

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 21, 1970.

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The meeting was called to order by the presiding officer, Mayor Pro-Tem Lila Cockrell, with the following members present: COCKRELL, JAMES, NIELSEN, TREVINO, HILL, CALDERON, TORRES; Absent: McALLISTER, BURKE.

70-22 The invocation was given by Reverend George Holland, Hope Presbyterian Church.

70-22 Mayor Pro-Tem Cockrell stated that the first order of business was to be an announcement by Councilman Pete Torres.

Mr. Torres announced that a son, Paul Andre Torres, was born at 12:04 this morning. Mr. Torres was obviously a very proud father.

70-22 Mayor Pro-Tem Cockrell said that members of the San Antonio Independent School District were attending the Council Meeting today and that she wished to propose the following Resolution:

A RESOLUTION
NO. 70-22-30

WHEREAS, in 1964 the San Antonio Independent School District launched a program of instruction in both English and Spanish designed to develop competence in oral English for first grade Mexican-American children, and

WHEREAS, this unique and successful venture has been recognized Nationwide and has grown to include approximately 8,000 students, and

WHEREAS, on May 12, 1970, the Board of Education of the San Antonio Independent School District was named the recipient of the National Award in the Association of Classroom Teachers - Thom McAn National School Board Awards Program for school systems of over 70,000 enrollment, and

WHEREAS, such recognition was earned by the Board's ability to turn a problem into an opportunity, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That the City Council proudly congratulates the Board of Education on its farsightedness in launching this bilingual program and in developing it for the benefit of thousands of Mexican-American children, who will no longer have a feeling of isolation.

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SECTION 2. That the City Council expresses its appreciation to the Board of Education for diligently pursuing its objective and bringing great credit to the teachers and administrators of the San Antonio Independent School District.

SECTION 3. That a copy of this Resolution be sent to the Board of Education and to the San Antonio Teachers Council.

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Mayor Pro-Tem Cockrell recognized former members of the San Antonio School Board, as well as members of the School Board who are presently serving. She also recognized Dr. Harold Hitt, Superintendent; Mrs. Frances Hamilton, President of the San Antonio Teachers Council; Mr. Rodriguez, representing Mr. Thomas Sheeran, Area Manager of Thom McAn Stores and Mrs. Sheeran; and Mr. Pete Cantu and Mr. Jerry Dietert, who are new members of the School Board.

Copies of the Resolution were presented to Mr. Harry Curnutt, who is immediate past president of the Board of Education, and Mrs. Frances Hamilton, President of the San Antonio Teachers Council.

Mayor Pro-Tem Cockrell expressed the congratulations of the City Council, which were gratefully acknowledged by those present.

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70-22 Consideration of the Minutes of the Meetings of April 30 and May 14 was passed to the next Council Meeting at the request of Dr. Nielsen.

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70-22 Mr. Steve Taylor, Planning Director, stated that he wished to discuss two cases with the Council before he got into the current rezoning cases. Since two Council Members were absent, Mr. Al Rohde, who is representing the proponents in Zoning Case 3573, requested that consideration of the case be postponed until June 18. The reason for this being that a petition in this matter is on file, which requires that a total of seven (7) affirmative votes be cast before the property in question could be rezoned.

After discussion, the Council agreed to postpone Case 3573 until June 18.

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Mr. Taylor stated that the applicant in Zoning Case 3893 was unable to get to San Antonio due to air line problems and that the Council had been requested to continue this case for one week.

After discussion, the Council agreed to continue Case 3893 and to hear it on May 28.

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70-22 ZONING HEARINGS

1. CASE 3838 - to rezone Lot 17, Blk. 2, NCB 13566, from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located southwest of the intersection of Hidden Road and Starcrest Drive; having 903.22' on Hidden Road, 145.17' on Starcrest Drive, and a maximum depth of 887.39'.

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

AN ORDINANCE 38,545

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 17, BLK. 2,
NCB 13566, FROM "A" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "R-3"
MULTIPLE FAMILY RESIDENTIAL DISTRICT.

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2. CASE 3881 - to rezone Lots 1 through 4, Blk. 1, NCB 14319, and Lots 1 through 3, Blk. 2, NCB 14320, from Temporary "R-1" Single Family Residential District to "R-2" Two Family Residential District. Lots 1 through 4, Blk. 1, NCB 14319, are located south of the intersection of Greystone Drive and Edgefield Drive; having 108.15' on Greystone Drive and 364.68' on Edgefield Drive. Lots 1 through 3, Blk. 2, NCB 14320, are located northeast of the intersection of Greystone Drive and Perrin-Beitel Road; having 303.89' on Greystone Drive and 106.47' on Perrin-Beitel Road.

Lot 5, Blk. 1, NCB 14319 (2.957 acres), from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southeast of the intersection of Greystone Drive and Perrin-Beitel Road (F.M. 2252); having 133.27' on Greystone Drive, 839.9' on Perrin-Beitel Road and 49.56' on the cutback between Schertz Road and Perrin-Beitel Road.

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

AN ORDINANCE 38,546

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 THROUGH 4, BLK. 1, NCB 14319, AND LOTS 1 THROUGH 3, BLK. 2, NCB 14320, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT, AND LOT 5, BLK. 1, NCB 14319 (2.957 ACRES), FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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3. CASE 3884 - to rezone Lot 32, NCB 13060, from Temporary "R-A" Residential-Agricultural District to "I-1" Light Industry District, located on the northeast side of Turbo Drive, approximately 2144' northwest of San Pedro Avenue; having 80' on Turbo Drive and a depth of 279.26'.

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

AN ORDINANCE 38,547

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 32, NCB 13060, FROM TEMPORARY "R-A" RESIDENTIAL-AGRICULTURAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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4. CASE 3890 - to rezone Lot 2, NCB 11107, from "B" Two Family Residential District to "B-2" Business District and Lot 1, NCB 11107, from "B" Two Family Residential District to "B-3" Business District. Lot 1 is located between Pleasanton Road and Moursund Blvd., 224.62' south of the intersection of Pleasanton Road and Moursund; having

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274.48' on Moursund Blvd., 178.21' on Pleasanton Road and a maximum distance of 242.06' between these two roads. Lot 2 is located on the north side of Aviation Blvd. between Pleasanton Road and Moursund Blvd.; having 467.30' on Aviation Blvd., 980' on Pleasanton Road and 405' on Moursund Blvd.

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

Councilman Trevino noted that the property in question practically surrounds a parcel of County property, which is designated as Bexar County Road Camp, Precinct No. 1. He asked if the County had been advised of the proposed rezoning.

On investigation, Mr. Taylor replied that apparently this had been overlooked and that they had not been advised.

Whereupon an effort was made to contact County Commissioner Pena, but he was unable to be located.

After discussion, Rev. James made a motion that the consideration of Case 3890 be continued to May 28. The motion was seconded by Dr. Calderon and passed by the following vote:
AYES: Calderon, James, Cockrell, Nielsen, Trevino, Hill;
NAYS: None; ABSENT: McAllister, Burke, Torres.

5. CASE 3897 - to rezone Lot 23, Blk. 4, NCB 12594, from "A" Single Family Residential District to "B-3" Business District, located Northeast of the intersection of Odessa Dr. and U.S. Highway 87 (Rigsby Ave.); having 142.27' on Odessa Dr. and 161.02' on U.S. Highway 87 (Rigsby Ave.).

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

No one spoke in opposition.

After consideration, Dr. Calderon made a motion that the recommendation of the Planning Commission be approved provided that a six foot (6') solid screen fence be erected on the north property line. 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: Calderon, James, Cockrell, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister, Burke, Nielsen.

AN ORDINANCE 38,548

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, BLK. 4,
NCB 12594, FROM "A" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "B-3" BUSINESS
DISTRICT, PROVIDED THAT A SIX FOOT (6')
SOLID SCREEN FENCE BE ERECTED ON THE
NORTH PROPERTY LINE.

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6. CASE 3318 - to rezone 8.5 acres out of Lot 3, Blk. 24, NCB 14491 (being further described by Field Notes), from "A" Single Family Residential District to "B-2" Business District, located north of the intersection of Loop 410 and I.H. 10 Expressways; having a total frontage of 888.43' on Loop 410 and I.H. 10 and containing 8.5 acres.

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

AN ORDINANCE 38,549

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 8.5 ACRES OUT OF LOT 3, BLK. 24, NCB 14491 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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7. CASE 3899 - to rezone Lots 2, 4 and 7.2 acres out of Lot 3, Blk. 24, NCB 14491 (being further described by Field Notes), from "R-3" Multiple Family Residential District and "A" Single Family Residential District to "B-2" Business District and Lot 1 and 0.53 acres out of Lot 3, Blk. 24, NCB 14491 (being further described by Field Notes), from "R-3" Multiple Family Residential District to "O-1" Office District and 0.92 acres out of Lot 3, Blk. 24, NCB 14491 (being further described by Field Notes), from "A" Single Family Residential District to "B-3" Business District. Subject properties are located north of the intersection of Loop 410 and I.H. 10 Expressways; having a total frontage of 1316.61' on Loop 410 and I.H. 10 and containing 13.853 acres for "B-2" Business zoning, 5.304 acres for "O-1" Office zoning and 0.92 acres for "B-3" Business zoning.

Planning Director, Steve Taylor, 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. Calderon, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the

following vote: AYES: Calderon, James, Cockrell, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister, Burke, Nielsen.

AN ORDINANCE 38,550

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 2, 4 AND 7.2 ACRES OUT OF LOT 3, BLK. 24, NCB 14491 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; LOT 1 AND 0.53 ACRES OUT OF LOT 3, BLK. 24, NCB 14491 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT; AND, 0.92 ACRES OUT OF LOT 3, BLK. 24, NCB 14491 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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8. CASE 3900 - to rezone Lot 4, NCB 8669, from "B" Two Family Residential District to "B-3" Business District, located Southwest of the intersection of 36th Street and U.S. Highway 90 Access Road; having 262.45' on U.S. Highway 90 Access Road, 215.15' on 36th Street and 84.93' on the cutback between the Access Road and 36th Street.

Planning Director, Steve Taylor, 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: Calderon, James, Cockrell, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister, Burke, Nielsen.

AN ORDINANCE 38,551

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, NCB 8669, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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9. CASE 3917 - to rezone Lots 19 and 20, NCB 7676, from "B" Two Family Residential District to "B-3" Business District, located on the northeast side of S. E. Military Drive (Loop 13), approximately 659.0' southeast of Roosevelt Avenue; having 306.26' on S. E. Military Drive and a maximum depth of 441.30'.

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

AN ORDINANCE 38,552

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 19 AND 20,
 NCB 7676, FROM "B" TWO FAMILY
 RESIDENTIAL DISTRICT TO "B-3"
 BUSINESS DISTRICT.

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10. CASE 3929 - to rezone Lot 1, Blk. 1, NCB 13951 (121.884 acres), from Temporary "R-A" Residential-Agricultural District to "I-1" Light Industry District, located on the west side of Callaghan Road between Old U.S. Highway 90 West and U.S. Highway 90 West (Expressway); having 2200.13' on Callaghan Road, 2343.82' on U.S. Highway 90 West (Expressway), 43.68' on the cutback between Callaghan Road and U.S. Highway 90 West (Expressway) and 2341.54' on Old U.S. Highway 90 West.

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

No one spoke in opposition, however, Mayor Pro-Tem Cockrell stated that this particular zoning involved a project, which she knew the Council would be interested in and she therefore asked Mr. Albert W. Worthy, Jr., attorney for the Farah Manufacturing Company, Inc., to describe the project.

Mr. Worthy stated that Farah Manufacturing Company intends to develop the entire site and that it will be devoted to the manufacture of slacks. This plant will be in addition to the plant which they have now in operation on Frio City Road. Eventually, several buildings will be built on the site to take care of the cutting, sewing and pressing operations. Present plans are to start with just a sewing building, which will house approximately 1,300 to 1,500 employees.

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Mr. Worthy passed around photographs of their El Paso and San Antonio plants and stated that their plans for the additional plant would be similar to these photographs. He described the facilities that Farah provides their employees, such as clinics, lounges, cafeterias, and stated that they made every effort to provide first class working conditions.

Mr. Worthy stated that in the motion to approve this rezoning, he would ask that the Council include the requirement that the tract be replatted. This would make it easier to replat some existing easements, etc., so that the tract can be fully developed.

Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. 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: Calderon, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister, Burke.

AN ORDINANCE 38,553

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 1, BLK. 1,
NCB 13951 (121.884 ACRES), FROM
TEMPORARY "R-A" RESIDENTIAL-
AGRICULTURAL DISTRICT TO "I-1"
LIGHT INDUSTRY DISTRICT, PROVIDED
THAT PROPER REPLATting IS ACCOMPLISHED.

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Mayor Pro-Tem Cockrell recognized Mr. Jack Gilmore, Director of Industrial Development for the Chamber of Commerce, who made a few nice comments regarding Farah Manufacturing Company's growth. He also stated that officers of the Chamber of Commerce were in route to the Council Meeting not knowing that this particular case would be heard so early.

11. CASE 3930 - to rezone Lot 45, NCB 10739, from "A" Single Family Residential District to "B-2" Business District, located on the west side of South W. W. White Road, 186' north of the cutback to Holmgreen Road; having 135.74' on South W. W. White Road and a depth of 282.5'.

Planning Director, Steve Taylor, 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 the passage of the following Ordinance by the following

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vote: AYES: James, Cockrell, Nielsen, Trevino, Hill, Torres;
 NAYS: None; ABSENT: McAllister, Calderon, Burke.

AN ORDINANCE 38,554

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 45, NCB 10739,
 FROM "A" SINGLE FAMILY RESIDENTIAL
 DISTRICT TO "B-2" BUSINESS DISTRICT.

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12. CASE 3785 - to rezone Lot 1, NCB 14431, from "C" Apartment District and "J" Commercial District to "B-3" Business District, located on the North side of W. Vado Place between S. Flores St. and Greenoak St.; having 301.20' on S. Flores St., 560.85' on W. Vado Place and 283' on Greenoak St.

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

AN ORDINANCE 38,555

AMENDING CHAPTER 42 OF THE CITY CODE
 THAT CONSTITUTES THE COMPREHENSIVE
 ZONING ORDINANCE OF THE CITY OF SAN
 ANTONIO BY CHANGING THE CLASSIFICATION
 AND REZONING OF CERTAIN PROPERTY
 DESCRIBED HEREIN AS LOT 1, NCB 14431,
 FROM "C" APARTMENT DISTRICT AND "J"
 COMMERCIAL DISTRICT TO "B-3" BUSINESS
 DISTRICT.

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13. CASE 3883 - to rezone Lot 6, NCB 9826, save and except the west 200', being that portion not presently zoned "J" Commercial, from "C" Apartment District to "B-3" Business District, located on the west side of Snyder St., 119.8' North of Vado St.; having 100' on Snyder St. and a maximum depth of 373.48', as being measured along the north property line.

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

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No one spoke in opposition.

Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that proper screening be provided on the east property line and on the east 350' of the south property line and that proper replatting of the tract be accomplished. 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: James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSTAIN: Calderon; ABSENT: McAllister, Burke.

AN ORDINANCE 38,556

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 6, NCB 9826, SAVE AND EXCEPT THE WEST 200', BEING THAT PORTION NOT PRESENTLY ZONED "J" COMMERCIAL, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER SCREENING BE PROVIDED ON THE EAST PROPERTY LINE AND ON THE EAST 350' OF THE SOUTH PROPERTY LINE AND THAT PROPER REPLATTING OF THE TRACT BE ACCOMPLISHED.

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14. CASE 3832 - to rezone Lot 4, NCB 9024, from "C" Apartment District and "J" and "JJ" Commercial District to "B-2" Business District, located 210' north and 295' west of the cutback to General McMullen Drive and West Commerce Street; having a frontage of 949.60' on West Commerce Street and 470' of frontage on General McMullen Drive.

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

No one spoke in opposition.

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 west property line and that the property be properly replatted. The motion was seconded by Rev. James. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Calderon, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Torres.

AN ORDINANCE 38,557

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, NCB 9024, FROM "C" APARTMENT DISTRICT AND "J" AND "JJ" COMMERCIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE WEST PROPERTY LINE AND THAT THE PROPERTY BE PROPERLY REPLATTED.

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Mr. Rafael Ramirez, 132 North San Felipe, stated that he wished to discuss this property further with the Council. While he did not oppose the rezoning of the property, he did express considerable concern about the traffic which would be generated by an H.E.B. Store, as well as the trash which would accumulate in the area. Mr. Ramirez said that he owned some rent property in the neighborhood and he was very concerned that H.E.B. would not provide adequate garbage facilities and would not properly design their traffic circulation.

Mr. Ralph Hall, who was present representing H.E.B. Stores, stated that trash around the parking lot is always a problem and that it has to be routinely maintained and that he felt sure that in this case this property would be maintained and kept clean. He also said that his company is working closely with the City's Traffic and Transportation Department and that every effort would be made to properly take care of the traffic.

15. CASE 3837 - to rezone Lot 1, Blk. 9, NCB 12420, from "D" Apartment District to "B-2" Business District, located on the East side of Blanco Road, 151.75' North of Thames Drive; having 61.12' on Blanco Road and a depth of 165.0'.

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

No one spoke in opposition.

Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved. 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: Calderon, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, James, Torres.

AN ORDINANCE 38,558

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLK. 9, NCB 12420, FROM "D" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT.

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16. CASE 3849 - to rezone Lot 27, NCB 7649, from "B" Two Family Residential District to "B-3" Business District and Lot 26, NCB 7649, from "B" Two Family Residential District to "I-1" Light Industry District, located west of the intersection of Riverside Drive and Southcross Blvd.; having 258.19' on Southcross Blvd. and 419.18' on Riverside Dr. The "B-3" zoning being on the Southeast 150' and "I-1" zoning on the remaining portion.

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

No one spoke in opposition.

Dr. Calderon made a motion that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence be erected on Southcross Boulevard to the north boundary line of the property and that proper replatting of the tract is accomplished. 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: Calderon, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Torres.

AN ORDINANCE 38,559

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, NCB 7649, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT AND LOT 26, NCB 7649, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ON SOUTHCROSS BOULEVARD TO THE NORTH BOUNDARY LINE OF THE PROPERTY AND THAT PROPER REPLATTING OF THE TRACT IS ACCOMPLISHED.

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17. CASE 3857 - to rezone Lots 12 and 13, Blk. 2, NCB 11991, from "A" Single Family Residential District to "B-3" Business District, located on the north side of West Commerce Street, 314.37' east of Dulce Street; having 220.6' on West Commerce Street and a maximum depth of 1003.9'.

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

Mr. Gene Tascano, attorney for Enrique Ruiz, spoke in favor of the rezoning. The property was formerly used by the Charro Association. The tract is 220.6' wide on West Commerce Street and is 1003.9' deep. The intended use is to be a contractor's office and there will not be any outside storage.

Mr. O. J. Van Horn appeared in opposition. He and his partner, Carl M. Stephan, purchased 147 acres several years ago. It is his intention to develop this area as single family dwellings and while his property is zoned "B-3," he does not intend to use that classification.

Mr. Van Horn said that he is not opposed to the rezoning of the first 200' as "B-3," but does oppose rezoning the entire tract.

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: Calderon, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Torres.

AN ORDINANCE 38,560

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 12 AND 13,
BLK. 2, NCB 11991, FROM "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT.

* * * *

18. CASE 3887 - to rezone 2.952 acres out of Lot 45, NCB 8406 (being further described by Field Notes), from "F" Local Retail District and "B-2" Business District to "B-3" Business District, located on the Southwest side of Fredericksburg Road, 2,102.28' Northwest of the cutback to Babcock Road; having 208.80' on Fredericksburg Road and a depth of 565.94'.

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

No one spoke in opposition.

Dr. Calderon made a motion that the recommendation of the Planning Commission be approved, provided that a six foot (6') screen fence be erected along the Southwest property line. 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: Calderon, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Torres.

AN ORDINANCE 38,561

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 2.952 ACRES OUT OF LOT 45, NCB 8406 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "F" LOCAL RETAIL DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SCREEN FENCE BE ERECTED ALONG THE SOUTHWEST PROPERTY LINE.

* * * *

19. CASE 3920 - to rezone the south irregular 150' of Lot 5, NCB 12179, being that portion not presently zoned "J" Commercial, from "A" Single Family Residential District to "B-2" Business District, located on the north side of Walzem Road, 884.4' east of the cutback to Austin Highway; having 381.10' on Walzem Road and a depth of 150'.

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

Mr. Ralph Hall, representative of H. E. Butt Company, spoke in favor of the rezoning. He explained that the tract in question should be rezoned in order for the proposed H.E.B. Food Store to have access to Walzem Road. A portion of the building will be on this tract and some of it will be used for parking. The store building is designed to face east, so that the service area of the store would not be on Walzem Road.

Appearing in opposition to the rezoning was Mr. H. F. Kohnitz, 4462 Walzem Road. Mr. Kohnitz objected on the grounds that this rezoning would intrude on the residential area and would decrease the value of the residences. He also objected to the noise and increase in traffic.

Speaking in favor of the rezoning was Mr. Al Boyd, owner of Boyd's Trailer Supply, and Mr. Al Rohde.

A general discussion developed concerning a possible green belt along the Walzem Road property line. This was discussed with the H.E.B. representatives.

After discussion, Mr. Hill made a motion that the recommendation of the Planning Commission be approved. The motion was seconded by Rev. James. On roll call, the motion was defeated by the following vote: AYES: James, Cockrell, Trevino, Hill; NAYS: Calderon, Nielsen; ABSENT: McAllister, Burke, Torres.

Whereupon, Dr. Calderon made a motion that the recommendation of the Planning Commission be approved, provided that a twenty foot (20') landscaped area, along the south property line, be installed and maintained. The motion was seconded by Dr. Nielsen. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Calderon, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Torres.

AN ORDINANCE 38,562

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
 IRREGULAR 150' OF LOT 5, NCB 12179,
 BEING THAT PORTION NOT PRESENTLY
 ZONED "J" COMMERCIAL, FROM "A"
 SINGLE FAMILY RESIDENTIAL DISTRICT
 TO "B-2" BUSINESS DISTRICT, PROVIDED
 THAT A TWENTY FOOT (20') LANDSCAPED
 AREA, ALONG THE SOUTH PROPERTY LINE,
 IS INSTALLED AND MAINTAINED.

* * * *

The representatives of H.E.B. Company said that they would be perfectly willing to give the Council a written statement regarding the twenty foot (20') landscaped area.

70-22 Mayor Pro-Tem Cockrell was obliged to leave the meeting. Councilman Calderon presided as Acting Mayor.

20. CASE 3779 - to rezone the west 200' of Lot 52, NCB 10755, from "A" Single Family Residential District to "B-2" Business District, located on the east side of W. W. White Road, 154.13' north of Holmgreen Road; having 75' on W. W. White Road and a depth of 200'.

Planning Director, Steve Taylor, 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: Calderon, James, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Cockrell, Torres.

May 21, 1970
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AN ORDINANCE 38,563

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 200'
OF LOT 52, NCB 10755, FROM "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT.

* * * *

21. CASE 3904 - to rezone Lot 21, Blk. 10, NCB 9558, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the north side of Yucca Street, 250.7' west of I. H. 10 Expressway; having 200' on Yucca Street and a depth of 150'.

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

AN ORDINANCE 38,564

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 21, BLK. 10,
NCB 9558, FROM "B" TWO FAMILY
RESIDENTIAL DISTRICT TO "R-3" MULTIPLE
FAMILY RESIDENTIAL DISTRICT.

* * * *

22. CASE 3793 - to rezone Lot 11, Blk. 13, NCB 10171, from "B" Two Family Residential District to "O-1" Office District, located northwest of the intersection of Rittiman Road and Merrie Lane; having 87.5' on Rittiman Road and 151.03' on Merrie Lane.

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

Neither the owner of the property nor the owner's agent appeared. Mr. Charles Biery, attorney for Mr. R. B. Klecka, who lives next door to the property, stated that he was advised by

Carolyn Farner that she would no longer represent the owner. This statement was made in October immediately following the Planning Commission's hearing. An effort was made to contact the owner by telephone, but was unsuccessful.

On advice of the City Attorney and the City Manager, the Council agreed to hear the case, since all parties concerned had been given ample notice.

Mr. Biery described the neighborhood involved and pointed out that the present zoning restrictions closely follow the deed restrictions, which would preclude the use of this property for an office building. He urged Council to leave the zoning as it is.

Dr. Calderon made a motion that the recommendation of the Planning Commission be overruled and that the rezoning of this tract be denied. The motion was seconded by Mr. Hill and was passed and approved by the following vote: AYES: Calderon, James, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, Cockrell, Torres.

24. CASE 3910 - to rezone Lot 66, Blk. 4, NCB 1772 and Lot 61, Blk. 3, NCB 1773, from "B" Two Family Residential District to "B-3" Business District. NCB 1772 is located on the east side of Warner Avenue between Hollywood Avenue and Lullwood Avenue; having 228.11' on Warner Avenue and 73.20' on Lullwood Avenue and 98.6' on Hollywood Avenue.

NCB 1773 is located on the east side of Warner Avenue between Hollywood Avenue and Rosewood Avenue; having 228.11' on Warner Avenue and 98.6' on both Hollywood and Rosewood Avenues.

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

Mr. Jay Palmer, owner of L. B. Palmer & Sons, paint contractors, advised the Council that he planned to remove his present building, which faces on Hildebrand and probably will erect a service station there. Two new buildings would be erected on the tracts, which he has asked to be rezoned. The entrances to the buildings would be North-South, thereby facing the sides of the buildings toward the residences in the area.

Mrs. Pete A. Cruz, who lives on Lynwood, objected to the rezoning, saying that she does not like to see things changed.

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

***While the Planning Commission recommended a six foot (6') privacy fence be erected, the Council, after considering the overall plan for redevelopment of the property, felt it would not be necessary to have a fence.

May 21, 1970

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AN ORDINANCE 38,565

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 66, BLK. 4,
NCB 1772 AND LOT 61, BLK. 3, NCB 1773,
FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

70-22 Mayor Pro-Tem Cockrell returned to the meeting and presided.

25. CASE 3919 - to rezone Lot 23, NCB 11684, from "B" Two Family Residential District to "B-1" Business District, located on the west side of West Avenue, 1390.05' North of Nassau Drive; having 173.5' on West Avenue and a depth of 626.74'.

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

Mr. Roger B. Diettrich appeared before the Council. He stated that he wished to build a first class nursing home on this site if zoning is approved. The building would be brick veneer, containing about 40,000 square feet of space. Total cost would be about \$600,000.

Mrs. C. B. Plum, 402 Saxon, appeared in opposition. She said, however, that if the Planning Commission's recommendation, regarding screening and access, are adhered to, she would withdraw her opposition.

Dr. Calderon made a motion that the recommendation of the Planning Commission be approved, provided that a five foot (5') non-access easement is provided on the west property line and that a six foot (6') solid screen fence is erected on the west property line. 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: Calderon, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: McAllister, Burke, James, Torres.

AN ORDINANCE 38,566

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, NCB 11684,
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-1" BUSINESS DISTRICT, PROVIDED THAT
A FIVE FOOT (5') NON-ACCESS EASEMENT IS
PROVIDED ON THE WEST PROPERTY LINE AND
THAT A SIX FOOT (6') SOLID SCREEN FENCE
IS ERECTED ON THE WEST PROPERTY LINE.

* * * *

061

70-22 Mr. Al Rohde, Chairman of the HemisFair Plaza Advisory Committee, appeared before the Council and reviewed with the Council the recent contest to select a symbol to use in connection with HemisFair Plaza. He presented a black and white drawing of the winning entry, to which had been added the words "San Antonio."

The committee now requests that the symbol be officially adopted by Ordinance and copyrighted.

The City Manager was instructed to have the proper Ordinance prepared for consideration by the Council at next week's meeting.

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

A P P R O V E D



M A Y O R

ATTEST:



C i t y C l e r k