

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, NOVEMBER 19, 1970.

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

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70-51 The invocation was given by Rt. Reverend Bernard Popp, St. Paul Catholic Church.

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Councilman Nielsen asked that approval of the minutes of November 5 and 12 be postponed one week.

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70-51 ZONING HEARINGS

Mayor Pro-Tem Calderon advised those present that there were three (3) appeal cases to be heard, which would require seven (7) Council votes to overrule the recommendation of the Planning Commission. Since one (1) Council Member, Mayor McAllister, was absent, he asked if any of the affected parties cared to have the hearing of their case postponed.

Mr. Mike Pena, attorney, representing Mr. Steve Pogue, the applicant in Case No. 4070, stated that he wished to ask the Council to refer his case back to the Planning Commission for another hearing. He said that since the time that the Planning Commission had acted on the case, he had been employed to represent Mr. Pogue and had new evidence in the form of petitions and letters, which he felt constituted sufficient reasons to have it reheard.

After discussion, Mr. Torres made a motion, seconded by Mr. Trevino, that Case No. 4070 be referred back to the Planning Commission for reconsideration. The motion was passed by the following vote:
AYES: Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres;
NAYS: None; ABSENT: McAllister.

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a. CASE 3868 - to rezone Lot 27, Blk. 2, NCB 13953, from "R-A" Temporary Residential Agricultural District to "B-2" Business District, located on the south side of Old U. S. Hwy. 90 West, 55.5' southwest of Herbert Lane; having 111.0' on Old U. S. Hwy. 90 West and a depth of 125.0'.

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 Mr. Torres, seconded by Dr. Nielsen, the recommendation of the Planning Commission was approved by

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the passage of the following Ordinance by the following vote: AYES: Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,059

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, BLK. 2, NCB 13953, FROM "R-A" TEMPORARY RESIDENTIAL AGRICULTURAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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b. CASE 3951 - to rezone Lots 19 and 20, Blk. 3, NCB 14449, from Temporary "R-1" Single Family Residential District and "A" Single Family Residential District to "B-3" Business District, located northwest of the intersection of Callaghan Road and Culebra Road; having 164.04' on Callaghan Road, 407.04' on Culebra Road and 63.99' on the cutback between these two roads.

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

AN ORDINANCE 39,060

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, BLK. 3, NCB 14449, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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c. CASE 4078 - to rezone Lot 22, Blk. 3, NCB 14449, from Temporary "R-1" Single Family Residential District to "B-1" Business District; Lot 21, Blk. 3, NCB 14449, from Temporary "R-1" Single Family Residential District and "A" Single Family Residential District to "B-2" Business

District; located on the northeast side of Culebra Road.

The "B-1" zoning being 663.63' northwest of the cutback to Callaghan Road; having 100.0' on Culebra Road and a depth of 210.0'.

The "B-2" zoning being 407.04' northwest of the cutback to Callaghan Road; having 256.59' on Callaghan Road and a depth of 210.0'.

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

AN ORDINANCE 39,061

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 22, BLK. 3, NCB 14449, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT AND LOT 21, BLK. 3, NCB 14449, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT AND "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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d. CASE 3999 - to rezone Lot 22, NCB 6314, from "B" Two Family Residential District to "B-2" Business District, located southwest of the intersection of South Zarzamora Street and "A" Street; having 110.50' on South Zarzamora Street and 279.30' on "A" Street.

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

No one spoke in opposition.

Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that the property is replatted into one lot and that a six foot (6') solid screen fence is erected along the south and west property lines. 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, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,062

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 22, NCB 6314, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED INTO ONE LOT AND THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTH AND WEST PROPERTY LINES.

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e. CASE 4017 - to rezone Lot 3, NCB 13807, from Temporary "A" Single Family Residential District to "B-3" Business District, located on the east side of I. H. 35 (U. S. 81 North), 191.29' northeast of the cutback to Sherri Ann Drive; having 122.64' on I. H. 35 and a maximum depth of 404.92'.

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

Mr. Robert D. Maddox, the applicant in this case, appeared before the Council and related his efforts to have this area rezoned. He said that as a result of objections from surrounding property owners, he had been denied zoning to "I-1" Light Industry and had finally had to agree to "B-3" Business zoning.

Mr. Longmire, a resident of Windcrest, referred to a sign now on the property, which indicated that a rendering plant would be erected there. Mr. Longmire had objections to such an operation, but said that he would not oppose a retail sales operation.

Other persons speaking in opposition to a possible rendering plant were:

Mr. Edgar H. Siebold
Mr. Walker Freeman
Rev. W. H. Lynch

Mr. Maddox stated that these persons were in error and that a rendering plant could not be permitted under "B-3" zoning. He said that it was possible that a company might buy the property to be used in the sale of hardboard and glue and other by-products, which come from rendering.

No one spoke in opposition to "B-3" Business District zoning.

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

AN ORDINANCE 39,063

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 3, NCB 13807, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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f. CASE 4034 - to rezone Lot 1, NCB 13753, from Temporary "A" Single Family Residential District to "B-3" Business District, located southwest of the intersection of Nacogdoches Road and the I. & G. N. Railroad, approximately 1938.0' northeast of the intersection of Starcrest Drive with Nacogdoches Road; having 187.50' on Nacogdoches Road and 387.0' on the I. & G. N. Railroad.

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

No one spoke in opposition.

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

AN ORDINANCE 39,064

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 13753, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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g. CASE 4096 - to rezone the west 344.70' of Lot 52, NCB 10755, from "A" Single Family Residential District and "B-2" Business District to "B-3" Business District, located on the east side of W. W. White Road, 154.13' north of Holmgreen Road; having 75.0' on W. W. White Road and a depth of 344.70'.

Acting Planning Director, J. H. Wilkerson, 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 a six foot (6') solid screen fence is erected along the south property line. 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, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,065

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 344.70' OF LOT 52, NCB 10755, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTH PROPERTY LINE.

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h. CASE 4097 - to rezone the south 8.0' of the east 132.8' of Lot 24 and the south 2.0' of Lot 6, NCB 3056, from "C" Apartment District to "I-1" Light Industry District, located on the west side of Mesquite Street, 290' south of Iowa Street; having 10' on Mesquite Street and a maximum depth of 135.0'.

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

AN ORDINANCE 39,066

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 8.0' OF THE EAST 132.8' OF LOT 24 AND THE SOUTH 2.0' OF LOT 6, NCB 3056, FROM "C" APARTMENT DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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i. CASE 4026 - to rezone the west 45.0' of Lot 17, Blk. 32, NCB 6275, from "B" Two Family Residential District to "B-1" Business District, located northeast of the intersection of North Park Boulevard and Marlay Street; having 45.0' on North Park Boulevard and 123.0' on Marlay Street.

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

No one spoke in opposition.

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

AN ORDINANCE 39,067

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 45.0' OF LOT 17, BLK. 32, NCB 6275, 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 PROPERTY LINE.

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j. CASE 4029 - to rezone Lot 48, Blk. 6, NCB 1958, from "B" Two Family Residential District to "B-1" Business District, located on the north side of West Mistletoe Avenue, 60.0' east of North Zarzamora Street; having 65.0' on West Mistletoe Avenue and a depth of 164.50'.

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

AN ORDINANCE 39,068

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 48, BLK. 6,
NCB 1958, FROM "B" TWO FAMILY
RESIDENTIAL DISTRICT TO "B-1"
BUSINESS DISTRICT.

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k. CASE 4077 - to rezone Lot 20, NCB 12102, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located on the northeast side of Woodbury Lane, 404.5' northwest of Nacogdoches Road; having 208.7' on Woodbury Lane and a depth of 233.7'.

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

No one spoke in opposition.

Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that the property is replatted into one lot with a five foot (5') non-access easement along the northeast property line and that a six foot (6') solid screen fence is erected along the northeast, northwest and southeast property lines. 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, Burke, James, Haberman, Nielsen, Trevino, Hill; NAYS: Torres; ABSENT: McAllister.

AN ORDINANCE 39,069

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 20, NCB 12102,
FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT, PROVIDED THAT
THE PROPERTY IS REPLATTED INTO ONE
LOT WITH A FIVE FOOT (5') NON-ACCESS
EASEMENT ALONG THE NORTHEAST PROPERTY
LINE AND THAT A SIX FOOT (6') SOLID
SCREEN FENCE IS ERECTED ALONG THE
NORTHEAST, NORTHWEST AND SOUTHEAST
PROPERTY LINES.

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l. CASE 4072 - to rezone Lot 27, Blk. 4, NCB 2072, from "B" Two Family Residential District to "B-1" Business District, located northeast of the intersection of Culebra Avenue and North Elmendorf Street; having 100.36' on Culebra Avenue and 157.66' on North Elmendorf Street.

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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.

Mrs. A. L. Ford, the applicant, said that she is requesting "B-1" zoning in order to be able to sell this property. She said that she is no longer able to take care of it, but has been unable to find a buyer, while it is zoned residential.

Mrs. Alice Reina, 1135 Culebra, spoke in opposition, saying that there is ample commercial property on the south side of Culebra and she opposed breaking up the residential zoning on the north side of the street.

Dr. Calderon and other members of the Council felt that it would be improper to change this zoning without having some kind of a plan.

After discussion, Mr. Trevino made a motion, seconded by Mr. Hill, to override the recommendation of the Planning Commission and deny the rezoning.

More discussion ensued, after which Dr. Nielsen made a substitute motion, seconded by Mr. Burke, to hold, in abeyance, any action regarding this case for a period not to exceed six (6) months. The motion carried by the following vote: AYES: Calderon, Burke, James, Haberman, Nielsen, Hill, Torres; NAYS: Trevino; ABSENT: McAllister.

m. CASE 4044 - to rezone Lot 483 A, NCB 11434, from "B" Two Family Residential District to "B-3" Business District, located northwest of the intersection of Culebra Road and Maiden Lane; having 90.43' on Culebra Road and 179.33' on Maiden Lane.

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.

Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that the property is replatted into one lot and that a six foot (6') solid screen fence is erected along 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, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,070

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 483 A, NCB
11434, FROM "B" TWO FAMILY RESIDENTIAL

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DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED INTO ONE LOT AND THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE NORTH PROPERTY LINE.

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n. CASE 4071 - to rezone Lot 26, Blk. 30, NCB 1592, from "B" Two Family Residential District to "O-1" Office District, located northwest of the intersection of Aransas Avenue and South New Braunfels Avenue; having 104.64' on Aransas Avenue and 140.0' on South New Braunfels Avenue.

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

No one spoke in opposition.

Mr. Hill made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot (6') solid screen fence is erected along the north and west property lines. 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, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,071

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 26, BLK. 30, NCB 1592, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE NORTH AND WEST PROPERTY LINES.

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o. CASE 3990 - to rezone Lot 33, Blk. 13, NCB 8448, from "F" Local Retail District to "B-3" Business District, located northwest of the intersection of Lee Hall Street and West Avenue; having 97.8' on Lee Hall Street and 110.0' on West Avenue.

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

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

AN ORDINANCE 39,072

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 33, BLK. 13, NCB 8448, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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p. CASE 4056 - to rezone Lot 7, NCB 8696, save and except the east 212.66' of the north 754.10', which is presently zoned "B-3" Business District, from "B" Two Family Residential District to "B-3" Business District, being irregular in shape, located on the southeast side of U. S. Hwy. 81 North (Austin Hwy.), 867.30' southwest of Harry Wurzbach Road, with a 40' x 250' strip of land extending southeast to the majority of the property, being 704.1' in length and a maximum width of 412.66'.

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

AN ORDINANCE 39,073

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 7, NCB 8696, SAVE AND EXCEPT THE EAST 212.66' OF THE NORTH 754.10', WHICH IS PRESENTLY ZONED "B-3" BUSINESS DISTRICT, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT

TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS PROPERLY REPLATTED WITH A FIVE FOOT (5') NON-ACCESS EASEMENT ALONG THE SOUTHEAST PROPERTY LINE AND THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTHEAST PROPERTY LINE.

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q. CASE 4086 - to rezone 1.653 acres out of Lot 10, NCB 7589, being further described by field notes filed in the office of the Planning Department, from "F" Local Retail District to "I-1" Light Industry District, being a triangular piece of property, located on the northeast R.O.W. of I. H. 37 South, 53.32' southeast of the intersection of South New Braunfels and I. H. 37 South; having 560.5' on I. H. 37 South and a depth of 270'.

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

AN ORDINANCE 39,074

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 1.653 ACRES OUT OF LOT 10, NCB 7589 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "F" LOCAL RETAIL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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r. CASE 4087 - to rezone Lot 57, Blk. 17, NCB 3500, from "B" Two Family Residential District to "B-2" Business District, located northeast of the intersection of Taft Boulevard and Charlotte Street; having 70.0' on Taft Boulevard and 125.07' on Charlotte Street.

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

No one spoke in opposition.

After consideration, on motion of Rev. James, 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, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,075

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 57, BLK. 17,
NCB 3500, FROM "B" TWO FAMILY RESIDENTIAL
DISTRICT TO "B-2" BUSINESS DISTRICT.

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s. CASE 3973 - to rezone 9.773 acres of land out of Lot A, NCB 8535, being further described by field notes filed in the office of the Department of Planning, from "C" Apartment District and "JJ" Commercial District to "R-3" Multiple Family Residential District; Lot 4, NCB 8535, from "C" Apartment District to "O-1" Office District; Lot 5, NCB 8535, from "C" Apartment District and "JJ" Commercial District to "B-2" Business District; and, Lots 3 and 6, NCB 8535, from "C" Apartment District and "JJ" Commercial District to "B-3" Business District.

Subject property is bounded on the north by Castroville Road, on the east by General McMullen Drive, on the south by Ceralvo Street and on the west by Juanita Avenue.

The "R-3" zoning being located between General McMullen and Juanita Avenue, 450.0' north of Ceralvo Street; having 1358.45' on Juanita Avenue, 574.09' on General McMullen Drive and a maximum distance of 554.57' between the two streets.

The "O-1" zoning being located northeast of the intersection of Ceralvo Street and Juanita Avenue; having 345.25' on Ceralvo Street and 450.0' on Juanita Avenue.

The "B-2" zoning being located on the west side of General McMullen Drive, 250.0' north of Ceralvo Street; having 200.0' on General McMullen Drive and a depth of 200.0'.

The "B-3" zoning being Lots 3 and 6, located southwest of the intersection of General McMullen Drive with Castroville Road and northwest of General McMullen Drive with Ceralvo Street, respectively; Lot 3 having 275.43' on Castroville Road and 1347.40' on General McMullen Drive; Lot 6 having 250.72' on General McMullen Drive and 213.19' on Ceralvo Street.

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

Mr. Bill Worthy, representing Sampson Corporation and George S. Nalle, Jr., the owners and developers of this property, appeared

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before the Council. He said that his company has a letter agreement with the Edgewood Independent School District whereby no multiple housing construction would be begun without permission from the school district.

It was pointed out to the Council that such an agreement could have no effect insofar as the City is concerned.

In discussing the case, there was no opposition to the "O-1", "B-2" and "B-3" zonings. However, it was felt, by members of the Council, that action regarding the "R-3" zoning should be delayed, pending completion of the master plan for the Model Cities area, but for a period not to exceed six (6) months.

Mr. Clemente Saenz, President of the Edgewood School Board, agreed with the Council's feelings and requested that action on the "R-3" zoning be held in abeyance.

After consideration, Mrs. Haberman made a motion, seconded by Rev. James, that the recommendation of the Planning Commission be approved (with the exception of the "R-3" zoning, which will be held in abeyance for a period not to exceed six (6) months) by the passage of the following Ordinance by the following vote: AYES: Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,076

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 8535,
 FROM "C" APARTMENT DISTRICT TO "O-1"
 OFFICE DISTRICT; LOT 5, NCB 8535,
 FROM "C" APARTMENT DISTRICT AND "JJ"
 COMMERCIAL DISTRICT TO "B-2" BUSINESS
 DISTRICT; AND, LOTS 3 AND 6, NCB 8535,
 FROM "C" APARTMENT DISTRICT AND "JJ"
 COMMERCIAL DISTRICT TO "B-3" BUSINESS
 DISTRICT.

* * * *

t. CASE 4050 - to rezone 9.488 acres of land out of Lot 4, NCB 13934, being further described by field notes filed in the office of the Department of Planning, from "A" Single Family Residential District to "O-1" Office District, and 4.522 acres of land out of Lot 4, NCB 13934, being further described by field notes filed in the office of the Department of Planning, from "A" Single Family Residential District to "B-1" Business District.

The 9.488 acres of "O-1" zoning being located 278.14' southeast of Callaghan Road, bounding 2776.31' along the northeast side of Sunset Hills Unit #6 and Inspiration Hills Subdivision and 1416.49' along the southeast side of Hillcrest Subdivision Unit #4, and having a maximum width of 100.0'.

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The 4.522 acres of "B-1" zoning being located 278.14' southeast of Callaghan Road, 100.0' northeast and southwest of the proposed "O-1" zoning; having 2695.39' along the northeast line and 1312.22' along the southwest line of the proposed "O-1" zoning, with a maximum width of 50.0'.

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.

Rev. James made a motion that the recommendation of the Planning Commission be approved, provided that a twenty foot (20') non-access easement is provided along the southwest and southeast property lines to be used for landscaping and that a six foot (6') solid screen fence is erected along the southwest and southeast property lines. 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, Burke, James, Haberman, Trevino, Hill; NAYS: None; ABSTAIN: Torres; ABSENT: McAllister, Nielsen.

AN ORDINANCE 39,077

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 9.488 ACRES OF LAND OUT OF LOT 4, NCB 13934 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, AND 4.522 ACRES OF LAND OUT OF LOT 4, NCB 13934 (BEING FURTHER DESCRIBED BY FIELD NOTES), FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A TWENTY FOOT (20') NON-ACCESS EASEMENT IS PROVIDED ALONG THE SOUTHWEST AND SOUTHEAST PROPERTY LINES TO BE USED FOR LANDSCAPING AND THAT A SIX FOOT (6') SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTHWEST AND SOUTHEAST PROPERTY LINES.

* * * *

u. CASE 4049 - to rezone Lot 1, Blk. 1, NCB 10950, from "B" Two Family Residential District to "B-2" Business District, located north-east of the intersection of Weizman Drive and West Avenue; having 110.0' on West Avenue and 62.0' on Weizman Drive.

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

Neither the applicant nor any opponents were present.

The Council instructed that this case be postponed one month and that the applicant be advised that action would be taken at that time, whether he is present or not.

v. CASE 4055 - to rezone Lots 39 and 40, Blk. 45, NCB 1624, from "B" Two Family Residential District to "B-3" Business District, located on the north side of Denver Boulevard, 250.0' east of South Pine Street; having 50.0' on Denver Boulevard and a depth of 140.0'.

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

A neighbor of Mr. Simon Ortiz, the applicant, stated that he had been unable to attend this meeting and asked if action could be postponed one month.

The Council approved the postponement and instructed that it be put on the agenda for the December meeting.

70-51 ANNEXATION

A public hearing was held on the proposed annexation of 13.067 acres of land, known as Pan Am Subdivision, owned by J. D. Development Company, Inc.

Mr. J. H. Wilkerson, Acting Director of Planning, explained the proposed annexation.

No one spoke in opposition.

The hearing was declared closed. The first reading of the annexation ordinance is scheduled for December 3, 1970.

70-51 The Clerk read the following Resolution:

A RESOLUTION
NO. 70-51-59

CHANGING THE DATES OF THE MEETINGS
OF THE CITY COUNCIL REGULARLY
SCHEDULED FOR THURSDAY, NOVEMBER
26, 1970 AND DECEMBER 24, 1970, TO
WEDNESDAY, NOVEMBER 25, 1970 AND
DECEMBER 23, 1970, RESPECTIVELY,
AND POSTPONING THE REGULARLY
SCHEDULED MEETING OF DECEMBER 31,
1970 TO THURSDAY, JANUARY 7, 1971.

* * * *

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

SECTION 1. That the meeting of the City Council regularly scheduled for Thursday, November 26, 1970, be and is hereby changed

and shall be held on Wednesday, November 25, 1970, at 8:30 A. M.

SECTION 2. That the meeting of the City Council regularly scheduled for Thursday, December 24, 1970, be and is hereby changed and shall be held on Wednesday, December 23, 1970, at 8:30 A. M.

SECTION 3. That the meeting of the City Council regularly scheduled for Thursday, December 31, 1970, is hereby postponed to Thursday, January 7, 1971, due to an insufficient number of items for the agenda of that meeting.

* * * *

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

70-51 City Manager Henckel introduced the following Ordinance, which was read by the Clerk:

AN ORDINANCE 39,078

APPROVING THE PLAN OF REORGANIZATION OF THE ADMINISTRATIVE OFFICES OF THE CITY OF SAN ANTONIO BY CREATING ADDITIONAL POSITIONS OF ASSISTANT CITY MANAGER AND PROVIDING OTHER CRITERIA OF CITY ADMINISTRATION.

* * * *

The plan provides for creating and establishing three (3) additional positions of Assistant City Manager to serve in the capacity of Associate City Manager. It establishes positions of Administrator of Public Facilities and Administrator of Public Services, which shall not be in the classified civil service. The three Assistant City Managers and the two Administrators are to be appointed by the City Manager and shall perform such duties as may be prescribed by a City Ordinance or by the City Manager.

City Manager Henckel explained, to members of the Council, that as the City continues to grow, it becomes increasingly difficult to find time for the manager to devote adequate time to the solution of problems that develop daily. In order to provide a means whereby decisions can be made more promptly, he proposed to adopt an organization plan having four Associate City Managers, each of whom would report directly to the City Manager. Each Associate Manager would have assigned Department Heads reporting directly to him. He distributed a diagram illustrating the departmental assignments for each Associate Manager.

After presenting his plan, City Manager Henckel asked the Council to take favorable action on the ordinance, which would put the plan in effect. He pointed out that it would likely be necessary to amend the plan from time to time, as experience would dictate.

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

70-51

FIRE AND POLICE PENSIONS

Councilman Hill stated that, as a member of the Firemen and Policemen Pension Fund Board, he has been working, along with others, to develop a plan to increase retirement benefits for firemen and policemen, as well as other City Employees covered by the Texas Municipal Retirement System. He hoped to have a rough draft of legislation by Mr. Frank Lombardino, which he intends to introduce in the next session of the Legislature, which provides for an increase in the sales tax, on a local option basis, of $\frac{1}{4}$ of 1¢ to be dedicated to pension purposes. He asked that the matter be placed on the agenda of November 25 for discussion.

The Council agreed that this matter would be taken up at the informal session on November 25.

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

A P P R O V E D

W. McAllister
 M A Y O R

ATTEST:

J. H. Ducluan
 C i t y C l e r k

November 19, 1970

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