

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, AUGUST 19, 1971.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor John Gatti, with the following members present: HABERMAN, HILL, BECKER, HILLIARD, MENDOZA, GARZA, NAYLOR, TREVINO, GATTI: Absent: NONE.

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71-38 The invocation was given by Reverend Cleve Wheelus, Beacon Hill Presbyterian Church.

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71-38 The minutes of the meeting of August 12, 1971, were approved.

71-38 PRESENTATION BY REV. R. A. CALLIES, SR.

Mayor Gatti recognized Rev. R. A. Callies, Sr., President of the Youth Leadership Conference for Community Progress.

Rev. Callies spoke to the Council and said that his organization wished to make a monetary contribution to the City for the purpose of defraying the expense of an appropriate inscription of the name of George Washington Brackenridge to enhance the statue which was recently placed near the entrance to Brackenridge Park. He said that many tourists do not know who the statue is or what he did.

Mayor Gatti accepted the gift from Rev. Callies and expressed the City's appreciation.

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71-38 The Clerk read the following Ordinance:

AN ORDINANCE 39,812

MANIFESTING A TRANSFER AGREEMENT WITH THE WATER WORKS BOARD OF TRUSTEES OF THE CITY OF SAN ANTONIO PROVIDING FOR THE TRANSFER OF 2.217 ACRES OUT OF THE CIVIC CENTER PROJECT AREA TO THE WATER WORKS BOARD OF TRUSTEES OF SAN ANTONIO RETAINING AN EASEMENT OF 0.724 ACRES AND PROVIDING IN ADDITION FOR THE USE OF 0.63691 OF AN ACRE OF GROUND FOR BEAUTIFICATION AND/OR PARKING PURPOSES.

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City Manager Henckel said that this is merely the finalization of the deed to the City Water Board of the balance of the property which lies between the lake at HemisFair Plaza and the Board's new administration building on Market Street. This is part of the original deal made with the San Antonio Independent School District and the City Water Board for the land just to the east of Alamo Stadium which in turn was transferred to the State for the North Expressway.

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

71-38 The following Ordinance was read by the Clerk and explained by City Manager Henckel, and after consideration, on motion of Mrs. Haberman, seconded by Mr. Mendoza, was passed and approved by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 39,813

AUTHORIZING THE CITY MANAGER TO SUBMIT
AN APPLICATION TO THE UNITED STATES
DEPARTMENT OF LABOR FOR AN EMERGENCY
EMPLOYMENT GRANT IN AN AMOUNT NOT
EXCEEDING \$1,500,000.00.

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City Manager Henckel asked the Council to hear Mr. Bob McDonald, Acting Director of Human Resources, as he was obliged to leave the meeting. Mr. McDonald said that the Regional HUD office has tendered an offer to the City for an annual arrangement on the full range of twenty HUD categorical programs that apply in this community. The result of this annual arrangement, should we desire to participate, will be, in effect, asking the City Council to set community priorities on these programs through an annual community development statement. This would be used as a guide by HUD in funding the many local applicants who go to them for various projects. HUD will set aside 80 percent of their available funds each year for cities on an annual arrangement. Cities that decline to participate will compete for the remaining 20 percent of the funds.

Mr. McDonald stated that he will have information in detail on the range of projects planned by the various agencies in the City soon and will get it to the Council members next week.

71-38 ZONING HEARINGS

a. CASE 4119 - to rezone Lots 13 and 14, Block 1, NCB 14311; Lot 49, Block 2, NCB 14312; and Lot 43, Block 2, NCB 14329, from "A" Single Family Residential District to "B-2" Business District also Lot 48, Block 2, NCB 14312 and Lot 42, Block 2, NCB 14329, from "A" Single Family Residential District to "B-3" Business District, located at 4900 and 5000 Block of East Houston Street.

Lots 13 and 14 are located on the south side of East Houston Street between Flora Mae Drive and Lynhaven Drive; having 191.54' on East Houston Street and 300' on both Flora Mae Drive and Lynhaven Drive.

Lot 49 is located between Lynhaven Drive and Estate Drive, 200' south of East Houston Street; having 100' on both Lynhaven Drive and Estate Drive and a distance of 510' between these two drives.

Lot 43 is located on the east side of Estate Drive, 200' south of East Houston Street; having 100' on Estate Drive and a depth of 579.92'.

Lot 48 is located on the south side of East Houston Street between Lynhaven Drive and Estate Drive; having 510.0' on East Houston Street and 200.0' on both Lynhaven Drive and Estate Drive.

Lot 42 is located southeast of the intersection of East Houston Street and Estate Drive; having 579.15' on East Houston Street and 300.0' on Estate 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, on motion of Mr. Hill, seconded by Mr. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Gatti; NAYS: None; ABSENT: Trevino.

AN ORDINANCE 39,814

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 13 and 14, BLOCK 1, NCB 14311; LOT 49, BLOCK 2, NCB 14312; AND, LOT 43, BLOCK 2, NCB 14329, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, AND LOT 48, BLOCK 2, NCB 14312 AND LOT 42, BLOCK 2, NCB 14329, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, LOCATED AT 4900 AND 5000 BLOCK OF EAST HOUSTON STREET.

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b. CASE 4120 - to rezone 2.450 acres out of NCB 12103, being further described by field notes filed in the office of the Planning Department, from Temporary "A" Single Family Residential District to "R-3" Multiple Family Residential District, located north of the intersection of Broadway and Fox Hollow; having 43.0' on Broadway, 201.0' wide and a mean depth of 520.0'.

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

Mr. Tom Summers, owner and developer of the property, spoke to the Council and described the apartment project which will be developed. He pointed out that he also owns lots south and southwest of this tract which are zoned for duplexes and act as a buffer between Broadway and the "A" residential area. He described the general development plan and asked that the Council give it favorable consideration.

Mrs. Susanne Cannon, 10423 Fox Hollow, spoke in opposition to the rezoning. She recently purchased her home and was unaware of this proposed development until two days ago. She described the heavy traffic on Fox Hollow and expressed fear that the apartment project would make the situation even worse.

Mr. Edmund J. LaHouse, 10411 Fox Hollow, read a prepared statement objecting to the rezoning on the grounds that the traffic problem would get out of hand.

Mr. Summers again spoke to the Council and illustrated on a map the logical traffic pattern out of the area which would be onto Broadway. He said that there would be no access to the "A" residential area from this property and that he would be willing to erect a six foot solid screen fence along the easterly property line.

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

AN ORDINANCE 39,815

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BE CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS 2.450 ACRES OUT OF
NCB 12103 (BEING FURTHER DESCRIBED BY
FIELD NOTES), FROM TEMPORARY "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "R-3"
MULTIPLE FAMILY RESIDENTIAL DISTRICT,
PROVIDED THAT A SIX FOOT (6') SOLID
SCREEN FENCE IS ERECTED ALONG THE EAST
PROPERTY LINE.

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71-38 Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem Trevino presided.

c. CASE 4183 - to rezone the east 294.10' of Lot 2, NCB 14480, being that portion not presently zoned "I-1", from "B" Two Family Residential District and Temporary "A" Single Family Residential District to "I-1" Light Industry District, located on the south side of Loop 410 Expressway, 221.46' east of the intersection of Springfield Road and Loop 410 Expressway; having 294.10' on Loop 410 Expressway and a maximum depth of 106.96'.

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

AN ORDINANCE 39,816

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 294.10' OF LOT 2, NCB 14480, BEING THAT PORTION NOT PRESENTLY ZONED "I-1", FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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d. CASE 4186 - to rezone Lot 43, NCB 13847, 258 West Turbo, from "R-A" Residence-Agriculture District to "I-1" Light Industry District, located on the southwest side of Turbo Drive, 650.0' north-west of Reverie Lane'; having 279.85' on Turbo Drive and a maximum depth of 301.65'.

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

AN ORDINANCE 39,817

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 43, NCB 13847, 258 WEST TURBO, FROM "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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e. CASE 4240 - to rezone Lot 95, Block 9, NCB 9309, 1404, 1410 and 1416 S. W. Military Drive, from "C" Apartment District to "B-3" Business District, located southwest of the intersection of Burton Avenue and S. W. Military Drive; having 149.5' on Burton Avenue and 215' on S. W. Military Drive.

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

Mr. Leo Perron, Jr., representing Kittrell Realty Company, spoke in favor of the rezoning. He explained that there is excess right of way along Burton Street which is not paved, but is used by the abutting property owners. While the platting shows the property being considered to extend beyond the adjoining property to the south, actually the street curb is aligned. He pointed out the commercial zoning surrounding this property and the pattern that has been set by the Planning Commission.

Mr. Joe Colbate, 625 Verne Street, spoke in opposition saying that "B-2" zoning would be sufficient for the intended use of the property and asked that it be zoned "B-2".

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 be erected along the south property line save and except the east 50'. The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 39,818

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 95, BLOCK 9,
NCB 9309, 1404, 1410 and 1416 SOUTH
WEST MILITARY DRIVE, FROM "C" APARTMENT
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT A SIX FOOT (6') SOLID
SCREEN FENCE BE ERECTED ALONG THE
SOUTH PROPERTY LINE SAVE AND EXCEPT
THE EAST 50'.

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71-38 Mayor Gatti returned to the meeting and presided.

f. CASE 4262 - to rezone Lot 47, Block 22, NCB 3686, 226 Cupples Road, from "C" Apartment District and "F" Local Retail District to "B-3" Business District, located on the east side of Cupples Road, 110' north of Cheyenne Avenue; having 165' on Cupples Road and a depth of 231.7'.

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

AN ORDINANCE 39,819

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 47, BLOCK 22, NCB 3686, 226 CUPPLES ROAD, FROM "C" APARTMENT DISTRICT AND "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES WHERE THEY ABUT "C" APARTMENT DISTRICT.

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g. CASE 4266 - to rezone the north 162' of Lot 25D, NCB 11529, 2135 Bandera Road, from "R-3" Multiple Family Residential District to "B-2" Business District, located on the southwest side of Bandera Road, 189.85' northwest of Sherrill Brook; having 323.21' on Bandera Road and a depth of 162'.

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

AN ORDINANCE 39,820

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN

ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS THE NORTH 162'
OF LOT 25D, NCB 11529, 2135 BANDERA
ROAD, FROM "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT.

* * * *

h. CASE 4267 - to rezone Lot 50, Block 18, NCB 3461, 500 Block of Theo Avenue, from "C" Apartment District and "F" Local Retail District to "B-3" Business District, located on the east side of Rochambeau Street, between Malone Avenue and Theo Avenue; having 153' on Rochambeau Street and 100' on both Theo Avenue and Malone Avenue.

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

AN ORDINANCE 39,821

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 50, BLOCK 18,
NCB 3461, 500 BLOCK OF THEO, FROM
"C" APARTMENT DISTRICT AND "F" LOCAL
RETAIL DISTRICT TO "B-3" BUSINESS
DISTRICT, PROVIDED THAT A SIX FOOT
(6') SOLID SCREEN FENCE IS ERECTED
ALONG THE EAST PROPERTY LINE.

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i. CASE 4284 - to rezone Lots 14 and 15, Block 102, NCB 11072, 1374 Gillette Boulevard, from "B" Two Family Residential District to "B-2" Business District, located southeast of the intersection of Lytle Avenue and Gillette Boulevard; having 200' on Lytle Avenue and 220' on Gillette Boulevard.

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

AN ORDINANCE 39,822

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 14 AND 15, BLOCK 102, NCB 11072, 1374 Gillette BOULEVARD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE EAST PROPERTY LINE.

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j. CASE 4246 - to rezone Lot 7, NCB 10838, 4242 East Southcross Boulevard, located on the south side of Southcross Boulevard, 1891.29' west of W. W. White Road; having 192.89' on Southcross Boulevard, and a maximum depth of 534.42'.

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

AN ORDINANCE 39,823

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 7, NCB 10838, 4242 EAST SOUTHCROSS BOULEVARD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT.

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k. CASE 4253 - to rezone Lot 8, Block 9, NCB 11725, 1914 Anchor Drive, from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located south of the intersection of Anchor Drive and Baltic Drive; having 103.33' on Anchor Drive and 165' on Baltic 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, on motion of Mr. Trevino, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Mendoza.

AN ORDINANCE 39,824

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 8, BLOCK 9,
NCB 11725, 1914 ANCHOR DRIVE, FROM
"A" SINGLE FAMILY RESIDENTIAL DISTRICT
TO "R-3" MULTIPLE FAMILY RESIDENTIAL
DISTRICT.

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1. 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 and 245' on Rockwell Boulevard.

Acting Planning Director, J. H. Wilkerson, explained the proposed change and advised the Council that since a petition signed by more than 20 percent of the affected property owners had been filed, seven affirmative votes would be required to approve the rezoning.

Mr. Douglas Van Buren, representing the property owner, spoke in favor of the change. He filed a petition having 58 signatures of nearby residents who requested approval of the change in zoning. He described the food-to-go business which will be built on the property.

Speaking in opposition to the rezoning were:

Mr. Lawrence Mann
Mr. Reginald Mullins

Both of the opponents expressed a wish to retain a residential neighborhood and expressed fear of increased traffic in the area. They also objected on the grounds that excessive trash from the business would be scattered over the neighborhood.

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

AN ORDINANCE 39,825

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 8 AND 9, BLOCK 84, NCB 11065, 786 GILLETTE BOULEVARD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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m. 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 that there is now a grocery store on this property which has two gas pumps. All of this is a non-conforming use. The owner wishes to remodel the store, but cannot get a building permit until the zoning is changed. He does not intend to move the gas pumps.

Mr. Douglas Van Buren, representing the applicant, spoke to the Council and asked that the rezoning be granted. He presented a petition signed by 85 persons who live in the area requesting that the rezoning be granted.

Speaking in opposition to the request were:

Mrs. Irene Hatcher, 814 Gillette
Mrs. Henrietta Mann, Rockwell and Gillette
Mrs. Paul McGee, 822 Gillette
Mr. Reginald Mullins

These persons objected because of the trash which comes from this location, the parking problems, and the fact that they wish to prevent an expansion of business in the area.

In answer to questions from members of the Council, Assistant City Attorney Cosgrove, stated that if the request for rezoning is granted that the non-conforming use (gasoline pumps) could be continued.

After consideration, Mr. Hill made a motion that the recommendation of the Planning Commission be approved and the property be rezoned as requested, provided that a six foot (6') solid screen fence be erected along the north and west property lines. The motion was seconded by Mr. Becker.

Mr. Trevino offered a substitute motion that the recommendation of the Planning Commission be overruled and the request for rezoning be denied. The substitute motion was seconded by Mrs. Haberman and failed by the following vote: AYES: Haberman, Naylor, Trevino; NAYS: Hill, Becker, Hilliard, Garza, Gatti; ABSTAIN: Mendoza; ABSENT: None.

Whereupon, the original motion by Mr. Hill was passed and with it the passage of the following Ordinance by the following vote: AYES: Hill, Becker, Hilliard, Garza, Gatti; NAYS: Haberman, Naylor, Trevino; ABSTAIN: Mendoza; ABSENT: None.

AN ORDINANCE 39,826

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 40, BLOCK 83, NCB 11060, 805 GILLETTE BOULEVARD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE NORTH AND WEST PROPERTY LINES.

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n. CASE 4285 - to rezone the south 150' of Lot 8 and the south 150' of the east 170.84' of Lot 9, NCB 12179, being that portion not presently zoned "B-2" Business District and "J" Commercial District, 4523 Walzem Road, from "A" Single Family Residential District to "B-2" Business District, located on the north side of Walzem Road, 225.23' west of Gulliver Circle; having 380.84' on Walzem Road and a depth of 150'.

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

AN ORDINANCE 39,827

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 150' OF LOT 8 AND THE SOUTH 150' OF THE EAST 170.84' OF LOT 9, NCB 12179 BEING THAT PORTION NOT PRESENTLY ZONED "B-2" BUSINESS DISTRICT AND

"J" COMMERCIAL DISTRICT, 4523 WALZEM ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

o. CASE 4286 - to rezone 4.4574 acres out of Arb. Lots A and B, NCB 11141 from "B" Two Family Residential District to "B-3" Business District; 2.0459 and 7.0524 acres out of NCB 11141 and NCB 11136 from "B" Two Family Residential District to "R-3" Multiple Family Residential District; and 115.8541 acres out of NCB 11136, NCB 11135, and NCB 11141 from "B" Two Family Residential District to "R-5" Single Family Residential District, located at 9400 Block of Zarzamora Street. (Being further described by field notes filed in the City Clerk's office.)

The "B-3" zoning being located 150' west and 270' north of the intersection of Chavaneaux Road and Zarzamora Street; having 285' on Zarzamora Street and 317.16' on Chavaneaux Road.

The "R-3" zoning being the 2.0459 acre tract of land is located on the north side of Chavaneaux Road, 527.16' west of Zarzamora Street; having 187.66' on Chavaneaux Road and a maximum depth of 644.71'; and the 7.0524 acre tract of land is located on the west side of Zarzamora Street, 217.8' south of Villaret Boulevard; having 725' on Zarzamora Street and a maximum depth of approximately 490'.

The "R-5" zoning being located between Villaret Boulevard and Chavaneaux Road, 415' west of Zarzamora Street; having 2581.55' on Villaret Boulevard, 3102.33' on Chavaneaux Road and a distance of 1560.95' between Villaret Boulevard and Chavaneaux 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 Mr. Hill, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Haberman.

AN ORDINANCE 39,828

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 4.4574 ACRES OUT OF ARB. LOTS A AND B, NCB 11141 (BEING FURTHER DESCRIBED BY FIELD NOTES), 9400 BLOCK OF ZARZAMORA, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; 2.0459 AND 7.0524 ACRES OUT OF NCB 11141 AND NCB 11136 (BEING FURTHER DESCRIBED BY FIELD NOTES), 9400 BLOCK OF

ZARZAMORA, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; 115.8541 ACRES OUT OF NCB 11136, NCB 11135, AND NCB 11141 (BEING FURTHER DESCRIBED BY FIELD NOTES), 9400 BLOCK OF ZARZAMORA, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-5" SINGLE FAMILY RESIDENTIAL DISTRICT.

* * * *

p. CASE 4304 - to rezone Lots 6 and 7, NCB 14076 and Lots 17 and 18, NCB 14078, 4025, 4027, 4022, and 4026 Sherrilbrook Road, from "B-1" Business District to "B-3" Business District.

Lots 6 and 7 are located southwest of the intersection of Sherrilbrook Road and Bandera Road; having 142.92' on Sherrilbrook Road and 188.87' on Bandera Road.

Lots 17 and 18 are located southeast of the intersection of Sherrilbrook Road and Bandera Road; having 146.95' on Sherrilbrook Road and 178.77' on Bandera 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. Hill, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Haberman.

AN ORDINANCE 39,829

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 6 AND 7, NCB 14076, AND LOTS 17 AND 18, NCB 14078, 4025, 4027, 4022, AND 4026 SHERRILBROOK ROAD, FROM "B-1" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

71-38 Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem Trevino presided.

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q. CASE 4312 - to rezone Lots 7, 8, 9, and 10, Block 16, NCB 1705, 126, 130 and 134 East Mistletoe, from "D" Apartment District to "O-1" Office District, located on the south side of East Mistletoe Avenue; being 150' west of the intersection of East Mistletoe Avenue and North McCullough Avenue; having 200' on East Mistletoe Avenue and a depth of 135.08'.

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

AN ORDINANCE 39,830

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, 8, 9, 10,
BLOCK 16, NCB 1705, 126, 130, and
134 EAST MISTLETOE, FROM "D" APARTMENT
DISTRICT TO "O-1" OFFICE DISTRICT.

* * * *

r. CASE 4313 - to rezone Lot 16, save and except the west 200', NCB 11379, 200 block of South Callaghan Road, from Temporary "R-A" Residence-Agriculture District to "I-2" Heavy Industry District and Lots 14, 15 and the west 200' of Lot 16, NCB 11379, 200 Block of South Callaghan Road, from Temporary "R-A" Residence-Agriculture District to "I-1" Light Industry District, located on the east side of Callaghan Road, 404.81' south of West Commerce Street; having 653.75' on Callaghan Road and a maximum depth of 1081.51'. The "I-1" being on the west 200' of subject property and the "I-2" 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. Becker, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 39,831

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 16, SAVE AND EXCEPT THE WEST 200', NCB 11379, 200 BLOCK OF SOUTH CALLAGHAN ROAD, FROM TEMPORARY "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "I-2" HEAVY INDUSTRY DISTRICT; AND LOTS 14, 15, AND THE WEST 200' OF LOT 16, NCB 11379, 200 BLOCK OF SOUTH CALLAGHAN ROAD, FROM TEMPORARY "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

s. CASE 4314 - to rezone Lot 86, Block B, NCB 11507, 1137 Bandera Road, from "A" Single Family Residential District to "B-2" Business District, located on the southwest side of Bandera Road, 369.7' northwest of the intersection of Bandera Road and Cheryl Drive; having 115' on Bandera Road and a depth of 286.2'.

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

AN ORDINANCE 39,832

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 86, BLOCK B, NCB 11507, 1137 BANDERA ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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t. CASE 4322 - to rezone the southeast 200' of Lot 8, NCB 14088, 9600 and 9700 Block of Broadway, from "E" Office District to "B-2" Business District, located north of the intersection of Chipley Circle and Broadway; having 455' on Broadway and 200' on Chipley Circle.

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

Mr. Wallace Thomas, Architect, stated that his client, Toudouze Properties, Inc., plans to build a warehouse and retail store on this tract. Under the existing zoning the building could be erected, but would have to be set back 200 feet from Broadway. To get the best use of the land, it is much more desirable to locate the building 125 feet from Broadway which would still leave ample parking. He asked that the Council act favorably on the request.

Mrs. Brenda Sue Sparkman, 9703 Flourissant, spoke in opposition to the rezoning stating it would encroach on the residential area and the retail store would cause an increase in traffic.

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

AN ORDINANCE 39,833

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 SOUTHEAST 200' OF LOT 8, NCB 14088, 9600 AND 9700 BLOCK OF BROADWAY, FROM "E" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

u. CASE 4324 - to rezone the north 350' of Tract C, NCB 12160, 700 Block of Ira Lee Road, from "A" Single Family Residential District to "O-1" Office District; and Tract C, save and except the north 350' and the north irregular 410' of Tracts D and E, 700 Block of Ira Lee Road, from "A" Single Family Residential District to "R-3" Multiple Family Residential District; located south of the intersection of Loop 410 and Ira Lee Road; having 350.69' on N. E. Loop 410 and 766.48' on Ira Lee Road. The "O-1" being the north 350' and "R-3" being the remainder of subject property.

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

AN ORDINANCE 39,834

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTH 350' OF TRACT C, NCB 12160, 700 BLOCK OF IRA LEE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, AND TRACT C, SAVE AND EXCEPT THE NORTH 350' AND THE NORTH IRREGULAR 410' OF TRACTS D AND E, 700 BLOCK OF IRA LEE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT.

* * * *

v. CASE 4306 - to rezone Lot 27, Block 13, NCB 10265, 742 Yucca Street, from "B" Two Family Residential District to "B-3" Business District, located on the southeast side of Interstate Highway 10 Expressway between "F" Street and Yucca Street; having 383.93' on I. H. 10, 148.87' on Yucca Street and 389.55' on "F" 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 Mr. Becker, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Trevino; NAYS: None; ABSENT: Naylor, Gatti.

AN ORDINANCE 39,835

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 27, BLOCK 13, NCB 10265, 742 YUCCA STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

w. CASE 4334 - to rezone Lot 23, Block 6, NCB 10265, 791 "F" Street, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, for a day care center with over 20 children, located on the north side of "F" Street, 130' west of Artesia Street; having 50' on "F" Street and a depth of 155'.

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

AN ORDINANCE 39,836

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 23, BLOCK 6, NCB 10265, 791 "F" STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, FOR A DAY CARE CENTER WITH OVER 20 CHILDREN.

* * * *

71-38 Mayor Gatti returned to the meeting and presided.

x. CASE 4192 - to rezone Lot 22 save and except the north 50' and west 45', NCB 10356, 1011 Vance Jackson Road, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the west side of Vance Jackson Road, 215.0' from the south R.O.W. line of Renner Drive; having 308.90' on Vance Jackson and a depth of 605.38'.

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

Mr. Douglas A. Newton, Jr., representing the applicant, Mr. Rod Krohn, described the proposed apartment development. As protection for the surrounding home owners, the complex will be surrounded by a six foot (6') screen fence and there will be a non-access easement on the north and west sides.

Mr. George Skinner, 114 Renner, representing himself as well as other residents in the area, expressed opposition to any kind of development in the area other than single family residences. Too many schemes for this tract have been presented and then fail. Mr. Skinner

did say that he knew the area had to be developed, and of all the plans he has seen, this one is most acceptable. If he could be assured that the developer would follow the plan as outlined, he would withdraw any objections.

Mr. Newton then assured Mr. Skinner that the plans are firm and will be adhered to.

After consideration, Mrs. Haberman made a motion that the recommendation of the Planning Commission be approved, provided that a non-access easement is provided along the west line of that portion of Lot 22 being zoned "R-3" and that a six foot (6') solid screen fence be erected along the north line of Lot 22 and the west line of the property being zoned "R-3". The motion was seconded by Mr. Becker. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; Absent; None.

AN ORDINANCE 39,837

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 SAVE AND EXCEPT THE NORTH 50' AND WEST 45', NCB 10356, 1011 VANCE JACKSON ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT A NON-ACCESS EASEMENT IS PROVIDED ALONG THE WEST LINE OF THAT PORTION OF LOT 22 BEING ZONED "R-3" AND THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE NORTH LINE OF LOT 22 AND THE WEST LINE OF THE PROPERTY BEING ZONED "R-3".

* * * *

y. CASE 4063 - to rezone Lot 18, NCB 12175 (26.165 acres), 4500 Block of N. E. Loop 410, from "B" Two Family Residential District to "R-4" Mobile Home District, located between Holbrook Road and Missouri-Kansas and Texas Railroad R.O.W., approximately 2026.67' south of Rittiman Road; having 755.21' on Holbrook Road, 766.86' on M. K. & T. Railroad and a maximum distance of 1556.52' between Holbrook Road and the railroad tracks.

Acting Planning Director, J. H. Wilkerson, explained the proposed change which the Planning Commission had recommended be approved by the City Council. He stated that a protest petition has been filed representing more than 20 percent of the affected property owners and it will require seven affirmative votes to approve the change.

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Mr. Stanley Rosenberg, representing the applicant, Mr. Lloyd Booth, described the proposed mobile home park which would exceed all of the requirements of the Mobile Home Ordinance. He asked for favorable consideration.

Col. Thomas B. Woodburn, 712 Holbrook Drive, representing himself and other residents in the area, spoke to the Council in opposition to the proposed change. He presented a formal petition signed by residents of the area protesting the rezoning. Col. Woodburn stated that the proposed mobile home park would reduce property values and seriously damage the residential area. He also stated that Holbrook Road is much too narrow to use for large mobile homes and the only other means of egress would be a grade crossing over the M.K.T. Railroad tracks which has been denied.

Mr. Bond Davis, Attorney representing the M.K.T. Railroad, objected to the rezoning. He felt that it would increase traffic on Holbrook Road and ultimately create a demand for a public grade crossing over the tracks. He stated that he would oppose a crossing at this point.

Mr. George Eisenhauer, Jr., also spoke in opposition.

Mr. Gordon Davis, an Attorney, spoke in opposition.

In rebuttal, Mr. Lloyd Booth spoke to the Council and stated that he had discussed the possibility of a grade crossing with the M.K.T. Railroad, and he was not denied. In fact, he was given an application form to use in applying to the railroad for a permit. He reiterated that the M.K.T. Railroad has never said that a crossing would be refused.

Mr. Rosenberg again reviewed the proposed development and urged the Council's favorable consideration.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be approved and the request for rezoning granted. The motion was seconded by Mr. Garza and failed by the following vote: AYES: Hill, Becker, Garza, Trevino, Gatti; NAYS: Haberman, Hilliard, Mendoza, Naylor.

At this point the Council recessed for five minutes.

Upon reconvening of the meeting, Mr. Rosenberg spoke to the Council and stated that during the recess he had been approached by members of the Council and there appeared to be some confusion regarding the vote in this case. He asked that a revote be taken. He said there appeared to be some confusion regarding the number of votes required and also regarding access problems.

Dr. Hilliard moved that Case No. 4063 be reconsidered. The motion was seconded by Mr. Becker and carried by the following vote: AYES: Hill, Becker, Hilliard, Garza, Trevino; NAYS: Haberman, Mendoza, Naylor, Gatti.

Mr. Gordon Davis, representing Col. Woodburn, spoke to the Council objecting to the reconsideration. He felt that a decision had been made, and many of the interested parties had left the building.

Mr. Booth again discussed the access problem and again reiterated the fact that M.K.T. Railroad had not said that they would deny a crossing.

Mr. Becker moved that the Council be polled again. The motion was seconded by Mr. Hill.

Mr. Mendoza made a substitute motion that the entire matter of access across the railroad be clarified and the case postponed to a later date. The motion died for lack of a second.

The revote roll call was as follows: AYES: Hill, Becker, Hilliard, Garza, Trevino, Gatti; NAYS: Haberman, Naylor; ABSTAIN: Mendoza; ABSENT: None. The motion failed.

z. 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 northeast 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.

Acting Planning Director, J. H. Wilkerson, explained that the Planning Commission recommended denial of this request, and had recommended an alternate. The applicant did not agree with the Planning Commission and appealed to the City Council.

Mr. Arch B. Haston, Attorney representing Great Southwest Life Insurance Company, spoke to the Council. He introduced Mr. D. B. Harrell to speak.

Mr. Harrell stated that since this case was heard before the Planning Commission all of the property owners within 200 feet of this property have been contacted whose properties are not already zoned commercial. A development plan was presented to them including zoning, set-back requirements, a privacy wall, and a non-access easement for protection of the owners. Mr. Harrell submitted a petition signed by these owners requesting approval of the revised plan.

Mr. Harrell, by means of slides showed the development plan, which includes a non-access easement along the entire Grotto Boulevard frontage, a six foot (6') privacy masonry wall along the entire Grotto Boulevard frontage, a 70 foot set-back line off of Grotto Boulevard, and "B-1" zoning in the west 70 feet of the tract.

Mr. Harrell asked that the application be amended to conform to the plan shown to the Council. (A copy of the plat is included with the papers of this meeting.)

Speaking in favor of the rezoning also was Mr. Jerry Cloud who lives at the corner of Jackson-Keller and Grotto. He urged acceptance of the plan by the Council.

After consideration, Mr. Naylor made a motion that the recommendation of the Planning Commission be overruled and that the application for rezoning as amended in this Council meeting be approved, provided that a non-access easement is provided along the entire frontage on Grotto Boulevard, that a six foot (6') solid masonry wall be erected along the Grotto Boulevard frontage and that the area be replatted showing a set-back line 70 feet from Grotto Boulevard. The motion was seconded by Mrs. Haberman, and on roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: None.

AN ORDINANCE 39,838

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE WEST 70' OF LOT 17, NCB 10101, 6600 BLOCK OF SAN PEDRO AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; 1.201 ACRE PARCEL OF LAND OUT OF LOTS 17 AND 18, NCB 10101 AS SHOWN ON THE ATTACHED PLAT AND DESCRIBED BY FIELD NOTES ON FILE IN THE OFFICE OF THE CITY CLERK, 6600 BLOCK OF SAN PEDRO AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT; 1.018 ACRE PARCEL OF LAND OUT OF LOTS 17 & 18, NCB 10101 AS SHOWN ON THE ATTACHED PLAT AND DESCRIBED BY FIELD NOTES ON FILE IN THE OFFICE OF THE CITY CLERK, 6600 BLOCK OF SAN PEDRO AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A NON-ACCESS EASEMENT IS PROVIDED ALONG THE ENTIRE FRONTAGE ON GROTTTO BOULEVARD, THAT A SIX FOOT (6') SOLID MASONRY WALL BE ERECTED ALONG THE GROTTTO BOULEVARD FRONTAGE AND THAT THE AREA BE REPLATTED SHOWING A SET BACK LINE 70 FEET FROM GROTTTO BOULEVARD.

* * * *

aa. 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.

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

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

AN ORDINANCE 39,839

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 13 AND 14,
BLOCK 80, NCB 2798, 1602 AND 1606
HILDEBRAND AVENUE, FROM "B" TWO
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT.

* * * *

bb. 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 Road and a maximum depth of 250'.

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

Mr. A. D. Hawley, a representative of Rohde & Company, Inc., explained that several attempts have been made to get this property rezoned. Now the property owners have joined in a united request to ask that it be rezoned. If the Council does not see fit to grant "B-3" zoning, Mr. Hawley asked the Council's advice as to any future action.

Mr. Stewart F. Armstrong, one of the applicants, addressed the Council and asked that the application be favorably considered.

The following persons spoke in opposition to the rezoning.

Dr. James L. Mims, Jr.
Mrs. Elbert Hine
Mr. John Woolsey
Col. Eicker

All of those speaking in opposition felt that this fine residential neighborhood must be protected. The incursion of "B-3" zoning would greatly increase traffic when, in fact, there are ample services nearby without additional business areas. It was pointed out to the Council that properly replatted, the area in question would be fine for single family homes, but the owners have never attempted to sell it as residential property or to develop it. They asked the Council to deny the request until all avenues have been exhausted by the owners.

Mr. Hawley asked that his application be amended to "R-6" Townhouse zoning.

Mr. Woolsey and Mr. James Mahan spoke against any rezoning of any kind until an effort is made to develop the property as residential or to sell it as residential area.

After consideration, Mr. Becker made a motion that the amended request to rezone the property to "R-6" be granted. Mr. Hill seconded the motion which failed by the following vote: AYES: Hill, Becker; NAYS: Haberman, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; ABSENT: None.

71-38 The Clerk read the following letter:

August 16, 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.

8/12/71

Petition of Mr. Leonel W. Salazar,
4514 Trailwood, appealing the re-
vocation of his Home Improvement
Contractor's License by the Director
of Housing and Inspections.

/s/ J. H. INSELMANN
City Clerk

* * * *

There being no further business to come before the Council,
the meeting adjourned at 3:00 P. M.

A P P R O V E D

ATTEST:

J. H. Inselmann
City Clerk

John Potts
M A Y O R

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