

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, APRIL 15, 1971.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, BURKE, JAMES, HABERMAN, NIELSEN, TREVINO, HILL, TORRES; Absent: NONE.

71-17 The invocation was given by Reverend L. A. Crenshaw, Palestine Baptist Church.

The minutes of the Special Meeting of April 7, 1971, were approved. Consideration of the minutes of the meeting of April 8, 1971, was postponed.

71-17 PRESENTATION OF FIESTA MEDALS

Mayor McAllister recognized Mr. Ralph Lehr, President of the Fiesta Association.

Mr. Lehr spoke briefly to the Council reminding them that next week is Fiesta Week. He said that the Fiesta this year will be bigger and better than ever before due, largely, to advance planning by the City Council.

Mr. Lehr presented each member of the Council with a Fiesta medal and asked that they be worn all during the week.

71-17 ZONING HEARINGS

a. CASE 3829 - to rezone Lot 34, NCB 7530, 2800 Block of General Hudnell Drive (Frio City Road), from "R-3" Multiple Family Residential District to "B-2" Business District, located on the northwest side of General Hudnell Drive (Frio City Road), 1876.40' southwest of Cupples Road; having 76.4' on General Hudnell Drive (Frio City Road) and a depth of 358.74'.

Acting Planning Director, J. H. Wilkerson, explained the proposed change which the Planning Commission recommended be approved by the City Council. He referred to a previous hearing when the applicant had requested "R-4" zoning for a parcel adjoining the property now under consideration. He advised the Council that there is no consideration of "R-4" zoning at this time.

The applicant, Mr. Tom Cano, said that he proposed to use the property for small retail businesses to service the apartments in the area.

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Mr. Fred Reynolds representing Rebecca Blanton, owner of the adjoining property, said that his client would have no objections to the rezoning if it is used for small retail businesses.

No one spoke in opposition.

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

AN ORDINANCE 39,406

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 34, NCB 7530,  
2800 BLOCK OF GENERAL HUDNELL DRIVE  
(FRIO CITY ROAD), FROM "R-3" MULTIPLE  
FAMILY RESIDENTIAL DISTRICT TO "B-2"  
BUSINESS DISTRICT.

\* \* \* \*

b. CASE 4121 - to rezone 0.318 acres out of Lot 14 and 0.046 acres out of Lot 15, NCB 11686, containing a total of 0.364 acres of land and being further described by field notes filed in the office of the Planning Department, from "A" Single Family Residential District to "B-2" Business District, and 0.105 acres out of Lot 14, NCB 11686, being further described by field notes filed in the office of the Department of Planning, from "A" Single Family Residential District to "B-3" Business District, 4300 Block of Vance Jackson Road.

The "B-2" zoning being located on the east side of Vance Jackson Road 482.50' north of the R.O.W. line of Loop 410; having 104.35' on Vance Jackson Road and a depth of 152.00'.

The "B-3" zoning being located 152.0' east of the east R.O.W. line of Vance Jackson Road 482.50' north of the R.O.W. line of Loop 410. Subject property is irregular in shape being 43.70' x 104.35'.

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

AN ORDINANCE 39,407

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS 0.318 ACRES OUT OF LOT 14 AND 0.046 ACRES OUT OF LOT 15, NCB 11686 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT AND 0.105 ACRES OUT OF LOT 14, NCB 11686 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, 4300 BLOCK OF VANCE JACKSON ROAD.

\* \* \* \*

c. CASE 4128 - to rezone Lot 11, Blk. 12, NCB 9125, 302 Wildwood Drive, From "B" Two Family Residential District to "0-1" Office District, located southwest of the intersection of Wildwood Drive and San Pedro Avenue; having 73.0' on Wildwood Drive and 135.0' on San Pedro Avenue.

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

Mrs. G. B. Gonzales, the applicant, said that she has owned this property for four years, but she moved due to the heavy volume of traffic on San Pedro Avenue. She has been unable to rent the house, and it is vacant now. She said that it would be used as a real estate office with ample off-street parking.

Speaking in opposition to the proposed change were:

Mrs. M. C. Britton, 306 W. Wildwood  
Mrs. Jewel Green, 313 W. Wildwood  
Mrs. Francis Drain, 310 W. Wildwood

The following persons spoke in favor of the rezoning and said that they would also apply to have their property rezoned.

Mr. A. G. Benavides, San Pedro and Thorain  
Mrs. O. E. Gilbert, 292 W. Hermosa  
Mrs. Joe Trousdale, 303 W. Hermosa

After consideration, Mr. Torres moved that the recommendation of the Planning Commission be approved and that the property be rezoned as requested. The motion was seconded by Mr. Burke, but failed to carry on the following roll call vote: AYES: Burke, Nielsen, Torres; NAYS: McAllister, Calderon, Haberman, Trevino, Hill; ABSENT: James.

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d. CASE 4139 - to rezone Lot 24, Blk. 4, NCB 1862, 216 West Craig Place, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the south side of West Craig Place 150.0' west of Howard Street; having 62.50' on Craig and a depth of 122.80'.

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

AN ORDINANCE 39,408

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 24, BLOCK 4,  
NCB 1862, 216 WEST CRAIG PLACE, FROM  
"B" TWO FAMILY RESIDENTIAL DISTRICT  
TO "R-3" MULTIPLE FAMILY RESIDENTIAL  
DISTRICT.

\* \* \* \*

e. CASE 4145 - to rezone Lot 4, Blk. 82, NCB 11058, 700 Block of Gillette Boulevard, from "B" Two Family Residential District to "B-2" Business District, located northeast of the intersection of Gillette Boulevard and Rockwell Boulevard; having 200.0' on Gillette Boulevard and 175.6' on Rockwell Boulevard.

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

No one spoke in opposition.

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

AN ORDINANCE 39,409

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

ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 4, BLOCK 82,  
NCB 11058, 700 BLOCK OF GILLETTE  
BOULEVARD, FROM "B" TWO FAMILY  
RESIDENTIAL DISTRICT TO "B-2" BUSINESS  
DISTRICT.

\* \* \* \*

f. CASE 4155 - to rezone Lot 32, NCB 14017, 11400 Block of Stockbridge Lane, from Temporary "R-1" Single Family Residential District to "R-2" Two Family Residential District, located on the northeast side of Stockbridge Lane, 120.6' northwest of Flint Hill Drive; having 147.74' on Stockbridge Lane and a maximum depth of 226.26'.

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

AN ORDINANCE 39,410

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 32, NCB 14017,  
11400 BLOCK OF STOCKBRIDGE LANE, FROM  
TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL  
DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL  
DISTRICT.

\* \* \* \*

g. CASE 4158 S.R. - to rezone Lots 32 through 35, Blk. 1, NCB 12811; Lot 15, Blk. 2, NCB 12812; and Tract 11, NCB 11619, 7500 Blk. of Louis Pasteur Drive, from "A" Single Family Residential District to "B-2" Business District, located on the southeast side of Louis Pasteur Drive 431.88' northeast of Clinic Drive; having 633.16' on Louis Pasteur Drive and a depth of 630.18'.

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

The applicant, Mr. Byron Barber, spoke to the Council and said that he is following the request of the Planning Commission and having this property replatted. However, due to an easement which runs through the area he has had to return the plat to the City Public Service Board and has not yet received their approval. He asked that the Council approve the rezoning subject to the replatting being completed.

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

AN ORDINANCE 39,411

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 32 THROUGH 35, BLOCK 1, NCB 12811; LOT 15, BLOCK 2, NCB 12812; AND TRACT 11, NCB 11619, 7500 BLOCK OF LOUIS PASTEUR DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING OF THE PROPERTY IS ACCOMPLISHED.

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h. CASE 4165 - to rezone 25.799 acres out of NCB 10596, 4703 Boatman Road, being further described by field notes filed in the office of the Department of Planning, from "B" Two Family Residential District to "I-1" Light Industry District, located on the north side of Boatman Road 633.2' east of Springfield Road; having 1555.3' on Boatman Road and a depth of 724.33'.

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

AN ORDINANCE 39,412

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

ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS 25.799 ACRES OUT  
OF NCB 10596 (BEING FURTHER DESCRIBED  
BY FIELD NOTES), 4703 BOATMAN ROAD,  
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT  
TO "I-1" LIGHT INDUSTRY DISTRICT.

\* \* \* \*

i. CASE 4167 - to rezone Lot 11, NCB 8091, save and except the north 160.82' presently zoned "JJ" Commercial, 1700 Block of Dahlgreen, from "B" Two Family Residential District to "B-1" Business District, located 160.0' south of Castroville Road between Dahlgreen and Arboleda Drive; having 189.22' on Dahlgreen Street, 126.0' on Arboleda Drive and 280.40' between these two streets.

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

No one spoke in opposition.

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

AN ORDINANCE 39,413

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 11, NCB 8091,  
SAVE AND EXCEPT THE NORTH 160.82'  
PRESENTLY ZONED "JJ" COMMERCIAL, FROM  
"B" TWO FAMILY RESIDENTIAL DISTRICT  
TO "B-1" BUSINESS DISTRICT, 1700  
BLOCK OF DAHLGREEN.

\* \* \* \*

j. CASE 4184 - to rezone Lot 1, Blk. 1, NCB 14543, from Temporary "R-1" Single Family Residential District to "B-2" Business District, and Lot 1, Blk. 3, NCB 14550, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, 5600 Block of Bienville Drive, located northeast and southeast of the intersection of Weidner Road and Bienville Drive.

The "B-2" being Lot 1, Blk. 1, NCB 14543, located northeast of said intersection; having 117.62' on Bienville and 107.58' on Weidner Road.

The "R-3" being Lot 1, Blk. 3, NCB 14550, located southeast of said intersection; having 239.83' on Bienville and 221.60' on Weidner Road.

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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.

Mr. Trevino moved 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 of the property zoned "R-3". The motion was seconded by Mr. Hill. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,414

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLK. 1, NCB 14543, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, AND LOT 1, BLK. 3, NCB 14550, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, 5600 BLOCK OF BIENVILLE DRIVE, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE BE ERECTED ALONG THE SOUTH PROPERTY LINE OF THE PROPERTY ZONED "R-3."

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k. CASE 4182 - to rezone Lot 32 and the north 75.0' of Lot 31, NCB 11960, 700 Block of Parkridge Drive, from "B-2" Business District to "B-3" Business District, located southeast of the intersection of Jones Maltsberger Road and Parkridge Drive; having 75.0' on Jones Maltsberger Road, 239.46' on Parkridge Drive and a maximum depth of 297.0'.

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

AN ORDINANCE 39,415

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

ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 32 AND THE  
NORTH 75.0' OF LOT 31, NCB 11960,  
700 BLOCK OF PARKRIDGE DRIVE, FROM  
"B-2" BUSINESS DISTRICT TO "B-3"  
BUSINESS DISTRICT.

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1. CASE 4188 - to rezone Lot 18 and the northwest irregular 195.0' of Lot 13, Blk. 2, NCB 13885, being further described by field notes filed in the office of the Planning Department, 767 Isom Road, from "B-3" Business District to "B-2" Business District, located on the northwest side of Isom Road, between Oasis Drive and Sahara Drive; having 356.08' on Isom Road, 467.29' on Oasis Drive and 126.62' on Sahara 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 Dr. Calderon, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill; NAYS: None; ABSENT: Torres.

AN ORDINANCE 39,416

AMENDING CHAPTER 42 OF THE CITY CODE  
THAT CONSTITUTES THE COMPREHENSIVE  
ZONING ORDINANCE OF THE CITY OF SAN  
ANTONIO BY CHANGING THE CLASSIFICATION  
AND REZONING OF CERTAIN PROPERTY  
DESCRIBED HEREIN AS LOT 18 AND THE  
NORTHWEST IRREGULAR 195.0' OF LOT 13,  
BLK. 2, NCB 13885 (BEING FURTHER  
DESCRIBED BY FIELD NOTES), 767 ISOM  
ROAD, FROM "B-3" BUSINESS DISTRICT  
TO "B-2" BUSINESS DISTRICT.

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m. CASE 4075 - to rezone Lot 35, NCB 6797, 1400 Block of N. W. 24th Street, from "B" Two Family Residential District to "B-2" Business District, located on the west side of N. W. 24th Street, 605.0' north of West Poplar Street; having 160.0' on N. W. 24th Street and a depth of 132.25'.

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

Mr. Richard Bernal, the applicant, said that he intends to build a restaurant on this property, but that no alcoholic beverages

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would be sold. He asked the Council to consider his request favorably.

Mr. Jesse Flores, 1406 N. W. 24th Street, spoke in opposition to the rezoning. He said that this would be spot zoning and would be detrimental to this residential neighborhood. He submitted a petition signed by 13 residents in the area opposing this change.

After testing the petition, it was ruled that it did not contain names of at least 20% of the property owners within 200 feet of the property being considered.

Mr. Hill and Mr. Torres spoke in opposition to permitting a business to open at this location.

Dr. Nielsen moved that the recommendation of the Planning Commission be approved and the request for rezoning be granted. Mr. Burke seconded the motion, which failed to carry by the following roll call vote: AYES: Calderon, Burke, James, Nielsen; NAYS: McAllister, Haberman, Trevino, Hill, Torres; ABSENT: None.

n. CASE 4143 - to rezone Lot 18, Blk. 4, NCB 11872, 8600 Block of Crownhill, from "A" Single Family Residential District to "O-1" Office District, was withdrawn from consideration by the City Council at the request of the applicant, Mr. A. A. Jergins, and postponed for one month.

o. CASE 4057 - to rezone Lot 16, Blk. 59, NCB 3657, 4031 West Salinas Street, from "B" Two Family Residential District to "B-2" Business District, was withdrawn from consideration by the City Council at the request of the applicant, Mr. Adolfo Z. Garcia, and postponed for one month.

p. CASE 4111 - to rezone Lot 34, Blk. 11, NCB 8965, 843 Flanders Avenue, from "B" Two Family Residential District to "B-2" Business District, located northeast of the intersection of Flanders Avenue and Commercial Avenue; having 50.0' on Flanders Avenue and 123.0' on Commercial Avenue.

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

Mr. Stewart Alexander, representing the applicant, Ruperto B. Sanchez, said that the applicant had been displaced by Urban Renewal and had purchased this small grocery store to replace one taken by Urban Renewal. Expansion of the store is required to take care of the needs of the patrons in the neighborhood.

Mrs. Sanchez spoke to the Council and outlined her plans. She presented a copy of a letter, from the San Antonio Independent School District, in which they agreed that the proposed zoning would be beneficial.

Mrs. Coronado, 915 Brunswick, spoke in favor of the change.

No one spoke in opposition.

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

AN ORDINANCE 39,417

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 34, BLK. 11, NCB 8965, 843 FLANDERS AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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q. CASE 4187 - to rezone Lot 31, Blk. 2, NCB 11966, 123 and 125 Wolfe Road, from "A" Single Family Residential District to "B-3" Business District, located north of the intersection of Wolfe Road and McCullough Avenue; having 197.5' on Wolfe Road and 102.0' on McCullough Avenue.

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

Mr. Glen Johnson, the applicant, said that he proposed to use the existing buildings on this property to house a central air conditioning repair business. There would be no outside storage nor would trucks be left on the premises. No repair work would be done on the premises either.

No one spoke in opposition.

After consideration, on motion of Mr. Hill, seconded by Dr. Calderon, the recommendation of the Planning Commission was overruled and the rezoning was granted, provided that proper replatting of the property is accomplished, by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,418

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 31, BLK. 2, NCB 11966, 123 AND 125 WOLFE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING OF THE PROPERTY IS ACCOMPLISHED.

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r. CASE 4166 - to rezone Lot 25, Blk. 3, NCB 13765, 4136 Austin Highway (I. H. 35 North), from Temporary "A" Single Family Residential District and "B-3" Business District to "I-1" Light Industry District, was withdrawn from consideration by the City Council at the request of the applicant, Dan L. Rightsell, and postponed for one month.

s. CASE 4163 - to rezone Lots 23 and 24, NCB 10179, 6000 Block of West Commerce, from "C" Apartment District to "B-2" Business District, located southeast of the intersection of West Commerce Street and S. W. 40th Street; having 150.0' on S. W. 40th Street and 100.0' on West Commerce Street.

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

Mrs. Joe Trevino, representing the applicant, Component Homes of San Antonio, Inc., said that her company intended to place their offices on the lot in question. The original idea of building an ice house has been dropped.

Opposition to the rezoning was voiced by Mr. Robert Leland, Mr. John Jones and Mr. J. H. Meeker.

In discussing this case, the Council recognized that the intended use of the property had changed considerably since the matter was heard by the Planning Commission. It was felt that the proper zoning would be "O" Office.

After consideration, on motion of Mr. Trevino, seconded by Mr. Hill, this case was referred back to the Planning Commission for further consideration, by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

t. CASE 4133 - to rezone the west 317.2' of Tract B, NCB 10838, 4200 Block of Chandler Road, from "A" Single Family Residential District to "B-2" Business District, was withdrawn from consideration by the City Council at the request of Mr. Stanley Rosenberg, attorney for the applicant, and postponed for one month.

u. CASE 4171 S. R. - to rezone Lot 33, NCB 3975, 222 Mitchell Street, from "B" Two Family Residential District to "B-1" Business District for a "Narcotic Rehabilitation Training Center and School," located on the east side of Mission Road, between Mitchell Street and Felisa Street; having 449.84' on Mission Road, 789.78' on Mitchell Street and 394.33' on Felisa Street and containing 9.522 acres.

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

Mr. Pat Kennedy, attorney representing The Patrician Movement, spoke to the Council regarding the proposed rezoning. He said that, in the past, St. John's Seminary has been used as a school and it is intended that it would continue to be used as a school in the future in the rehabilitation of narcotic addicts. He described the three steps to be

taken in the rehabilitation process and said that the addicts would have already been detoxified at Villa Rosa before going to St. John's. Mr. Kennedy used a map of the area to illustrate the zoning of surrounding property and the business areas nearby.

Rev. Dermot N. Brosnan, founder of The Patrician Movement, described the beginning of the Movement and its goals. He outlined, in detail, the steps to be followed in the rehabilitation process. He emphasized the fact that heroin addicts are not classed as violent, but instead are very docile. He expressed the opinion that there would not be any danger to the neighborhood, as a result of the activities at St. John's. He urged the Council to grant the request for rezoning.

Speaking also in favor of the rezoning were:

Dr. Henry G. Kleck - Medical and Psychiatric Consultant  
for The Patrician Movement;  
Mr. John Moore - Instructor at Texas University Medical  
School;  
Dr. Paul Gallagher - Trinity University;  
Chief of Police, George Bichsel;  
Lt. Charles Doerr - Head of Narcotics Division, San  
Antonio Police Department; and  
Mr. Segal Wheatley - United States Attorney.

Miss Edith James, attorney for residents in the area, made a very lengthy presentation, in which she cited numerous social and economic articles and zoning theories. She protested that the residents of the area had not been considered. She expressed fear for the safety of the children of the area, if St. John's is used for rehabilitation of narcotic addicts.

Miss James was followed by Mrs. John Dutmer, 739 McKinley Avenue. Mrs. Dutmer said she is not opposed to The Patrician Movement program and would be happy to assist it, but she is opposed to the site selected. She read a resolution, adopted by Women in Government, protesting the zoning.

Others speaking in opposition were:

John J. Hildebrand;  
Jose Archie Guerra; and  
Manuel Trujillo.

Summation of the opposition was made by Mrs. Janie Medellin, who presented a petition of 1,200 signatures protesting the rezoning.

In rebuttal, Mr. Kennedy urged the Council to favorably consider the request. He submitted a petition of 3,000 signatures asking that the rezoning be granted.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be overruled and that the application for rezoning be denied. The motion was seconded by Mr. Torres and carried by the following vote: AYES: Calderon, Burke, James, Trevino, Hill, Torres; NAYS: McAllister, Haberman, Nielsen; ABSENT: None.

April 15, 1971  
kry

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71-17 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Hill, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill; NAYS: None; ABSENT: Haberman, Torres.

AN ORDINANCE 39,419

APPOINTING AND REAPPOINTING CERTAIN  
MEMBERS TO VARIOUS CITY BOARDS AND  
COMMISSIONS.

\* \* \* \*

1. Reappointments to the Fine Arts Commission:  
 For terms expiring December 31, 1972 -  
     Paul Adams, Mrs. Fannie M. Edmerson, Miss Gloria Galt,  
     Mrs. Ethel Harris and Mrs. Edgar Tobin.  
 For terms expiring December 31, 1973 -  
     J. Harris Hein, Mrs. Alfred Negley and Philip John Evett.
2. Reappointments to the Municipal Civil Service Commission:  
 For terms expiring April 30, 1973 -  
     George De La Garza, Carl A. Fenske and Mayo J. Galindo.
3. Reappointments to the Urban Renewal Board:  
 For terms expiring March 19, 1973 -  
     John A. Bitter, Jr., Max Martinez, Robert A. Roth and  
     Charles O. Scheer.
4. New appointment to the Home Improvement Advisory Board:  
 For term expiring November 12, 1971 -  
     Barbara Payne (replacing Mrs. S. J. Davis).
5. New appointment to the Board of Adjustment:  
 For term expiring July 31, 1971 -  
     Jesse Herrera (replacing Pete Cantu).
6. New appointment to the Airport Advisory Committee:  
 For term expiring July 31, 1972 -  
     Dr. David Berchelmann (replacing O. J. Solcher).
7. New appointment to the Alamo Area Council of Governments:  
 For term expiring April 30, 1973 -  
     Mrs. Carol Haberman (replacing E. J. Burke).
8. Reappointment to the Firemen's and Policemen's Civil Service  
 Commission:  
 For term expiring May 31, 1974 -  
     Frank Manupelli.

\* \* \* \*

71-17 The following Ordinances were read by the Clerk and after consideration, on motion of Mr. Hill, seconded by Mr. Trevino, were each passed and approved by the following vote: AYES: McAllister Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill; NAYS: None; ABSENT: Torres.

AN ORDINANCE 39,420

OF THE CITY COUNCIL OF THE CITY OF  
SAN ANTONIO APPROVING THE URBAN RENEWAL  
PLAN AND THE FEASIBILITY OF RELOCATION  
FOR VISTA VERDE PROJECT, TEX. R-109,  
SAN ANTONIO, TEXAS.

\* \* \* \*

AN ORDINANCE 39,421

AUTHORIZING THE MAYOR TO EXECUTE A  
COOPERATION AGREEMENT WITH THE URBAN  
RENEWAL AGENCY OF THE CITY OF SAN  
ANTONIO FOR THE UNDERTAKING AND  
COMPLETION OF AN URBAN RENEWAL PROJECT  
TITLED VISTA VERDE PROJECT, TEX. R-109,  
FOR THE CITY OF SAN ANTONIO.

\* \* \* \*

71-17 Dr. Nielsen moved that the City Manager be instructed to set up an optional dues check-off for various City employee organizations. The motion was seconded by Mr. Trevino, but failed to carry on the following vote: AYES: Haberman, Nielsen, Trevino, Hill; NAYS: McAllister, Calderon, Burke, James; ABSENT: Torres.

71-17 The Clerk read the following letter:

April 9, 1971

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

Gentlemen and Madam:

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

- 4/6/71                      Petition of Mr. Robert D. Salvatierra, 368 New Laredo Highway, requesting permission to maintain a seven foot (7') fence at 368 New Laredo Highway.
- 4/8/71                      Petition of The Richard Carlyon Co., 10205 Oasis Drive, requesting permission to allow an encroachment, by the garage at 232 Hollywood Boulevard into the alley, a distance of 3½ inches.
- 4/8/71                      Petition of United Services Automobile Association requesting annexation of all territory between

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I. H. 10 and Fredericksburg Road, bounded on the north by the Kirkpatrick-Farnsworth property and on the south by Bluemel Road and the Kirby property. Territory to be annexed includes Parish Road.

/s/ J. H. INSELMANN  
City Clerk

\* \* \* \*

There being no further business to come before the Council, the meeting was adjourned at 3:30 P. M.

A P P R O V E D

*Mr. McAlister*  
M A Y O R

ATTEST:

*J. H. Inselmann*  
City Clerk