

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL ON
THURSDAY, NOVEMBER 20, 1975.

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The meeting was called to order at 8:30 A. M., by the presiding officer, Mayor Lila Cockrell, with the following members present: PYNDUS, BILLA, CISNEROS, BLACK, HARTMAN, ROHDE, TENIENTE, NIELSEN, COCKRELL; Absent: NONE.

75-69 The invocation was given by The Reverend Charles Kemble, Universal City Baptist Church.

75-69 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

75-69 The minutes of the Special Meeting of November 7, 1975, and the Regular Meeting of November 13, 1975, were approved.

75-69 YOUTH IN GOVERNMENT

Mayor Cockrell announced that this was "Youth in Government" day in the City sponsored by the Optimist Clubs. She invited those students who were designated as City officials for the day to come forward and sit with the Council members. They were:

Mayor	-	Mike O'Krent, Churchill High School
Mayor Pro-Tem	-	Elizabeth Calvert, Alamo Heights High School
City Manager	-	Celeste Scalise, Jefferson High School
City Attorney	-	Chris Price, Roosevelt High School
City Clerk	-	Cathy Nelson, MacArthur High School

COUNCIL MEMBERS

Adriana Rodriguez, Harlandale High School
Dwayne Vignes, Lee High School
Bruce Linsten, South San High School
Beverly Henry, Wheatley High School
Frances Davis, Alamo Heights Junior High School
Allison Redgrave, Alamo Heights Junior High School
Claudia Czachowski, Roosevelt High School
Henry Johns, Alamo Heights High School
Ron Halbert, John Marshall High School

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Mayor Cockrell welcomed these students to the meeting and commended them for participating in this event.

November 20, 1975

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75-69 ZONING HEARINGS

1. CASE 6273 - to rezone Parcel 45, NCB 15480, 1700 Block of S. W. Loop 410 Expressway, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southeast of the cutback between S. W. Loop 410 Expressway and Marbach Road, having 219.82' on Marbach Road, 210' on S. W. Loop 410 Expressway and 135.7' on the cutback between S. W. Loop 410 Expressway and Marbach Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,963

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 PARCEL 45, NCB
 15480, 1700 BLOCK OF S. W. LOOP 410
 EXPRESSWAY, FROM TEMPORARY "R-1"
 SINGLE FAMILY RESIDENTIAL DISTRICT
 TO "B-3" BUSINESS DISTRICT, PROVIDED
 THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

2. CASE 6264 - to rezone Parcel 86D, NCB 15588, 6800 Block of S. W. Military Drive, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southwest of the intersection of Westfield Drive and S. W. Military Drive; having 150' on Westfield Drive and 125.03' on S. W. Military Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Rohde made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,964

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 PARCEL 86D, NCB 15588, 6800 BLOCK OF S. W. MILITARY DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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3. CASE 6197 - to rezone the north 60' of Lot 5, Block 14, NCB 15505, 2800 Block of S. W. Loop 410, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District; and the north 60' of Lot 18, Block 14, NCB 15505, 2800 Block of S. W. Loop 410, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

The "R-3" zoning being located on the west side of Altitude Drive, being 480' south of the intersection of Altitude Drive and Landing Avenue; having 60' on Altitude Drive and a depth of 162.5'.

The "B-3" zoning being located on the east side of S. W. Loop 410 Expressway being 480' south of the intersection of S. W. Loop 410 Expressway and Landing Avenue; having 60' on S. W. Loop 410 Expressway and a depth of 162.5'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,965

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTH 60' OF LOT 5, BLOCK 14, NCB 15505, 2800 BLOCK OF S. W. LOOP 410, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; AND THE NORTH 60' OF LOT 18, BLOCK 14, NCB 15505, 2800 BLOCK OF S. W. LOOP 410, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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4. CASE 6256 - to rezone Parcels 9, 9A2, 11B, 12 and 13, NCB 15663, 9300 Block of F. M. 1604 West, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located west of the intersection of Bandera Road and North F. M. 1604 West, having 880' on Bandera Road and 530' on North F. M. 1604 West.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. David W. Jauer, the applicant in this Case, appeared before the City Council and requested that Council action on his request be postponed for an indefinite length of time.

No one spoke in opposition.

Upon motion by Councilman Nielsen, seconded by Councilman Rohde, the request of Mr. Jauer was granted by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Ronde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

5. CASE 6245 - to rezone the north 111.05' of Lots 6 and 7, NCB 8711, 200 Block of Deerwood Drive, from "B" Two Family Residential District to "R-3" Multiple Family Residential District, located 179.25' north of Deerwood Drive and 380.68' west of Harry Wurzbach Road, being a tract of land having a width of 115' and a depth of 111.05'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,966

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTH 111.05' OF LOTS 6 AND 7, NCB 8711, 200 BLOCK OF DEERWOOD DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

6. CASE 6253 - to rezone Lot 1 and a 14.301 acre tract of land out of NCB 15655, being further described by field notes filed in the office of the City Clerk, 4900 Block of S. W. Military Drive and 5200 Block of Medina Base Road, located on the north side of Medina Base Road, being 793.7' east of the intersection of Whitewood Drive and Medina Base Road; having 1072.17' on Medina Base Road with a maximum depth of 1150' also having 40' of frontage on S. W. Military Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,967

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 AND A 14.301
ACRE TRACT OF LAND OUT OF NCB 15655,
BEING FURTHER DESCRIBED BY FIELD NOTES
FILED IN THE OFFICE OF THE CITY CLERK,
FROM TEMPORARY "R-1" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "I-1" LIGHT
INDUSTRY DISTRICT, PROVIDED THAT PROPER
PLATTING IS ACCOMPLISHED.

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7. CASE 6269 - to rezone Parcels 26, 27, 27-A, and 28, NCB 16095, 4800 Block of Rittiman Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the north side of Rittiman Road, being 1168.69' east of the cutback between N. E. Loop 410 Expressway and Rittiman Road, having 816.27' on Rittiman Road and a maximum depth of 1110.5'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,968

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 PARCELS 26, 27, 27-A, AND 28, NCB 16095, 4800 BLOCK OF RITTIMAN ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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8. CASE 6228 - to rezone Lot 8A, NCB 10949, 4200 Block of Clark Avenue, from "B-2" Business District to "B-3" Business District, located on the west side of Clark Avenue; being approximately 935' south of the interesection of Offer Street and Clark Avenue; having 50' on Clark Avenue and a depth of 175'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Phil Pyndus spoke against the change. He said that the staff had recommended that this request be denied. This tract of land is next to a residential area to the north, and he would object to the change.

Dr. Nielsen spoke in favor of the change. He said that the matter had been carefully studied by the Planning Commission before making a favorable recommendation. He asked that the ordinance be approved.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus, Billa; ABSENT: None.

AN ORDINANCE 45,969

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 8A, NCB 10949, 4200 BLOCK OF CLARK AVENUE, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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9. CASE 6265 - to rezone Lots 22, 25, and Lot 24, save and except the west 25' of the north 66', Block 21, NCB 8992, 2300 Block of Castroville Road, from "D" Apartment District to "B-3" Business District, located northeast of the intersection of Castroville Road, and S. W. 36th Street, having 162.14' on S. W. 36th Street and 193.05' on Castroville Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Pyndus spoke in opposition to this change saying that there are residences to the north and west while across the street is St. Andrews Convent. He said that denial of this request would help preserve the convent.

Mayor Pro-Tem Teniente spoke in favor of the change. He said that Castroville Road has been widened and is now a major thoroughfare. This zoning would not be out of character for this neighborhood.

After consideration, Mr. Hartman made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the residential zoning. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 45,970

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 22, 25, AND LOT 24, SAVE AND EXCEPT THE WEST 25' OF THE NORTH 66', BLOCK 21, NCB 8992, 2300 BLOCK OF CASTROVILLE ROAD, FROM "D" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ADJACENT TO THE RESIDENTIAL ZONING.

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75-69

WASHINGTON IRVING JUNIOR HIGH SCHOOL

Mayor Cockrell recognized a class of students from Washington Irving Junior School and welcomed them to the meeting.

10. CASE 6257 - to rezone Lot P-4, NCB 15275, 5715 Five Palms Drive, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the southwest side of Five Palms Drive being 390.59' northwest of the intersection of Five Palms Drive and Lelani Place having 40' on Five Palms Drive with a maximum depth of 150'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Hartman made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,971

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 P-4, NCB
 15275, 5715 FIVE PALMS DRIVE, FROM
 TEMPORARY "R-1" SINGLE FAMILY RESIDEN-
 TIAL DISTRICT TO "B-2" BUSINESS DISTRICT,
 PROVIDED THAT PROPER REPLATTING IS
 ACCOMPLISHED.

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11. CASE 6235 - to rezone Lot 395 and Lot 394 save and except the east 100' of the south 120', Block 57, NCB 11104, 700 Block of W. Baetz Blvd., from "R-3" Multiple Family Residential District to "B-1" Business District, located northeast of the intersection of Commercial Avenue and W. Baetz Blvd., having 320' on Commercial Avenue and 197.5' on W. Baetz Blvd.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the single family residences. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,972

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 395 AND LOT 394
SAVE AND EXCEPT THE EAST 100' OF THE
SOUTH 120', BLOCK 57, NCB 11104, 700
BLOCK OF W. BAETZ BLVD., FROM "R-3"
MULTIPLE FAMILY RESIDENTIAL DISTRICT
TO "B-1" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED
AND THAT A SIX FOOT SOLID SCREEN FENCE
IS ERECTED AND MAINTAINED ADJACENT TO
THE SINGLE FAMILY RESIDENCES.

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12. CASE 6247 - to rezone a 7.31 acre tract of land out of NCB 15723, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District; a 7.74 and a 6.170 acre tract of land out of NCB 15723, being further described by field notes filed in the Office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and a 6.79 acre tract of land out of NCB 15723, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-1" Business District.

The "B-3" zoning being located southwest of the intersection of Judson Road and Nacogdoches Road, having 802.18' on Nacogdoches Road, 98.3' on the cutback between these two roads, and 280.69' on Judson Road.

"B-2"

The 7.74 acres is located on the southwest side of Judson Road, 280.69' southeast of the cutback on Nacogdoches Road and Judson Road, having 429.32' on Judson Road and a maximum depth of 846.90'.

The 6.170 acres is located on the southeast side of Nacogdoches Road, 1019.98' southwest of the cutback on Nacogdoches Road and Judson Road, having a total frontage of 499.66' on Nacogdoches Road and a maximum depth of 475.57'.

The "B-1" zoning is located 846.9' southwest of Judson Road and 475.57' southeast of Nacogdoches Road being an irregular tract of land, having a length of 844.75' and a maximum width of 401.30'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Rohde made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained adjacent to the residential subdivision. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 45,973

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 A 7.31 ACRE TRACT
OF LAND OUT OF NCB 15723, BEING FURTHER

DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; A 7.74 AND A 6.170 ACRE TRACTS OF LAND OUT OF NCB 15723, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 6.79 ACRE TRACT OF LAND OUT OF NCB 15723, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, 14900 NACOGDOCHES ROAD, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ADJACENT TO THE RESIDENTIAL SUBDIVISION.

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13. CASE 6254 - to rezone Lots 20 and 21, Block 25, NCB 10907, 401 San Juan Road, from "B" Two Family Residential District to "B-3" Business District, located northeast of the intersection of San Juan Road and Calera Street, having 100' on San Juan Road and 150' on Calera Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Pyndus spoke against this request. He said that the staff had recommended against the rezoning and he agreed.

Mrs. Travis Chapman, speaking for the applicant, said that her son wishes to use this property for a storage area and an office. It would be used to store a mobile office which is used as an office on construction sites. Three pick-up trucks and one dump truck would also be stored on the property.

After consideration, Mr. Teniente moved that the recommendation of the Planning Commission be overruled and the request for rezoning denied. The motion was seconded by Mr. Rohde and on the following roll call vote, was passed and approved: AYES: Pyndus, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: Billa, Cisneros, Nielsen; ABSENT: None.

The rezoning was denied.

14. CASE 6250 - to rezone the remaining portion of Lots 24 through 27, Block 25, NCB 10907, 409 San Juan Road, from "B" Two Family Residential District to "R-4" Mobile Home District, located on the northwest side of San Juan Road, being 254.68' northeast of the intersection of San Juan Road and Calera Street, having 220.44' on San Juan Road and a maximum depth of 128.75'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Camargo pointed out that the property under consideration is in the same block as that in the previous zoning case.

Mr. Floyd Payton, the applicant spoke in favor of the ordinance. He said that he wants to put a mobile home on this tract to use as a residence. He said that it would be a great improvement as he would clean up the property and keep it that way.

Mr. Pyndus spoke in opposition saying that he wished to protect the neighborhood.

In answer to a question from the Council, Mr. Camargo explained that if the property should be rezoned, it would be necessary for Mr. Payton to get a variance and approval from both the Board of Adjustment and the Planning Commission.

Mayor Cockrell said that she, too, would vote against approval of this request as she felt that the concept of development of a mobile home park where individual lots are in a setting with other mobile homes is a valid zoning concept but an individual mobile home on a lot would not be proper.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Cockrell; ABSENT: None.

AN ORDINANCE 45,974

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 REMAINING
OF LOTS 24 THROUGH 27, BLOCK 25, NCB
10907, 409 SAN JUAN ROAD, FROM "B"
TWO FAMILY RESIDENTIAL DISTRICT TO
"R-4" MOBILE HOME DISTRICT.

* * * *

Mr. Cisneros said that for the sake of consistency, he would like to determine whether or not the Council would wish to reconsider the previous zoning case where "B-3" zoning was requested.

No one expressed a desire to reconsider.

15. CASE 6185 - to rezone Lots 10, 11, 12 and the remaining portion of Lot 13, Block 18, NCB 3921, 500 Block of El Dorado Street, from "C" Apartment District to "B-3" Business District, located south-east of the intersection of El Dorado Street and I. H. 35 Expressway having 87.34' on El Dorado Street and 125.26' on I. H. 35 Expressway.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Councilman Pyndus moved that the recommendation of the staff be approved and that the zoning change be denied. The motion was seconded by Reverend Black.

Mr. William G. Brown, representing Mr. William G. Moses, the applicant, said that Mr. Moses had purchased this property for the purpose of building a masonry building to house an office for the Texas Protective Alarm, Inc. This is a fire and burglar alarm business which

would be manned 24 hours per day. He said that the building would be used for that purpose alone and never as a tavern or beer joint as some persons had suggested. He also pointed out that the neighbors had approved this request. No one objected.

Mr. Teniente spoke against the motion to deny the request. He pointed to the changes that have been made in the area since the freeway was constructed.

On roll call, the motion by Mr. Pyndus to deny the request was defeated by the following vote: AYES: Pyndus, Billa, Black; NAYS: Cisneros, Hartman, Rohde, Teniente, Nielsen, Cockrell; ABSENT: None.

After further consideration, Mr. Hartman moved that the recommendation of the Planning Commission be approved and the request for rezoning approved. The motion was seconded by Mr. Teniente. On roll call, the motion, carrying with it adoption of the following ordinance, was passed and approved by the following vote: AYES: Cisneros, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus, Billa, Black.

AN ORDINANCE 45,975

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, 11, 12
AND THE REMAINING PORTION OF LOT 13,
BLOCK 18, NCB 3921, 500 BLOCK OF EL
DORADO STREET, FROM "C" APARTMENT
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED AND THAT A SIX FOOT
SOLID SCREEN FENCE IS ERECTED AND
MAINTAINED ALONG THE EAST AND SOUTH
PROPERTY LINES.

* * * *

16. CASE 6249 - to rezone Lot 1 and west 12.5' of Lot 2, Block 185, NCB 9086, 1832 El Monte Blvd., from "F" Local Retail District to "B-3" Business District, located southeast of the intersection of West Avenue and El Monte Blvd., having 62.5' on El Monte Blvd. and 120' on West Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,976

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 AND WEST 12.5'
OF LOT 2, BLOCK 185, NCB 9086, 1832 EL
MONTE BLVD., FROM "F" LOCAL RETAIL DISTRICT
TO "B-3" BUSINESS DISTRICT.

* * * *

75-69

SHENANDOAH ELEMENTARY SCHOOL

Mayor Cockrell recognized a class of students from Shenandoah Elementary School and welcomed them to the meeting.

75-69

LACKLAND LANGUAGE SCHOOL

Mayor Cockrell welcomed 10 students who were visiting the meeting from the Lackland Language School.

17. CASE 6277 - to rezone Lot 5, Block 4, NCB 2072, 1100 Block of Culebra Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the north side of Culebra Road, being 205.12' west of the intersection of N. Zarzamora Street and Culebra Road, having 51.28' on Culebra Road with a depth of 157.66'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,977

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 5, BLOCK 4,
NCB 2072, 1100 BLOCK OF CULEBRA AVENUE,
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-2" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

18. CASE 6170 - to rezone Lot 19, NCB 11511, 3600 Block of Embassy Drive, from "F" Local Retail District and "R-3" Multiple Family Residential District to "B-2" Business District, located on the north side of Embassy Drive being 83' southwest of the intersection of Embassy Drive and Bandera Road, having a total frontage of 258.52' on Embassy Drive and a maximum depth of 137.3'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Hartman made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,978

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 19, NCB 11511
 3600 BLOCK OF EMBASSY DRIVE, FROM "F"
 LOCAL RETAIL DISTRICT AND "R-3" MULTIPLE
 FAMILY RESIDENTIAL DISTRICT TO "B-2"
 BUSINESS DISTRICT, PROVIDED THAT PROPER
 REPLATting IS ACCOMPLISHED.

* * * *

19. CASE 6252 - to rezone Lots 1, 2, 3, and remaining portion of Lots 4 and 5, NCB 9726, 1200 Block of Rayburn Drive, from "B" Two Family Residential District to "B-2" Business District, located on the south side of Rayburn Drive between Hilton Avenue and U.S. Highway 81 South Expressway, having 130' on Hilton Drive, 257.5' on Rayburn Drive and 151.51' on U.S. Highway 81 South Expressway.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Pyndus spoke in opposition to this change. He said that he felt that apartment zoning would be a better transition into the adjoining residential area.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished and that a 36" solid screen fence is erected and maintained along Rayburn Drive and that a 70' building set back line is imposed parallel to Rayburn Drive. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus, Billa; ABSENT: None.

AN ORDINANCE 45,979

AMENDING CHAPTER 42 OF THE CITY CODE
 THAT CONSTITUTES THE COMPREHENSIVE
 ZONING ORDINANCE OF THE CITY OF SAN
 ANTONIO BY CHANGING THE CLASSIFICATION
 AND REZONING OF CERTAIN PROPERTY
 DESCRIBED HEREIN AS LOTS 1, 2, 3, AND
 REMAINING PORTION OF LOTS 4 AND 5, NCB
 9726, 1200 BLOCK OF RAYBURN DRIVE, FROM
 "B" TWO FAMILY RESIDENTIAL DISTRICT TO
 "B-2" BUSINESS DISTRICT, PROVIDED THAT
 PROPER PLATting IS ACCOMPLISHED AND THAT
 A 36" SOLID SCREEN FENCE IS ERECTED AND
 MAINTAINED ALONG RAYBURN DRIVE AND THAT
 A 70' BUILDING SET BACK LINE IS IMPOSED
 PARALLEL TO RAYBURN DRIVE.

* * * *

20. CASE 6241 - to rezone the south 313.5' of Lot 35, NCB 11155 300 Block of Ansley Blvd., from "B" Two Family Residential District to "B-2" Business District, located on the north side of Ansley Blvd. being 2057.10' east from the intersection of Ansley Blvd. and Pleasanton Road, having 122.32' on Ansley Blvd. with a depth of 313.5'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mrs. Ramona Flores, speaking for her son Raymond J. Suire, said that he lives at 302 Petulama. His lot is quite large, being 624' deep and 122' wide. He is asking that the south 315' of this property be rezoned "B-2" so that he can build an automatic car wash on it.

Dr. Nielsen said that he would go along with the staff's recommendation against commercial zoning in this area. Six Mile Creek is in the area and is being worked on now. When that is completed, it will enhance the whole area for development. He recommended against the rezoning.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Hartman seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: Pyndus, Billa, Nielsen; ABSENT: None.

AN ORDINANCE 45,980

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 313.5'
OF LOT 35, NCB 11155, 300 BLOCK OF
ANSLEY BLVD., FROM "B" TWO FAMILY RESI-
DENTIAL DISTRICT TO "B-2" BUSINESS
DISTRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED.

* * * *

21. CASE 6177 - to rezone Lot 7 and the west 19.8' of Lot 8, NCB 1724, 136 E. French Place, from Historic "D" Apartment District to Historic "B-1" Business District, located on the south side of E. French Place, being 174.8' west of the intersection of McCullough Avenue and E. French Place, having 69.8' on E. French Place and a depth of 147.28'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Camargo said that this property is in the Monte Vista Historic area.

Asked to comment about this case, Mrs. Pat Osborne, Historic Planner, said that she had some mixed emotions about this zoning request. The business proposed is a good thing. When a land use plan is developed for this area, this location probably is where business should be clustered. However, this lot is three lots in from the McCullough intersection so she said she wasn't sure of it at this time.

Mr. Sam Dibrell, Vice President of the Monte Vista Historical Association, said that he was not aware until yesterday of this proposed rezoning. He had not had a chance to discuss it with his Board. He asked that consideration of this case be postponed to allow time for his organization to meet.

The applicant was not present but his office was contacted by telephone. Staff was advised that it would be satisfactory to postpone the case one month.

After consideration, Mr. Teniente moved that the hearing of this case be postponed one month. The motion was seconded by Mr. Billa and was passed and approved by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

This case was postponed.

22. CASE 6280 - to rezone a 1.132 acre tract of land out of NCB 11690, being further described by field notes filed in the office of the City Clerk, 4300 Block of West Avenue, from "B" Two Family Residential District to "R-2" Two Family Residential District; a 0.420 acre tract of land out of NCB 11690, being further described by field notes filed in the office of the City Clerk, from "B" Two Family Residential District to "B-2" Business District; and a 3.504 acre tract of land out of NCB 11690, being further described by field notes filed in the office of the City Clerk, from "B" Two Family Residential District and "B-2" Business District to "I-1" Light Industry District.

The "R-2" zoning being located 135' north of the intersection of Pilgrim Drive and West Avenue; having 85' on West Avenue and a maximum depth of approximately 683.31'.

The "B-2" zoning being located 220' north of the intersection of Pilgrim Drive and West Avenue; having 215.43' on West Avenue with a depth of 85'.

The "I-1" zoning being located 220' north of the intersection of Pilgrim Drive and West Avenue and being 85' east of West Avenue; having a width of 352.22' and a maximum depth of approximately 542.60'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the south and southeast property lines and that a non-access easement be imposed along the southerly line of the property. Mr. Teniente seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,981

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 A 1.132 ACRE TRACT
OF LAND OUT OF NCB 11690, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, 4300 BLOCK
OF WEST AVENUE, FROM "B" TWO FAMILY
RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY
RESIDENTIAL DISTRICT; A 0.420 ACRE TRACT
OF LAND OUT OF NCB 11690, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, FROM "B" TWO
FAMILY RESIDENTIAL DISTRICT TO "B-2"
BUSINESS DISTRICT; AND A 3.504 ACRE TRACT
OF LAND OUT OF NCB 11690, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, FROM "B" TWO
FAMILY RESIDENTIAL DISTRICT AND "B-2"
BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY
DISTRICT, PROVIDED THAT PROPER REPLATTING

IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH AND SOUTH-EAST PROPERTY LINES AND THAT A NON ACCESS EASEMENT BE IMPOSED ALONG THE SOUTHERLY LINE OF THE PROPERTY.

* * * *

23. CASE 6275 - to rezone Lot 1, NCB 2121, 1752 West Poplar Street, from "C" Apartment District to "B-2" Business District, located southeast of the intersection of West Poplar Street and North Sabinas Street; having 61' on Poplar Street and 160' on North Sabinas Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved. Dr. Nielsen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,982

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 2121, 1752 WEST POPLAR STREET, FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

24. CASE 6113 - to rezone Lots 20G, 20F, 20E, Block 1, NCB 11713, 7406 Blanco Road and 719 McCarty Road, from "A" Single Family Residential District to "B-1" Business District, located northeast of the intersection of Blanco Road and McCarty Road; having 266' on Blanco Road and 340.6' on McCarty Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

At Mr. Pyndus' request, Mr. Camargo explained the difference between "B-1" Business District and "O-1" Office District zoning. He said that "O-1" Office is strictly an office classification and no retail sales are permitted. In "B-1" Business District, offices are permitted and also apartments. In addition there can be light, limited retail stores such as antique shops, barber and beauty shops, gift shops, bookstores, etc. In this case, the original application was for "B-2" but was amended by the applicant at the Planning Commission

hearing to "B-1". The staff's recommendation was for "O-1" Office District.

Mr. Anthony Guajardo, representing Mr. Morris Rosenstein, spoke in favor of the application. He reviewed the existing commercial zoning in the area and all of the recent development. He described the heavy traffic on Blanco Road now that it has been made a major four lane artery. He said that this small shopping center will have an art gallery, a gift shop, and other similar small stores. He asked for the Council's favorable consideration. In answer to Mr. Pyndus' question, Mr. Guajardo said that "O-1" zoning would not give the flexibility they need and asked that the property be rezoned "B-1" Business District.

Speaking in opposition were:

Mr. & Mrs. Carl Goldman, 820 Tamsworth
Mrs. P. L. Andres, 9511 Reece
Mrs. Theodore Knauf, 805 Briarcliff

The opponents in this Case agreed that the rezoning of this property for business would create more traffic in an already dangerous situation and would devalue property in the area. They pointed out that there are already seven shopping centers in the immediate area and no more shopping facilities are needed. They agreed that this property is too valuable to remain idle and should be developed and said that "O-1" Office District zoning would be acceptable to them. They expressed very grave concern over this issue.

Mrs. Morris Rosenstein said that there is an existing structure on this property that she could begin using immediately. She is a metal sculptor and would use this as a studio. She described the proposed development as being very unique and an asset to the neighborhood.

Mr. Guajardo spoke in rebuttal to the opponents and read a letter from Harmony Hills Baptist Church in which they voiced no objection to the "B-1" zoning.

Mayor Pro-Tem Teniente made a motion that Lot 20-G be rezoned "O-1" Office District and that Lots 20F and 20E be rezoned "B-1" Business District. The motion was seconded by Mr. Rohde and failed to carry on the following roll call vote: AYES: Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Billa, Cisneros, Black, Cockrell; ABSENT: None.

After further consideration, Mr. Billa moved that the recommendation of the Planning Commission be overruled and the entire tract be rezoned "O-1" Office District, provided that proper replatting is accomplished. The motion was seconded by Mr. Pyndus. On roll call, the motion carrying with it adoption of the following Ordinance was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

November 20, 1975
nsr

-19-

AN ORDINANCE 45,983

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 20G, 20F, 20E, BLOCK 1, NCB 11713, 7406 BLANCO ROAD AND 719 McCARTY ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

75-69 The meeting recessed at 11:20 A. M., and reconvened at 11:30 A. M.

25. CASE 6255 - to rezone Lot 41, Block 16, NCB 6438, 400 Block of West Kings Highway and 2600 Block of San Pedro Avenue, from "D" Apartment District to "O-1" Office District, located southwest of the intersection of West Kings Highway and San Pedro Avenue; having 109.1' on West Kings Highway and 193.3' on San Pedro Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council. Mr. Camargo advised the Council that there was written opposition from more than 20 percent of the property owners within 200 feet which made it necessary for seven (7) affirmative votes to approve this rezoning.

Mr. Clint Leake, representing Mr. Bill Mullins, spoke in favor of the rezoning. He said that Mr. Mullins intended to build a small office building for his engineering company. He pointed out other commercial development in the area and apartment complexes.

In answer to Mr. Pyndus' question, Mr. Leake said that he had not had any discussions of this matter with any of the neighbors.

Mr. Michael Stevens, 434 West Kings Highway, said that he spoke for 25 residents in this district who opposed this request for rezoning. He showed a set of colored slides to the Council to illustrate the residential tone of the area and the type of single family residences in it. He said that the people feel that this rezoning would be a threat to the residential properties and would effectively change traffic patterns. Mr. Stevens said that the owner of the property has not been cooperative and has refused to divulge any information regarding his plans. He asked that the request be denied.

Mayor Pro-Tem Teniente said that the opponents had stated that they would not necessarily oppose this rezoning if they were informed as to exactly what will be built, and how it will be used. It is entirely possible that the neighbors would accept this rezoning if they were better advised. He asked if a postponement of this Case were possible.

Mr. Leake said that he did not think a postponement would help.

Mr. Mullins said that he also felt that a postponement would not help. He said that no plans have been prepared yet.

Mayor Cockrell counseled with Mr. Mullins saying that she felt that it would certainly be worthwhile to work with the neighbors to arrive at an agreeable solution especially since seven votes would be required for approval.

After consideration, Mr. Rohde moved that Council consideration of this case be postponed at least 30 days. The motion was seconded by Mr. Pyndus and passed on the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

The case was postponed.

Mr. Rohde asked that the City Attorney provide a detailed legal opinion on "D" zoning as it applies to a professional situation.

26. CASE 6236 - to rezone a 1.323 acre tract of land out of NCB 12962, being further described by field notes filed in the office of the City Clerk, 8000 Block of Dorset Drive, from "B" Two Family Residential District to "R-3" Multiple Family Residential District.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

Mr. Frank Quirk, representing the Level Corporation, the applicant, spoke in favor of the rezoning. He described the area and pointed out the increased parking area and how a private road would be used as access to San Pedro Avenue. The property is presently zoned for duplexes and about 22 duplexes could be placed there. The apartment project has been so designed that there will not be any more access to Dorset Drive than if there were duplexes on it.

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: Cockrell; ABSENT: None.

AN ORDINANCE 45,984

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 A 1.323 ACRE TRACT
OF LAND OUT OF NCB 12962, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, 8000 BLOCK
OF DORSET DRIVE, FROM "B" TWO FAMILY
RESIDENTIAL DISTRICT TO "R-3" MULTIPLE
FAMILY RESIDENTIAL DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

27. CASE 6267 - to rezone a 29.328 acre tract of land out of NCB 13808, being further described by field notes filed in the office of the City Clerk, 200 Block of Weidner Road, from Temporary "A" Single Family Residential District to "R-3" Multiple Family Residential District; an 8.522 acre tract of land out of NCB 13808, being further described by field notes filed in the office of the City Clerk, from Temporary "A" Single Family Residential District to "R-6" Townhouse District; a 0.731 acre tract of land out of NCB 13808, being further described by field notes filed in the office of the City Clerk, from Temporary "A" Single Family Residential District to "R-3" Multiple Family Residential District for a private club facility; and a 0.704 acre tract of land out of NCB 13808, being further described by field notes filed in the office of the City Clerk, from Temporary "A" Single Family Residential District to "B-2" Business District.

Subject properties are located on the south side of Weidner Road being 1470.9' east of the intersection of Randolph Blvd. and Weidner Road, having 715.72' on Weidner Road and a maximum depth of 1829.95'. The "R-6" being on the south irregular 353.38' of subject property, the "R-3" for a private club facility and the "B-2" being on the north 300' of the west 200' of subject property with the "B-2" being on the northern 150'. The "R-3" being on the remaining portion of subject property.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Dr. Nielsen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 45,985

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 A 29.328 ACRE TRACT OF LAND OUT OF NCB 13808, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 200 BLOCK OF WEIDNER ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT; AN 8.522 ACRE TRACT OF LAND OUT OF NCB 13808, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT; A 0.731 ACRE TRACT OF LAND OUT OF NCB 13808, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT FOR A PRIVATE CLUB FACILITY; AND A 0.704 ACRE TRACT OF LAND OUT OF NCB 13808, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

28. CASE 6259 - to rezone a 6.206 acre tract of land out of NCB 15727, being further described by field notes filed in the office of the City Clerk, 12000 Block of Weidner Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located northwest of the intersection of Leonhart Road and Weidner Road having 397.91' on Leonhart Road and 1384.36' on Weidner Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,986

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 A 6.206 ACRE TRACT
OF LAND OUT OF NCB 15727, BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK, 12000 BLOCK
OF WEIDNER ROAD, FROM TEMPORARY "R-1"
SINGLE FAMILY RESIDENTIAL DISTRICT TO
"I-1" LIGHT INDUSTRY DISTRICT, PROVIDED
THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

75-69 The meeting recessed for lunch at 12:05 P.M. and reconvened at 1:40 P. M.

29. CASE 6213 - to rezone Parcel 76 and a 0.632 acre tract of land out of NCB 15600, being further described by field notes filed in the office of the City Clerk, 2400 Block of Pinn Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

Parcel 76 is located on the west side of Pinn Road being 100' south of the intersection of Westfield Drive and Pinn Road, having 200.85' on Pinn Road and a maximum depth of 155.8'.

The 0.632 acre tract of land is located on the west side of Pinn Road being 204.77' north of the intersection of U. S. Highway 90 West and Pinn Road, having 111.74' on Pinn Road and a depth of 257.11'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Camargo said that although this is an appeal case zoning is Temporary "R-1". Therefore only five affirmative votes are required to approve the rezoning.

Mr. Teniente moved that the recommendation of the Planning Commission be overruled and that both parcels under consideration be zoned "B-3" Business District. The motion was seconded by Mr. Rohde.

Mr. Pyndus spoke against the motion saying that he wished to go along with the staff recommendations.

Mr. Rohde said that these parcels have been annexed and have non-conforming uses. The purpose of this rezoning request is to allow improvements on the property to be made.

After consideration, the motion, carrying with it adoption of the following ordinance, was passed and approved by the following roll call vote: AYES: Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: Hartman.

AN ORDINANCE 45,987

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 PARCEL 76 AND A 0.632 ACRE TRACT OF LAND OUT OF NCB 15600, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2400 BLOCK OF PINN ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON PARCEL 76 ADJACENT TO THE SINGLE FAMILY RESIDENCES.

* * * *

30. CASE 6244 - to rezone Lots 9 and 10, Block 1, NCB 8740, 803 Lovett Avenue, from "C" Apartment District to "B-3" Business District, located northwest of the intersection of Lovett Avenue and Crittendon Street, having 100' on Lovett Avenue and 140' on Crittendon Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Camargo said that a building was being constructed at this location. A City inspector did find that construction was underway without a permit and a stop order was issued. Construction was continued and later an application was made to the Board of Adjustment to establish non-conforming rights for commercial use of this property which was annexed in 1944. The Board found that they had not established non-conforming rights and denied the request but gave a six month time extension to eliminate the use. At the end of the six month period, another inspection was made and it was found that the operation was still active. A case was filed in Municipal Court. The case has been reset until such time as the City Council takes action on the zoning application.

Mr. Dale Johnson, the applicant, said that he has had a contracting business at this location for many years going back before it was annexed. He does not have a retail store but does need the area to store plumbing supplies. He asked that the Council give favorable consideration to his request.

Mr. and Mrs. A. E. Schlinke, 715 Lovett, spoke in opposition. They said that he did not start a business there until the 1950's. He has built buildings and made other improvements and has never taken out a permit. They said that this is a very messy area with trash and debris littering the neighborhood. There has also been rodents and snakes appear. They said also that if this should be zoned "B-3", a tavern could be started in the middle of this residential neighborhood. They asked that the request be denied.

Mrs. Anita Hernandez, 810 Lovett, also spoke in opposition. She is the owner of three pieces of property in the neighborhood and claimed that this business reduces values of her property.

Mrs. Vincent Carvajal, 3106 W. Gerald, also spoke in rebuttal. He said that if the Council could not see fit to zone the property as requested, his client would accept "O-1" office zoning.

Residents of the neighborhood did not want to accept that compromise.

Mr. Pyndus moved that this ordinance be withdrawn from consideration to allow the parties to reach an agreement. The motion died for lack of a second.

After consideration, Mr. Teniente moved that the request for "B-3" zoning be denied and that the property be rezoned "O-1" Office District. The motion was seconded by Mr. Hartman.

Mayor Cockrell stated that she would have to vote No in this instance as she felt very strongly about a person who cannot follow the rules.

On roll call, the motion by Mr. Teniente was defeated by the following vote: AYES: Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus, Billa, Cisneros, Black, Cockrell.

The rezoning was denied.

75-69 The following Ordinance was read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion of Dr. Cisneros, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

AN ORDINANCE 45,988

APPOINTING DOBBINS, HOWARD AND HARRIS AS
BOND ATTORNEYS AND FIRST SOUTHWEST COMPANY
FINANCIAL ADVISORS IN CONNECTION WITH A
MULTI-LEVEL PARKING FACILITY IN DOWNTOWN
SAN ANTONIO.

* * * *

75-69 The Clerk read the following Ordinance:

AN ORDINANCE 45,989

PROVIDING FOR ADDITIONAL AREAS TO BE INCLUDED
FOR ASSISTANCE UNDER THE COMMUNITY DEVELOP-
MENT REHABILITATION LOANS AND GRANTS PROJECT,
AND REVISING FAMILY INCOME/FAMILY SIZE
CRITERIA FOR QUALIFICATION FOR LOANS AND
GRANTS UNDER THIS PROGRAM.

* * * *

The Ordinance was explained by Mr. Cipriano Guerra, Director of Community Development and Planning, who said that it contains modifications and changes to the Rehabilitation and Loan Program approved by the Council earlier this year. He displayed maps showing the target areas involved and said that the turnout for the program has been less than expected. In reviewing the progress so far, three additional target areas have been selected to be added to the program. Funding eligibility has been raised some mainly because of the inflation rate. There have been over 600 calls from outside the target areas and these are being grouped. There are 47 loans in process now totaling about \$80,000.

There was a general discussion concerning the progress of this program.

Mr. Pyndus said that the Council should keep a very close watch on this program so that in the event it does not go over, the Council could take another stance with the funds that would be available.

After consideration, on motion of Mr. Teniente, seconded by Mr. Pyndus, the Ordinance was passed and approved by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

75-69 The Clerk read the following Ordinance:

AN ORDINANCE 45,990

ADOPTING AN AMENDED AFFIRMATIVE ACTION
PLAN FOR THE CITY OF SAN ANTONIO.

* * * *

The Ordinance was explained by Mr. George Johnson, Director of the Equal Opportunity Department, said that this is the first modification of the City's original affirmative action plan for equal opportunity. The City has made significant strides in its equal opportunity effort in the first year of the plan. He recommended adoption of the plan.

There was a general discussion of various aspects of this program.

Mayor Cockrell said that she had the feeling that the Council is strongly behind the carrying out of an affirmative action plan. It is not merely the adoption of a plan on paper, but a strong desire for the City to move toward implementing the plan.

In answer to a question, Mr. Johnson said that one of the conditions for federal grants centers around the matter of equal opportunity. This plan meets that requirement.

Mr. Pyndus said that he needed additional information as to cost, personnel involved, whether it is a continuing plan and just the dollar and cents involved. At this time, he said he was just not prepared to vote on this ordinance.

After consideration, on motion of Mr. Rohde, seconded by Mr. Teniente, the Ordinance was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None; ABSTAIN: Pyndus.

75-69 Item X of the agenda being a proposed resolution of the City Council's disagreement with the United Nations resolution stating that Zionism is a form of racism was withdrawn from consideration. It is to be scheduled for the next Council meeting.

75-69

REP. DON CARTWRIGHT

Mr. Hartman recognized Representative Don Cartwright in the audience and welcomed him to the meeting.

November 20, 1975
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75-69SUIT AGAINST LO-VACA

Mayor Cockrell said that she is concerned about reading in the newspaper about the postponement of the setting of a date for the suit against Lo-Vaca and Coastal States. She asked that there be a legal briefing in "B" Session next week on the status of that lawsuit.

75-69MH-MR BUDGET

Councilman Hartman asked for a definite scheduling during a "B" Session of a briefing for the Council on the MH-MR budget.

75-69UTILITY BILLS

Councilman Cisneros said that the utility rate matter was supposed to have been discussed some time back. Recently Lo-Vaca has been considering raising the fuel price again. Some discussion should get started to consider the problems coming next summer.

Mayor Cockrell said that her impression was that the Council preferred to wait until January or early February when there is a full report on how the reappraisal will work out.

Mayor Cockrell said that it may be necessary to set aside an extra day to consider "B" session items.

75-69CITIZENS TO BE HEARDMISS ADELA M. NAVARRO

Miss Adela M. Navarro spoke to the Council again requesting that the name of Milam Park be changed to Campo Santo. She said that a City Council erroneously changed the name to Milam Park 91 years ago. Certain renovations and improvements are being made by the Urban Renewal Agency now and this would be a good time to change the name.

City Manager Granata said that the Parks Director has a recommendation concerning this matter. He said that all of the information will be put together for the Council's packet next week.

MR. KARL WURZ

Mr. Karl Wurz, 820 Florida, spoke to the Council again about the high price being charged Urban Renewal Agency for the Vexler property. He said that he has provided documentation to prove his charges and the Council is now obligated to investigate the matter fully. He also said that he has researched the sales of real property in this area and the only recent sales have been made to ABC Truck Rental.

MR. RAUL RODRIGUEZ

Mr. Raul Rodriguez also spoke of the Vexler property. He said that the owner has shown no respect for his neighbors and has brought filth and squalor to the area. He urged the Council not to purchase the property.

Mayor Cockrell reminded everyone that there will be a public hearing on the purchase of the Vexler properties on December 11, 1975, before the City Council.

MRS. MARIA DOMINGUEZ

Mrs. Maria Dominguez, 250 Freiling, said that Mr. Ed Harrington, Chairman of the Planning and Zoning Commission, is holding conflicting jobs and should resign his chairmanship.

Mayor Cockrell advised Mrs. Dominguez that the City Attorney has investigated the matter and has said that no conflict of interest exists.

Mrs. Dominguez said that serious charges have been made against Mr. Winston Martin, Executive Director of the Urban Renewal Agency, and they should be investigated.

75-69 The Clerk read the following letter:

November 14, 1975

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

Madam and Gentlemen:

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

November 14, 1975

Petition of Mr. William W. Morris, Morris and Morris, Attorneys at Law, 609 Dolorosa, giving notice of appeal to the City Council from an order suspending the billiard hall license of the Red Barron Club, owned and operated by Fred Sfair.

G. V. JACKSON, JR.
City Clerk

* * * *

There being no further business to come before the Council, the meeting adjourned at 3:45 P. M.

A P P R O V E D

Lila Lockull
M A Y O R

ATTEST:

G. V. Jackson, Jr.
C i t y C l e r k

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nsr