior to consideration.

On motion of Mr. Torres, seconded by Dr. Calderon, the ordinance was passed and approved by the following vote:
AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

- - -
September 18, 1969

-2-

69-41

The Clerk read the following Ordinance:

AN ORDINANCE 37,896

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 60.05 ACRES OF LAND BY THE CITY OF SAN ANTONIO AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

* * * *

Mr. Steve Taylor, Planning Director, explained that the property is located South of Ingram Road by the Oakhill and Callaghan Road.

Mr. Leslie R. Neal, owner of the property has requested that annexation action be taken. They propose the property to be developed into single family residences.

The Public Hearing is set for 10:00 A.M. October 2, 1969.

After consideration on motion of Dr. Calderon, seconded by Mr. Hill, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

69-41

The Clerk read the following Ordinance:

AN ORDINANCE 37,897

DETERMINING THAT THE PREMISES LOCATED AT 323 RULLMAN CONTAINS OR CONSTITUTES A CONDITION WHICH IS DEEMED A NUISANCE, A FIRE, HEALTH AND SAFETY HAZARD, AND DIRECTING THE CITY ATTORNEY TO FILE SUIT IN A COURT OF COMPETENT JURISDICTION TO HAVE THE NUISANCE ON SAID PREMISES ABATED AND TO HAVE THE COST OF SUCH PROCEEDINGS AND ABATEMENT ASSESSED AGAINST THE OWNERS OF SAID PREMISES.

* * * *

Mr. George D. Vann, Director of Housing and Inspections, explained that the owner of the property is the San Antonio Building and Home Improvement Company and who was notified by Certified Mail of the hearing. He presented pictures of the abandoned one-story wooden structure which is in a run-down damaged and decayed condition. He reviewed the efforts to have the nuisance abated. He asked that the Council declare

the property to be a nuisance, fire, health and safety hazard in accordance with the Dangerous Premises Ordinance.

Neither the owner or a representative was present at the hearing.

After consideration on motion of Mr. Hill, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

69-41 The Clerk read the following ordinance and after consideration on motion of Dr. Calderon, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,898

AUTHORIZING ALAMO FIREWORKS, INC., TO CONDUCT A FIREWORKS DISPLAY AT TOM BENSON CHEVROLET COMPANY'S PLACE OF BUSINESS AT LOOP 410 AND SAN PEDRO AVENUE AT 8:30 P. M. SEPTEMBER 19, 1969.

* * * *

69-41 ZONING HEARING

a. First heard was Zoning Case 3519 to rezone Lots 1 and 2, Blk. 1, NCB 14333 from "A" Single Family Residential District to "R-3" Multiple Family Residential District and Lot 3, Blk. 1, NCB 14333 from "A" Single Family Residential District to "B-2" Business District located 170' north and east of the cutback to Callaghan Road and Culebra Road, having 2014.45' on Culebra Road and 1967.57' on Callaghan Road. The "B-2" being on the west 686.72' of the south 718.50' and the "R-3" being on the remaining portion.

Mr. Steve Taylor Director of Planning explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Ellis Wilson representing the applicant, Science City Development Corporation, stated they own approximately 400 acres in this area including the property under consideration. They have already built homes in one area of Culebra Road. The property is in the Northside school district. The proposed apartments could be developed under several kinds of apartment financing.

September 18, 1969

After consideration, on motion of Mr. Hill, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSTAINING: Torres; ABSENT: McAllister.

Dr. Nielsen stated he vote 'aye' with the understanding that their proposal has been coordinated with the school district.

AN ORDINANCE 37,899

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 AND 2, BLK. 1, NCB 14333 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; LOT 3, BLK. 1, NCB 14333 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

b. Next heard was Zoning Case 3626 to rezone Lots 59 and 60, NCB 11440 from "A" Single Family Residential District to "R-3" Multiple Family Residential District, Lot 59 being located northwest of the intersection of Broadview Drive West of Pettus Avenue, having 402.29' on Broadview Drive West and 497.19' on Pettus Avenue. Lot 60 being located northeast of the intersection of Pettus Avenue and Broadview Drive West, having 503.66' on Pettus Avenue and 408.59' on Broadview Drive West.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Seymour Dreyfus representing the applicant, Dreyfus and Kost Realty Company, presented pictures of the property under consideration and of the surrounding area. He Stated the zoning is requested for future development into an apartment complex. At the present time there is no specific plans as to the type of apartments or whether they will be developed under rent supplement financing.

He stated they have talked informally to St. Mary's University about apartments for students. They have dedicated 20 feet for the widening of Broadview as well as easements needed by the City. They have agreed to installation of a solid screen fence on the East property line of Lot 60 and West property line of Lot 59 as recommended by the Planning Commission.

Speaking in opposition to the apartment zoning were the following:

Mr. Joe Obregon, 411 Brandywine; Mrs. Wanda Robison, 110 Atwood; Mr. and Mrs. Don Luna, 4910 Bartmer; Mr. Edward Otis, 530 Lark; Mr. Gidolo Guerra, 4903 Bartmer; Mrs. Irene Garcia, 431 Brandywine; Mr. Robles, owner of property on Watkins Lane between Bartmer and Pettus and Leonardo Alonzo, 424 Brandywine.

They were opposed to the development of low income housing as they felt this would affect the value of their property and yet increase school problems and would be increasing their school taxes. They felt that they had not been informed as to the type of project they planned to build in the future. It is a quiet neighborhood and prefer the property be developed for single family residences.

Mr. Seymour Dreyfus again advised the Council they were not sure how the property would be developed but in any event, stated that this would be a project formed by a group with limited profit restrictions. Through this type of financing, it will require that it be a low density development. It will be managed by professional people and they will pay taxes. He felt that stopping the apartments will not stop school problems. Under such operation the property will be well maintained and would not be objectionable.

Councilwoman Mrs. Cockrell asked if he would agree to a two week postponement so that he could meet with the people in the area and explained his proposal to them.

Mr. Dreyfus stated that his experience has been that nothing is gained when there is expression on the part of the people as presented today.

After further consideration, Mr. Burke made a motion that the recommendation of the Planning Commission be approved and the rezoning granted. The motion failed for lack of a second.

Mrs. Cockrell then made a motion that the recommendation of the Planning Commission be overruled and the rezoning denied. The motion was seconded by Dr. Nielsen. On roll Call the motion prevailed by the following vote: AYES: McAllister, Calderon, James, Cockrell, Nielsen, Trevino, Torres; NAYS: Burke, Hill, ABSENT: None.

c. Next heard was Zoning Case 3640 to rezone Lot 38, NCB 7675 (5.679 acres) from "B" Two Family Residential District to "B-3" Business District located south of the intersection of East White Avenue and Padre Drive, having 625.67' on Padre Drive, 507.48' on East White Avenue, and 29.60' on the cutback between these two streets.

Mr. Steve Taylor, Planning Director, 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. Trevino, seconded by Dr. Nielsen, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,900

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 DES-
CRIBED HEREIN AS LOT 38, NCB 7675
(5.679 ACRES) FROM "B" TWO FAMILY RESI-
DENTIAL DISTRICT TO "B-3" BUSINESS
DISTRICT.

* * * *

d. Next heard was Zoning Case 3642 to rezone Lot 22, Blk. 1, NCB 12909 from "A" Single Family Residential District and "B-2" Business District to "B-3" Business District located southeast of the intersection of Rigsby Avenue (U.S. Highway 87) and Christian Drive, having 107' on Rigsby Avenue and 120' on Christian Drive.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. J. A. Dess, Realtor, representing the owner of the property, stated that they were asking for "B-3" Business District in order to establish a trailer service and sales business. The owner previously wanted to install a car wash and washateria but the Health Department did not approve this because the sewers have not been extended out this far. Now they have a Contract of Sale with a trailer company to purchase the property.

Mr. Robert Robles, 2719 Kaiser, representing the Beautiful Savior Church and school inquired as to what uses can go under "B-3" Zone.

Mr. Steve Taylor explained the proposed uses which would include the sale and consumption of beer on the premises.

It was explained that if for some reason at a later date an application for a beer license was made, that there would be a public hearing before the County Judge and the church could protest the issuance of a license. Also it was brought out that there is a State Law prohibiting issuing a beer license within 200 feet of a church and school.

After consideration on motion of Mr. Torres, seconded by Dr. Nielsen, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,901

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 DES-
CRIBED HEREIN AS LOT 22, BLK. 1, NCB
12909, FROM "A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "B-2" BUSINESS DISTRICT TO "B-3"
BUSINESS DISTRICT.

* * * *

e. Next heard was Zoning Case 3661 to rezone Lot 13, NCB 10047 from "A" Single Family Residential District to "O-1" Office District located on the north side of Ave Maria Drive, 214.3' west of San Pedro Avenue, having 87.71' on Ave Maria Drive and a maximum depth of 198.37'.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. M. M. Pena, attorney representing the applicant, Mr. Michel Colombino, presented photographs showing the subject property and uses in the surrounding area. Mr. Colombino feels that the property is no longer suitable for residential purposes and wants to sell the property.

Speaking in opposition were Mr. A. H. Otterstettler, 825 Ave Maria and Mr. and Mrs. Leslie Necker, 119 Ave Maria.

They stated that the Council turned down rezoning for a kindergarten in this very same area just a few weeks ago. They have been opposing change in zone for many years. If the change is granted, others will ask for a change in zone. They stated that without exception the homeowners in the area are in opposition to this change.

After consideration on motion of Mr. Trevino, seconded by Mr. Hill, the recommendation of the Planning Commission was overruled and the rezoning denied by the following vote:
AYES: McAllister, Calderon, Burke, James, Cockrell, Trevino, Hill;
NAYS: Nielsen; ABSTAINING: Torres; ABSENT: None.

f. Next heard was Zoning Case 3670 to rezone Lot 87, NCB 11884 from "A" Single Family Residential District to "B-2" Business District located northwest of the intersection of Everest Drive and Sunset Road, having 110.20' on Sunset Road and 228.49' on Everest Drive.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration on motion of Dr. Nielsen, seconded by Mr. James, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: McAllister; ABSENT: Cockrell.

AN ORDINANCE 37,902

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 DES-
CRIBED HEREIN AS LOT 87, NCB 11884
FROM "A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

g. Next heard was Zoning Case 3700 to rezone the south 45' of Lot 43, Blk. 14, NCB 10251 from "B" Two Family Residential District to "B-3" Business District and the north 80' of Lot 43, Blk. 14, NCB 10251 from "B" Two Family Residential District to "B-2" Business District located on the south side of Ferris Street, 150' east of Bellinger Street, having 150' on Ferris St. and a depth of 125'. The "B-2" being on the north 80' and the "B-3" being on the remaining portion.

Mr. Steve Taylor, Planning Director 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. Torres, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 37,903

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 45' OF LOT 43, BLK. 14, NCB 10251 FROM "B" TWO-FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; THE NORTH 80' OF LOT 43, BLK. 43, BLK. 14, NCB 10251 FROM "B" TWO-FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

h. Next heard was Zoning Case 3715 to rezone 0.511 acres out of Lot 21, NCB 8410, from "B" Two Family Residential District to "O-1" Office District located on the west side of Vance Jackson Road 402.84' south of Gardina Street; having 88' on Vance Jackson and a depth of 295.85' along the north property line. (further described by field notes)

Mr. Steve Taylor, Planning Director, 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. Torres, seconded by Dr. Nielsen, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 37,904

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 0.511 ACRES OUT OF LOT 21 NCB 8410 FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT AND FURTHER DESCRIBED BY FIELD NOTES.

* * * *

i. Next heard was Zoning Case 3723 to rezone Lot 51, Blk. 3, NCB 8675 from "A" Single Family Residential District to "B-3" Business District located northeast of the intersection of Parkridge Drive and 223.09' on Slavin Avenue.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration on motion of Dr. Nielsen seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: Cockrell.

AN ORDINANCE 37,905

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 51, BLK. 3, NCB 8675 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

0002

j. Next heard was Zoning Case 3730 to rezone Lot 53D, NCB 11883 from "A" Single Family Residential District to "B-2" Business District located on the south side of Sunset Road, 724.4' east of the Missouri Pacific Railroad R.O.W., having 50' on Sunset Road and a maximum depth of 310.5'.

Mr. Steve Taylor, Planning Director, 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. Torres, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,906

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 53D, NCB 11883 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

k. Next heard was Zoning Case 3738 to rezone Lot 4, Blk. 13, NCB 13827 and Lot 15, Blk. 9, NCB 14185 from "Temp. A" Single Family Residential District to "B-2" Business District; Lot 14, Blk. 9, NCB 14185 and Lot 7, Blk. 11, NCB 14187 from "Temp. A" Single Family Residential District and "B-2" Business District to "R-3" Multiple Family Residential District; Lots 1 thru 5, 11 thru 13, Blk. 9, NCB 14185 and Lots 8 thru 12, Blk. 8, NCB 14184 and Lots 12 thru 19, Blk. 7, NCB 14183 from "Temp. A" Single Family Residential District to "R-2" Two Family Residential District subject properties located approximately 500' east of U.S. 281 North (San Pedro Avenue), and having frontage on the northeast and southwest side of Brook Hollow Blvd.

Mr. Steve Taylor, Planning Director, 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. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None: ABSENT: None.

AN ORDINANCE 37,907

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 4, BLK. 13, NCB 13827; LOT 15, BLK. 9, NCB 14185 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT AND LOT 14, BLK. 9, NCB 14185 AND LOT 7, BLK. 11, NCB 14187 FROM "TEMP. A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS AND "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT AND LOTS 1 THRU 5, 11 THRU 13, BLK. 9, NCB 14185 AND LOTS 8 THRU 12, BLK. 8, NCB 14184 & LOTS 12-19, BLK. 7, NCB 14183 FROM "TEMP A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT.

* * * *

1. Next heard was Zoning Case 3627 to rezone Lot 9, Blk. 2, NCB 9202 from "B" Duplex Residential District to "B-2" Business District located southwest of the intersection of Bandera Road and Westminster Avenue, having 50' on Westminster Avenue and 124.17' on Bandera Road.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Joe Dalmolin, the applicant, stated he wanted to establish an appliance business. He would continue to live on the property and that he would erect a building where his present garage is. He felt that there would be enough off-street parking to handle customers.

After consideration, Mr. Torres made a motion that the recommendation of the Planning Commission be overruled and the rezoning granted. The motion was seconded by Dr. Nielsen. On roll call, the motion failed and the rezoning was denied by the following vote: AYES: James, Nielsen, Trevino, Torres; NAYS: McAllister, Calderon, Burke, Cockrell, Hill; ABSENT: None.

m. Next heard was Zoning Case 3672 to rezone 0.465 acres out of Lot 20, Blk. 1, NCB 11713 from "A" Single Family Residential District to "B-3" Business District located northeast of the intersection of McCarty Road and Blanco Road, having 122.07' on McCarty Road, 166.31' on Blanco Road and described further by field notes;

1.338 acres out of Lot 20, Blk. 1, NCB 11713 from "A" Single Family Residential District to "B-2" Business District located 122.07' east and 166.31' north of the intersection of McCarty Road and Blanco Road, having 100' on Blanco Road and 183.58' on McCarty Road;

0.521 acres out of Lot 20, Blk. 1, NCB 11713 from "A" Single Family Residential District to "R-2" Two Family Residential District located on the north side of McCarty Road, 305.65' east of Blanco Road having 102.9' on McCarty Road and a maximum depth of 238.23'.

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. H. G. Leeper, the applicant, stated that he has an earnest money contract with the owner of the property, Mr. Walter F. and Mrs. A. W. Serold. Mr. Serold lives on the property. They operate a chain of gasoline outlet stations. They only sell gasoline and oil. He presented a sketch of the development in the area. Blanco Road is heavily traveled street with a 15,000 car per day count.

Mr. Leeper then presented a petition signed by property owners including pictures of the type of buildings he proposed to construct. On the "B-3" Property would be a Fina Service Station and on the "B-2" Property facing Blanco Road would be a convenience store or ice house. He stated that of the twelve families within 200 feet of the subject property, only three are in opposition.

Since there was opposition, Mr. Leeper stated that they were withdrawing part of the request for rezoning and now ask for only the rezoning of the property fronting 266' on Blanco Road with a depth of 124 feet. This property is to be used for the service station and convenience store.

Mr. Stan Leflett, 9518 Reace Drive, presented a petition signed by 27 families in opposition to the change in zone.

Speaking in favor of the change was Mr. Jack Stille, 6701 Blanco Road.

After consideration, on motion of Rev. James, seconded by Mr. Hill, the recommendation of the Planning Commission was approved and the rezoning denied by the following vote: AYES: McAllister, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: Calderon; ABSENT: None.

September 18, 1969

n. Next heard was Zoning Case 3695 to rezone the northwest 627.42' of Tract 2, NCB 11781 from "A" Single Family Residential District to "B-3" Business District and the southeast 275' of Tract 2, NCB 11781 from "A" Single Family Residential District to "O-1" Office District located on the northeast side of Blanco Road, 87.94' northwest of Patricia Drive, having 902.42' on Blanco Road and a maximum depth of 267.88'. The "O-1" Zoning being on the southeast 275' and the "B-3" Zoning on the remaining portion. (This case postponed from August 21, 1969)

Mr. Steve Taylor, Director of Planning, explained the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Mayo Galindo, attorney for the applicant, Mr. Dever Tomerlin, stated they have a twenty year lease with Texaco, Inc., if the property is rezoned to "B-3" Business Zoning. The traffic is very heavy on Blanco Road as well as at the intersection of West Avenue. The Northeast Independent School District has increased the assessed valuation on this property quite heavily even though it is not zoned because the school district considers it to be commercial property.

Mr. Galindo stated that the Planning Department Staff had recommended that the zoning be in three parts, "B-2", "B-3" and "R-2" instead of "B-3" and "R-2" as requested in their application. He stated that they needed all of the "B-3" requested for the service station but were willing to accept "R-2" instead of "O-1". He then reviewed the commercial uses in the shopping center across the street from the subject property as well as the commercial and apartment uses to the rear of the property. The "R-2" which he is now requesting would act as a buffer to the single-family residential district abutting this particular tract.

Speaking in opposition were Mr. Hobart Kanatzar, 834 Firefly Drive, Mr. John Sell, representing the Commercial Shopping Center across the street, Mr. Ivie M. Klaeveman, 827 Patricia Drive. They opposed the change in zone because they felt when they bought their homes in this area it was single-family district. The traffic is bad and putting any additional commercial establishment will make it worse in that area. There will be no control of what goes on the property which they felt may lower the quality of the adjacent community center, will increase the hazard to children and will not benefit the neighborhood.

Discussion brought out that Blanco Road has a 100' right of way but the roadway is 30' wide with no curbs. There are plans for widening Blanco Road in the future

September 18, 1969

-15-

Mr. Galindo stated that the traffic congestion occurs between 7:30 and 8:30 A.M. and 3:30 and 4:30 P.M. when the children are going to and from school. There is another traffic rush in the evening. Children will face the same problem whether the Texaco Station is constructed or not as there is no bus service for children within the two mile area to the schools nearby. The Humble Oil Company has bought a piece of property adjacent to the Tomerlin property facing on West Avenue for a service station. He felt that the Zoning requested was proper and asked the Council to approve their application as amended.

After consideration, Dr. Calderon made a motion that the recommendation of the Planning Commission be overruled and that the northwest 627.42' of Tract 2, NCB 11781 be rezoned from "A" to "B-3" and the southeast 275' of Tract 2, NCB 11781 be rezoned from "A" to "R-2". 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: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres. NAYS: None; ABSENT: None.

AN ORDINANCE 37,908

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 NORTHWEST 627.42' OF TRACT 2, NCB 11781 FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT AND THE SOUTHEAST 275' OF TRACT 2, NCB 11781 FROM "A" TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT.

* * * *

69-41

ANNEXATIONS:

- a. The Clerk read the following ordinance for the final time.

AN ORDINANCE 37,805

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 44.8099 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

September 18, 1969

-16-

Mr. Steve Taylor, Director of Planning, explained that the proposed annexation is at the request of the owners, Community Properties, Inc. and is known as El Dorado Hills, Units 1 and 2.

No one spoke in opposition.

After consideration, on motion of Mr. Trevino, seconded by Dr. Nielsen, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

b. The Clerk read the following ordinance for the final time.

AN ORDINANCE 37,806

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 2.02 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

Mr. Steve Taylor, Director of Planning, explained that the proposed annexation is at the request of the owners, Mr. Henry H. and Mr. M. L. Zuercher and is known as the Zuercher Property located at U. S. 81 South and Plumnear Road.

No one spoke in opposition.

After consideration, on motion of Dr. Calderon, seconded by Mr. Hill, the ordinance was passed and approved by the following vote: AYES: McAllister, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: Calderon, Burke.

c. The Clerk read the following ordinance for the final time.

AN ORDINANCE 37,806

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 0.345 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

Mr. Steve Taylor, Director of Planning, explained the proposed annexation is at the request of the owner, H. B. Zachry Properties, Inc. and is known as University Estate Subdivision, Unit 2.

No one spoke in opposition.

After consideration, on motion of Mr. Trevino, seconded by Dr. Nielsen, the ordinance was passed and approved by the following vote: AYES: McAllister, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: Calderon, Burke.

69-41 TURNKEY III HOUSING PROJECT

Mrs. Cockrell spoke to the Council concerning the interest created in the Stage III development of 3,000 housing units by the San Antonio Housing Authority.

She suggested that the Council meet with the San Antonio Housing Authority and have the Turnkey Housing Program and other proposals explained so that the Council can be up to date on it.

After consideration, on motion of Mrs. Cockrell, seconded by Mr. James, the Council agreed to meet as soon as possible with the San Antonio Housing Authority for the purpose of discussing the Turnkey III Program.

(The meeting is to be held on Monday, September 22, 1969 in the Mission Room of the Convention Center at 7:30 P.M. The public has been invited to attend.)

Mrs. Cora Nell Duderstadt, 2319 Hallack Drive, read a statement to the Council supporting the Turnkey III Housing Project and was hopeful the City Council would continue to support and work towards making the project a reality.

Mr. C. H. Alejos stated he did not doubt the good intentions of the Turnkey III Program, however, he did not agree with some of the criteria for it. He felt that people earning under \$3,000 a year are the ones that need help.

Mr. Ralph Rich, a member of the Board of Trustees of the South San Antonio Independent School District, asked the Council consider meeting with the school districts because of the impact Turnkey III Projects will have on the schools.

Mayor McAllister advised that representatives of the school boards in the effected districts would be invited to attend the meeting on September 22.

The Mayor acknowledged receipt of a telegram in opposition to Turnkey III from Colonel Rex P. Clayton, 4327 Bloomdale Drive.

- - -
69-41 MAYOR'S COMMITTEE ON YOUTH OPPORTUNITY

Mr. Francis Roser, Chairman of the Mayor's Committee on Youth Opportunity, presented to each member of the Council, a report on the summer youth program. He felt it was very successful and hoped next year they would have a better program.

Mayor McAllister thanked Mr. Roser for his generosity in giving a tremendous amount of time to this program.

Mr. O. D. Davis, representing the Alamo Branch of the YMCA, reported on the youth activities in the summer program. One of the projects in which they participated was the cleaning of the cemeteries on the east side of town. He thanked the City Manager and the City Council for their cooperation.

- - -
69-41 BUS FARES

Mrs. Marion Snuggs asked the Council not to raise bus fares and subsidize the bus system if necessary, so there would be no strike.

- - -
69-41 PETITION

Mrs. George Forster spoke to the Council concerning her petition appealing the denial of the City Attorney to approve payment of a claim for damages to her residence at 302 North Star Drive due to sewer stoppage. She claimed damages in the amount of six to seven thousand dollars.

City Attorney Walker stated that legally the City is not responsible to pay for the damages, however in the past the City Council has paid some claims and authorized them to settle claims not over \$1,000.

After consideration, the matter was referred to the City Manager for attention.

- - -
September 18, 1969

-19-

69-41 TAXES

Mr. Aden C. Kelly, 238 Quentin Drive, stated that the City is trying to collect some taxes with penalty and interest. He stated he had not previously received a statement or notice that the taxes were due.

Mayor McAllister advised he would take the matter up with City Manager Henckel.

69-41 PETITION OF WEST SIDE COMMUNITY COUNCIL.

Mr. Darnell Butler, 717 Albert Walk, representing the West Side Community Council, presented a petition with 600 names requesting that Alazan Creek between Culebra Road and Zarzamora Street be cleaned and vermin exterminated. They also mentioned the need for an electric traffic signal light at the corner of Poplar and Hamilton; better drainage needed at the intersection of Elmendorf and Poplar Streets; Hamilton Street between Culebra and Poplar needs better paving; and Amor Lane between N. W. 19th and Hamilton is in need of additional street lights.

The petition was referred to the City Manager for investigation and report to the City Council.

69-41 MANCO - RE: MODEL CITIES GANG WORK PROPOSAL

Mr. Roy Valdez, a member of MANCO, stated that the gang work proposal had been sent back to Model Cities for further study. He asked when it would come up again.

City Manager Henckel stated he had met with MANCO and informed them that it would not be presented at today's meeting. He had advised them that one of the requirements which MANCO does not meet is that they must be incorporated for three years in order to be funded directly. They will have to find another agency to sponsor the program such as EODC or one of the community centers.

He stated the other problem is the accounting procedure required by the Federal Government. MANCO is not qualified for it at this time and an accounting system will have to be set up. When these two items are accomplished the City Manager will make a report to the City Council.

Mr. Henckel concluded by stating one of the problems is that he does not know who he is dealing with as many members of MANCO approach him on this matter and he does not know who has authority to represent the organization.

69-41 Mayor McAllister presented to members of the City Council his comments to the memorandum of Pete Torres, Jr., dated September 15, 1969 concerning the bus strike and a letter from Roy L. Pope and Spillers Company, Certified Public Accountants, and auditors for the Transit System.

Copies of the memorandum and letter are filed with the papers of this meeting.

There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D

Lila Cockrill

M A Y O R *Pro Tem*

ATTEST:

G. J. Johnson
City Clerk

September 18, 1969

-21-

