

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, JANUARY 6, 1972.

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The meeting was called to order at 9:30 A. M. by Mayor Pro-Tem Felix B. Trevino, in the temporary absence of Mayor John Gatti, with the following members present: HABERMAN, HILL, HILLIARD, MENDOZA, GARZA, NAYLOR, TREVINO, GATTI; Absent: BECKER.

72-1 The invocation was given by Reverend Vernon Breitzkreutz, Ascension Lutheran Church.

72-1 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States of America.

72-1 The minutes of the meeting of December 23, 1971, were approved.

72-1 Mayor Pro-Tem Trevino recognized a class of government students from Providence High School and welcomed them to the meeting. They were accompanied by their instructor, Miss Rosemary Trevino.

72-1 Mayor Gatti entered the meeting and presided.

72-1 The Clerk read the following Resolution:

A RESOLUTION  
No. 72-1-1

WHEREAS, by hard work and with a "never say die" spirit, the Robert E. Lee Volunteer Football Team has demonstrated that it is not lacking in dedication and determination, and

WHEREAS, this come-from-behind Lee team has gained the respect and admiration of sports loving fans in San Antonio with its gallant goal line stands and last minute heroics, and

WHEREAS, the ultimate goal of being State Champions of Class AAAA in the Texas Interscholastic League was attained on December 17, 1971, with the defeat of the Wichita Falls Coyotes, and

WHEREAS, the accomplishments of this great High School team have brought great honor to this City, NOW, THEREFORE,

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

SECTION 1. That the Robert E. Lee Volunteer Football Team be congratulated for having won the State Championship of Class AAAA in the Texas Interscholastic League, and

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SECTION 2. That the players, coaches, faculty and the entire student body of Robert E. Lee High School are hereby commended for their intense school spirit and great display of sportsmanship, and

SECTION 3. That a copy of this Resolution be spread upon the minutes of this City Council and that a suitable copy be presented to the Volunteers.

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After consideration, on motion of Mr. Hill, seconded by Mr. Trevino, the Resolution was unanimously approved.

72-1 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Becker.

AN ORDINANCE 40,238

ACCEPTING THE LOW BID OF ANDERSON MACHINERY COMPANY TO FURNISH THE CITY WITH A TRACTOR-DOZER FOR A TOTAL OF \$57,600.00.

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AN ORDINANCE 40,239

ACCEPTING THE LOW BID OF GRANDE FORD TRUCK SALES, INC. TO FURNISH THE CITY WITH TRUCK TRACTORS FOR A TOTAL OF \$32,100.00.

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AN ORDINANCE 40,240

AUTHORIZING PAYMENT OF \$2,547.00 TO THE H. W. WILSON COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH CERTAIN SUBSCRIPTIONS.

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AN ORDINANCE 40,241

ACCEPTING THE LOW BID OF CENTURY PAPERS, INC. TO FURNISH THE CITY WITH HAND WIPERS AT A PRICE OF \$13.24 PER CASE FOR THE PERIOD EXTENDING FROM JANUARY 1, 1972 TO DECEMBER 31, 1972.

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AN ORDINANCE 40,242

ACCEPTING THE LOW BID OF SOUTHWEST TANK AND SUPPLY, INC. TO FURNISH THE CITY WITH AN ASPHALT STORAGE TANK FOR A TOTAL OF \$5,502.00.

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AN ORDINANCE 40,243

ACCEPTING THE LOW BID OF SEARS ROEBUCK & COMPANY TO FURNISH THE CITY WITH AIR/HEAT CONDITIONERS FOR A TOTAL OF \$3,259.20.

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AN ORDINANCE 40,244

ACCEPTING THE LOW BID OF MUNGUIA PRINTERS, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH THE PRINTING OF MODEL CITIES NEWS.

\* \* \* \*

AN ORDINANCE 40,245

ACCEPTING THE LOW BID OF NELSON FLOOR COVERING CORPORATION TO FURNISH THE CITY WITH INSTALLATION OF VINYL ASBESTOS TILE AT HEMISFAIR PLAZA FOR A TOTAL OF \$2,966.00.

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AN ORDINANCE 40,246

ACCEPTING THE LOW BID OF MEADER CONSTRUCTION COMPANY, INC. FOR CONSTRUCTION OF NACOGDOCHES NORTH SANITARY SEWER OUTFALL MAIN; AUTHORIZING EXECUTION OF A CONTRACT COVERING SAID WORK; AUTHORIZING \$21,877.65 OUT OF SEWER REVENUE FUNDS PAYABLE TO SAID CONTRACTOR, \$1,200.00 OUT OF THE SAME FUND TO BE USED AS A CONTINGENCY ACCOUNT AND \$1,123.00 PAYABLE TO BROWN ENGINEERING COMPANY FOR PROFESSIONAL SERVICES RENDERED.

\* \* \* \*

AN ORDINANCE 40,247

APPROPRIATING \$500.00 OUT OF SEWER REVENUE BONDS FOR EASEMENTS IN CONNECTION WITH ROSILLO CREEK OUTFALL PROJECT; AUTHORIZING EXECUTION OF A QUITCLAIM DEED IN CONNECTION WITH NOB HILL SEWER RELOCATION PROJECT; ALSO ACQUIRING PROPERTY AND EASEMENTS PERTAINING TO LEON CREEK OUTFALL PROJECT AND DRAINAGE PURPOSES IN NEW CITY BLOCKS 11362 & 11364.

\* \* \* \*

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AN ORDINANCE 40,248

CLOSING AND ABANDONING A PORTION OF FERN COURT BETWEEN NEW CITY BLOCKS 2863 AND 2865, AND AUTHORIZING A QUITCLAIM DEED TO MARIA G. PEREZ AND MARY LOUISE PEREZ, FOR A CONSIDERATION OF \$450.00.

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AN ORDINANCE 40,249

EXTENDING FOR A ONE-YEAR PERIOD CERTAIN PROVISIONS AND RESTRICTIONS CONCERNING THE RIGHT-OF-WAY FOR THE NORTH EXPRESSWAY.

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AN ORDINANCE 40,250

APPROPRIATING FROM CERTAIN FUNDS AMOUNTS IN THE TOTAL SUM OF \$4,248.00 IN PAYMENT FOR EXPENSES INCURRED IN CONNECTION WITH U. S. 281 NORTH EXPRESSWAY PROJECT; MONTANA STREET PAVING; ROSILLO CREEK OUTFALL; ROYAL RIDGE OUTFALL; 36TH STREET STORM SEWER OUTFALL; SALADO CREEK EXTENSION; LEON CREEK OUTFALL; SPECIAL PROJECT #169-A (TOWN EAST PARK); SPECIAL PROJECT #169-B (TOWN EAST PARK); AND SPECIAL PROJECTS 170 & 172 (ALLENA PARK AND BARRETT PARK).

\* \* \* \*

AN ORDINANCE 40,251

ACCEPTING THE PROPOSALS OF H. GRADY STEBBINS, JR., AND CHARLES H. NOBLE, JR., TO CONDUCT APPRAISAL COURSES FOR NEW CITY TAX OFFICE EMPLOYEES COVERING INCOME PRODUCING PROPERTIES ONLY AS RECOMMENDED BY THE CITY-COUNTY TAX REAPPRAISAL ADVISORY BOARD.

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AN ORDINANCE 40,252

AUTHORIZING PAYMENT OF \$20,960.79 TO THE ALAMO AREA COUNCIL OF GOVERNMENTS, CONSTITUTING THE CITY'S MEMBERSHIP DUES FOR THE CALENDAR YEAR 1972.

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72-1 Mayor Gatti inquired as to the number of participating agencies in the Alamo Area Council of Governments. The figures were not readily available so he asked that a breakdown of the AACOG membership be supplied.

72-1 Mr. Carl White, Finance Director, reported to the Council that Mr. Ed West, Business Manager for the Northeast Independent School District, has been appointed by the school districts to represent them on the City-County Tax Advisory Board.

72-1 Mayor Gatti stated that one of the school districts and the City have sent out notices that they will begin taxing aircraft. He asked what the status of assessing aircraft is insofar as the City is concerned.

Mr. Earl Dean, Tax Assessor, stated that the City now has about 50 airplanes on the tax rolls, but an effort is being made to get all aircraft assessed.

Mayor Gatti stated that it would only be proper to assess automobiles also.

City Manager Henckel stated that all personal property is subject to tax under the law, but that it is not feasible economically to collect taxes on furniture and automobiles. He also pointed out that most airplanes are used for business purposes. He stated that he would look into the matter to assure that everyone is treated equally.

72-1 Item No. 16 of the agenda being a proposed ordinance directing the City Attorney to institute proceedings to set aside a dedication for cemetery purposes was withdrawn from consideration at the request of the City Manager.

72-1 The following Ordinance was read by the Clerk and explained by Mr. Stewart Fischer, Director of Traffic and Transportation, and after consideration, on motion of Mr. Naylor, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Becker.

AN ORDINANCE 40,253

AUTHORIZING THE CITY MANAGER TO ACCEPT  
A GRANT IN THE AMOUNT OF \$3,150.00 FROM  
THE STATE OF TEXAS, GOVERNOR'S TRAFFIC  
SAFETY PROGRAM FOR THE PURPOSE OF SENDING  
THREE TRAFFIC ENGINEERS AND ONE TECHNICIAN  
TO ATTEND SHORT COURSES AT NORTHWESTERN  
UNIVERSITY.

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72-1 The following Ordinance was read by the Clerk and explained by Mr. Robert Frazer, Director of Parks and Recreation, and after consideration, on motion of Mrs. Haberman, seconded by Mr. Hill, was passed and approved by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Becker.

AN ORDINANCE 40,254

APPROPRIATING THE SUM OF \$15,000.00  
OUT OF PARK BONDS TO ESTABLISH A FUND  
TO PURCHASE ITEMS PERTAINING TO THE  
RENOVATION AND ENLARGEMENT OF RIVERSIDE  
GOLF COURSE.

\* \* \* \*

72-1

FENCING OF GOLF COURSES

Mr. Hill inquired of Mr. Frazer if he had considered installing fences around the municipal golf courses to prevent the vandalism which has occurred from time to time. He described damage that had been done to greens at Willow Springs recently.

Mr. Frazer stated that the Parks Department has been having a lot of trouble lately with jeeps, dune buggies, and motorcycles. He also stated that Riverside Golf Course will be fenced completely when it is finished and Willow Springs will be fenced after it has been renovated.

There was also a discussion of the possibility of providing a space that could be used by cycle riders. Mr. Frazer pointed out that such sites are expensive to acquire and difficult to control.

Mr. Garza stated that he had had a report from one of the school districts that the high school golf team had been charged \$2.00 green fee at a recent tournament rather than the 75¢ green fee which is the normal schedule for students. He felt that this would certainly impose a hardship on some students and asked Mr. Frazer to give him a report on the feasibility of equalizing fees for all school districts.

72-1 In answer to an inquiry from Dr. Hilliard, Mr. Frazer stated that attempts are still being made to purchase property for the Nebraska Street Park. He stated that he hoped to have a report for the Council in about three weeks.

72-1

CITY MANAGER REPORTS

City Manager Henckel stated that the City has employed a total of 161 persons under the Emergency Employment Act. Sub-agents of the City such as school districts have employed another 150 persons.

City Manager Henckel distributed copies of a report from the Planning Director regarding the Boulder Green Belt program in Boulder, Colorado. The report included a detailed description of the program which is similar to a program which has been suggested for San Antonio.

SAN ANTONIO RANCH NEW TOWN PROJECT

City Manager Henckel reported that he had met with Mr. Bob Hontz and his attorney representing San Antonio Ranch along with the City Attorney and the Planning Director. In this meeting there was a general discussion of the current status of the project. Also discussed were possible contractual arrangements that could be made to protect the City. Mr. Henckel stated that he hopes to have a preliminary draft of an agreement ready for the Council to study in about 30 days.

City Manager Henckel distributed copies of a report on crime in San Antonio for the year 1971. The report covers seven major crimes which are used by the FBI in its crime index. Figures compiled show an actual reduction of 1.3 percent compared to the previous year. The trend for the entire country for the first nine months of 1971 showed an increase of 6 percent.

In discussing the current investigation of crime in Bexar County by the grand jury, Mr. Henckel stated that any investigation must include the Police Department. He expressed the feeling that any major criminal activity would certainly be known by the Police Department.

Mr. Hill stated that he would like to see this report broken down on the basis of per thousand population rather than percentages. He felt that such figures would be more meaningful.

Mr. Henckel stated that he would be glad to furnish these figures and also will furnish the Council with the FBI report for the full year when it is completed.

Mrs. Haberman reminded Mr. Henckel that she would like to have a report on the proposed River Loop.

Mr. Henckel told Mrs. Haberman that he would get a report for her as soon as it is ready and at the same time tell her where he proposed to get the money for the project.

In answer to Mr. Mendoza's inquiry, Mr. Henckel stated that an application is being prepared by the Planning Department for the New Town Project. It has been delayed because of the critical items which have come up for the Planning Department to work on.

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Mr. Garza made reference to a memorandum he had written to Council members regarding development of the downtown area and asked that the matter be placed on a meeting agenda soon so that positive action can be taken.

City Manager Henckel stated that he had a similar note from Mayor Gatti and suggested that this subject be discussed at next week's "B" Session at which time he will bring the Council up to date on things that are being done in this regard.

Dr. Hilliard stated that he wished to thank and congratulate Mr. Granata and the Public Works Department on the excellent job they have done on the streets in recent days when there was icing conditions in the area.

In answer to Mr. Naylor's inquiry regarding the UTSA negotiations on roads, Mr. Henckel stated that he had discussed the matter this week with Mr. John Peace. There will be a resolution for the Council to consider next week which will give the University Board of Regents a commitment which they feel is necessary to get approval of funding for the University.

72-1            ZONING HEARINGS

Mayor Gatti advised persons in the audience having appeal cases to be heard that, due to illness, one member of the Council was absent. Since seven (7) affirmative votes are required to overrule the recommendation of the Planning Commission, the Council would consider a request to postpone appeal cases.

Whereupon, at the request of the applicants and with the approval of the Council, the following cases were postponed until the meeting of January 27, 1972: Case Nos. 4394, 4421, 4426, 4427, 4445.

c.            CASE 4423 - to rezone Lots 4 and 5, Block 79, NCB 2794, 1534 West Hildebrand Avenue, from "B" Two Family Residential District to "B-3" Business District, located on the south side of Hildebrand Avenue, being 150' east of the intersection of Buckeye Avenue and Hildebrand Avenue; having 100' on Hildebrand Avenue and a depth of 109.83'.

Assistant Planning Director, J. H. Wilkerson, explained that the Planning Commission had recommended against the applicant's request for "B-3" zoning and had recommended instead that the property be rezoned "O-1" Office District. In view of the fact that there was no protest from 20 percent of the surrounding property owners only five (5) affirmative votes would be required to accept the Planning Commission recommendation.

Mr. Lauren Barneby, representing the applicant, told the Council that his client would be willing to accept the "O-1" Office instead of the "B-3" Business zoning which was in the original application.

No one spoke in opposition.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be approved and that the property be placed in "O-1" Office District. The motion was seconded by Mr. Trevino.

Mr. Garza stated that he wished to offer a substitute motion that the property be rezoned to "B-2" Business District. This would be in line with policy decisions of the Planning Commission and City Council several years ago to zone along Hildebrand Avenue for "B-2", "B-1", and "O-1". Since "B-1" and "B-2" are on either side of the property being considered, he wished to give this applicant the same zoning. Mr. Hill seconded the motion which failed to obtain the necessary seven affirmative votes by the following roll call vote: AYES: Haberman, Hill, Mendoza, Garza, Gatti; NAYS: Hilliard, Naylor, Trevino; ABSENT: Becker.

On roll call, the original motion by Mr. Hill to approve the Planning Commission's recommendation for "O-1" Office District was passed and approved, carrying with it the passage of the following Ordinance by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: BECKER.

AN ORDINANCE 40,255

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 4 AND 5, BLOCK  
79, NCB 2794, 1534 WEST HILDEBRAND  
AVENUE, FROM "B" TWO FAMILY RESIDENTIAL  
DISTRICT TO "O-1" OFFICE DISTRICT.

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d. CASE 4424 - to rezone Lot 13, Block 5, NCB 10731, 111 Rice Road, from "B" Two Family Residential District to "B-3" Business District, located on the north side of Rice Road, being 100' east of the intersection of Brooksdale Drive and Rive Road; having 50' on Rice Road and a depth of 130'.

Assistant Planning Director, J. H. Wilkerson, explained the proposed change, which the Planning Commission recommended be denied by the City Council. Mr. Wilkerson stated that the applicant, Mr. Ernest County, has had a non-conforming use on the property for many years. Under the law a non-conforming use cannot be enlarged unless proper zoning is obtained. Mr. County was in the process of enclosing an area when he was stopped by a City Inspector. It was at this time that he made application for rezoning to "B-3" Business District.

No one spoke in opposition.

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

## AN ORDINANCE 40,256

AMENDING CHAPTER 42 OF THE CITY CODE  
 THAT CONSTITUTES THE COMPREHENSIVE  
 ZONING ORDINANCE OF THE CITY OF SAN  
 ANTONIO BY CHANGING THE CLASSIFICATION  
 AND REZONING OF CERTAIN PROPERTY  
 DESCRIBED HEREIN AS LOT 13, BLOCK 5,  
 NCB 10731, 111 RICE ROAD, FROM "B"  
 TWO FAMILY RESIDENTIAL DISTRICT TO  
 "B-3" BUSINESS DISTRICT.

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g. CASE 4437 - to rezone Lots 13 and 14, Block 15, NCB 11455, 4947 and 4943 Hemphill Road, from "A" Single Family Residential District to "B-3" Business District, located northeast of the intersection of Hemphill Road and Benrus Boulevard; having 100' on Hemphill Road and 150' on Benrus Boulevard.

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

Mr. Bennett Stampes, representing the applicant, stated that the zoning request is made so that a stop and go food store could be erected there. He described the area and showed an architect's drawing of the proposed building.

Speaking in opposition were:

Mr. Ernest Flores, 1623 Benrus Boulevard;  
 Mr. G. Jaramillo, 4927 Hemphill Road;  
 Mr. Ralph Redcliff, Jr., 4930 Hemphill Road.

Each of the opponents expressed a desire to retain the residential zoning in this area. They objected to the increased traffic, noise and litter that a drive-in food store would create.

After consideration, Mr. Hill moved that the recommendation of the Planning Commission be upheld and the rezoning denied. The motion was seconded by Mr. Garza and carried by the following roll call vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Becker.

i. CASE 4280 - to rezone Lot 1, Block 12, NCB 14142 (4.162 acres), 2800 Block of Lockhill-Selma Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District; the northeast 193.50' of Lot 41, Block 10, NCB 14140, Lot 3 save and except the southeast 175.14', Block 11, NCB 14141, 2800 Block of Lockhill-Selma Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District; Lot 41 save and except the northeast 193.50', Block 10, NCB 14140 and the southeast 175.14' of Lot 3, Block 11, NCB 14141, from Temporary "R-1" Single Family Residential District to "O-1" Office District; and Lots 42 and 43, Block 10, NCB 14140 (5.931 acres), Lot 45, Block 7, NCB 14137 (2.465 acres), 2800 Block of Lockhill-Selma Road, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District.

The "B-3" zoning being located south of the intersection of Lockhill-Selma Road and Wurzbach Road; having 363.23' on Lockhill-Selma Road and 395.36' on Wurzbach Road.

The "B-2" zoning being located on the southwest side of Lockhill-Selma Road 423.23' southeast of Wurzbach Road; having 150.28' on Lockhill-Selma Road and a depth of 193.50'. Lot 3 save and except southeast 175.14' is located on the southeast side of Wurzbach Road, 455.36' southwest of Lockhill-Selma Road; having 167.19' on Wurzbach Road and a depth of 426.60'.

The "O-1" zoning being located 193.50' southwest of Lockhill-Selma Road and 427' southeast of Wurzbach Road; being an irregular tract of land; having a maximum length of 464.38' and a maximum width of 175.14'. The southeast 175.14' of Lot 3 is located 426 60' southeast of Wurzbach Road and 460.66' southwest of Lockhill-Selma Road; being a tract of land having a maximum width of 150' and length of 175.14'.

The "R-3" zoning being located on the southwest side of Lockhill-Selma Road, 573.51' southeast of Wurzbach Road; having a total frontage of 1664.25' on Lockhill-Selma Road and a maximum depth of 420'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,257

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 12, NCB 14142 (4.162 ACRES), 2800 BLOCK OF LOCKHILL-SELMA ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO B-3" BUSINESS DISTRICT; THE NORTHEAST 193.50' OF LOT 41, BLOCK 10, NCB 14140, AND LOT 3, SAVE AND EXCEPT THE SOUTHEAST 175.14', BLOCK 11, NCB 14141, 2800 BLOCK OF LOCKHILL-SELMA ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; LOT 41, SAVE AND EXCEPT THE NORTHEAST 193.50', BLOCK 10, NCB 14140 AND THE SOUTHEAST 175.14' OF LOT 3, BLOCK 11, NCB 14141, 2800 BLOCK OF LOCKHILL-SELMA ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT; AND LOTS 42 AND

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43, BLOCK 10, NCB 14140 (5.931 ACRES)  
AND LOT 45, BLOCK 7, NCB 14137 (2.465  
ACRES), 2800 BLOCK OF LOCKHILL-SELMA  
ROAD, FROM TEMPORARY "R-1" SINGLE  
FAMILY RESIDENTIAL DISTRICT TO "R-3"  
MULTIPLE FAMILY RESIDENTIAL DISTRICT.

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j. CASE 4345 - to rezone Lots 10 and 18, Block D, NCB 9839, 1416 Goliad Road and 103 Golden Crown, from "B" Two Family Residential District to "B-1" Business District, located north of the intersection of Golden Crown Drive and Goliad Road; having 65.23' on Golden Crown Drive and 163.5' on Goliad Road.

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

AN ORDINANCE 40,258

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 10 AND 18,  
BLOCK D, NCB 9839, 1416 GOLIAD ROAD  
AND 103 GOLDEN CROWN, FROM "B" TWO  
FAMILY RESIDENTIAL DISTRICT TO "B-1"  
BUSINESS DISTRICT, PROVIDED THAT A  
SIX FOOT (6') SOLID SCREEN FENCE  
IS ERECTED ALONG THE NORTH AND EAST  
PROPERTY LINES AND THAT THE PROPERTY  
IS PROPERLY REPLATTED.

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k. CASE 4352 - to rezone Lot 1, NCB 11556, 4900 Block of Callaghan Road, from "A" Single Family Residential District to "B-2" Business District, located on the southeast side of Callaghan Road, 150' northeast of Horseshoe Bend; having 568.0' on Callaghan Road and a maximum depth of 227.0'.

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

No one spoke in opposition.

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

AN ORDINANCE 40,259

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 11556, 4900 BLOCK OF CALLAGHAN ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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1. CASE 4388 - to rezone Lots 3, 4, and 5, NCB 13666, 2700, 2800 and 2900 Block of Babcock Road, from "R-3" Multiple Family Residential District and "B-2" Business District to "B-3" Business District, located on the southeast side of Hamilton-Wolfe Road between Oakdell Way and Babcock Road; having 1693.37' on Babcock Road, 1252.70' on Oakdell Way, 993.33' on Hamilton-Wolfe Road and 126.64' on the cut-back between Hamilton-Wolfe Road and Oakdell Way.

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

AN ORDINANCE 40,260

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 3, 4 AND 5, NCB 13666, 2700, 2800 AND 2900 BLOCK OF BABCOCK ROAD, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT.

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m. CASE 4438 - to rezone 0.93 acres out of Lot A-6, Block 3, NCB 2978, being further described by field notes filed in the office of the City Clerk, 900 Block of Steves Avenue, from "B" Two Family Residential and "F" Local Retail District to "R-3" Multiple Family Residential District, located between Steves Avenue and Mitchell Street 401.0' northwest of the intersection of Mitchell Street and South Presa Street; having 168' on Mitchell Street and 83.84' on Steves Avenue and a depth of 265.64' between these two streets.

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

No one spoke in opposition.

After consideration, Dr. Hilliard made a motion that the recommendation of the Planning Commission be approved, provided that a six foot (6') solid screen fence is erected along the west property line adjacent to Lot 162. The motion was seconded by Mr. Hill. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Becker.

AN ORDINANCE 40,261

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 0.93 ACRES OUT OF LOT A-6, BLOCK 3, NCB 2978 (BEING FURTHER DESCRIBED BY FIELD NOTES), 900 BLOCK OF STEVES AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT AND "F" LOCAL RETAIL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE WEST PROPERTY LINE ADJACENT TO LOT 162.

\* \* \* \*

n. CASE 4446 - to rezone Lot 1-A, Block 17, NCB 11116, 602 Gillette Boulevard, from "B" Two Family Residential District to "B-2" Business District, located southwest of the intersection of Commercial Avenue and Gillette Boulevard; having 100.0' on Commercial Avenue and 102.4' on Gillette Boulevard.

Assistant 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 is erected along the south 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: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Becker.

AN ORDINANCE 40,262

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-A, BLOCK 17,  
NCB 11116, 602 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 SOUTH PROPERTY LINE.

\* \* \* \*

72-1

CITIZENS TO BE HEARD

Mrs. Winfield Hamlin, President of the San Antonio Conservation Society, introduced Mrs. Herman Dresch, Vice President of the Conservation Society and Chairman of Night in Old San Antonio.

Mrs. Dresch read a prepared statement in which the San Antonio Conservation Society proposes to present a small "Night in Old San Antonio Frontier Town," on February 4, 5 and 6. Funds derived from this activity would be turned over to the City to be used to help restore the Koehler and Espinoza Houses which are located on HemisFair grounds.

The Council thanked Mrs. Dresch for her presentation and assured her of their cooperation.

Mr. Clayton Russell spoke to the Council regarding bus service which will soon be extended to the Villa Coronado area. He stated that if the Council or Transit System would let him know when the service is to start, that he and others would see that it was well advertised in the area.

Mr. J. W. Allen, representing Morton Southwest, appeared before the Council to ask that the Council instruct the Planning Commission to consider a plat which his company wished to have approved for a Planned Unit Development in Mary Mont Addition.

City Manager Henckel explained that the Planning Commission would not consider the plat unless instructed to do so because provision is not included in the zoning ordinance. The Planning Department is working on an ordinance but due to required public hearings, it will take some time to have it finalized.

After consideration, Mr. Garza moved that the City Council instruct the Planning Commission to consider the plat submitted by Morton Southwest. The motion was seconded by Dr. Hilliard and carried by the following roll call vote: AYES: Haberman, Hill, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSTAIN: Gatti; ABSENT: Becker.

Mr. William Wallace stated that he wished to thank the staff for helping out with some of his problems. He mentioned a new sidewalk being constructed on 34th Street.

Mr. Wallace stated that the neighborhood objected to the moving of the location of the mobile library. He stated that it was impossible for some children to get to it now.

Mayor Gatti stated he thought that the matter was settled, but that he would check further on it.

Mr. Wallace then related an incident when he called the police to apprehend someone dumping trash on a lot near his home. The police officer did not make an investigation, and Mr. Wallace stated that, with the Council's permission, he would do it.

Mr. Wallace was advised by Mr. Henckel not to take matters into his own hands, but to supply him with the license number of the truck or he could file a complaint against the man. Mr. Henckel also advised Mr. Wallace that he would follow up with the Police Department regarding the incident.

Mr. Doug Van Buren appeared before the Council again requesting that the Council reconsider zoning Case No. 4420 which was denied on December 16, 1971.

After discussion, Mr. Trevino moved that Case No. 4420 be scheduled for a new hearing before the City Council. The motion was seconded by Dr. Hilliard and failed to carry on the following roll call vote: AYES: Hilliard, Mendoza, Garza, Trevino; NAYS: Haberman, Hill, Naylor, Gatti; ABSENT: Becker.

72-1 The Clerk read the following letter:

December 30, 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.

12/27/71                      Petition of Mr. Henry Guerra, 2010 North Zarzamora, appealing the decision of the Director of Housing and Inspections in denying him a Home Improvement Contractor's License and requesting a hearing on the matter before the City Council. Petition was submitted by Mr. Pete Torres, Jr., Attorney.

/s/ J. H. INSELMANN  
City Clerk

\* \* \* \*

January 6, 1972  
nsr

There being no further business to come before the Council,  
the meeting adjourned at 12:00 noon.

A P P R O V E D

  
M A Y O R

ATTEST:   
C i t y C l e r k

January 6, 1972  
nsr

-17-

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