

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JUNE 16, 1977.

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The meeting was called to order at 8:00 A. M., by the presiding officer, Mayor Pro-Tem Henry Cisneros, with the following members present: CISNEROS, WEBB, DUTMER, WING, EURESTE, ORTIZ, ALDERETE, HARTMAN, STEEN; Absent: PYNDUS, COCKRELL.

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77-32 The invocation was given by Mr. Mack Bartee, Lackland Terrace Church of Christ.

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77-32 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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77-32 The minutes of the Meeting of June 9, 1977, were approved.

77-32 STONEWALL PEACH JAMBOREE

Mr. Simon Berg introduced the Queen and the Duchess of the Stonewall Peach Jamboree to the Council.

Ms. Tina Kline, Queen, then invited the City Council to the 16th Annual Peach Jamboree in Stonewall, Texas, to be held this weekend. She then introduced the candidates for next year's Queen who were also present in the audience. They then presented the Council and audience with baskets of peaches.

Mayor Pro-Tem Cisneros thanked the delegation for their presentation and visit to the City Council.

77-32 SAN ANTONIO CHARROS FOOTBALL TEAM

Mayor Pro-Tem Cisneros recognized Mr. Harry Lander, President and Head Football Coach of the San Antonio Charros Football Team; Mr. Roger Gill, General Manager; and Mr. Tom Davila, Trainer, and invited them up to the podium.

Mayor Pro-Tem Cisneros then read the following Proclamation:

PROCLAMATION

WHEREAS, The San Antonio CHARROS Professional Football Team consisting mostly of former Toros and Wings players has been organized to represent San Antonio and

WHEREAS, The CHARROS have joined six teams to comprise the Texas Division of the newly formed American Football Association, and

WHEREAS, The CHARROS have invited and encourage outstanding football players in South Texas and San Antonio to try their hand at making the team, and

WHEREAS, CHARROS home games will be played at Harlandale, South San and Northside Stadiums in the hope that this arrangement will allow everyone in San Antonio to identify with the team, and

WHEREAS, The CHARROS will play an exhibition game on June 18, 1977, at 8:00 P. M. at Harlandale Stadium against Oklahoma City,

NOW, THEREFORE, I, LILA COCKRELL, Mayor of the City of San Antonio, in recognition thereof, do hereby proclaim Saturday, June 18, 1977, to be

"SAN ANTONIO CHARROS FOOTBALL TEAM DAY"

In San Antonio, Texas, and urge all of our citizens to support this new football team in its opening game.

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Mayor Pro-Tem Cisneros then presented them with the Proclamation and expressed the Council's support of the newly-formed team.

Mr. Lander, on behalf of the San Antonio Charros, expressed his appreciation to the Council.

1. CASE 6793 - to rezone Lot 23, Block 15, NCB 10142, 3003 East Southcross Boulevard, from "B" Two Family Residential District, to "B-1" Business District, located northeast of the intersection of East Southcross Boulevard and Meeks Avenue, having 193.69' on Meeks Avenue and 119.76' on East Southcross Boulevard.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning 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 Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the east and northeast property lines. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Wing, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,123

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 23, BLOCK 15, NCB 10142, 3003 EAST SOUTHCROSS BLVD., FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST AND NORTHEAST PROPERTY LINES.

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2. CASE 6854 - to rezone the north 550.4' of the west 330.10' of Tract A, Block 104, NCB 11074, in the 9300 block of Poteet-Jourdanton Freeway, from "B" Two Family Residential District to "B-3" Business District, located on the south side of Gillette Blvd. between Palo Alto Road and Poteet-Jourdanton Freeway, having 330.10' on Gillette Blvd. and 550.2' on both Palo Alto and Poteet-Jourdanton Freeway.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. 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, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,124

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 550.4' OF THE WEST 330.10' OF TRACT A, BLOCK 104, NCB 11074, IN THE 9300 BLOCK OF POTEET-JOURDANTON FREEWAY, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

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3. CASE 6872 - to rezone Lots 19 and 20, NCB 8694, 1274 Austin Highway, from "F" Local Retail District to "B-3" Business District, located southwest of the intersection of Austin Highway and North Vandiver Road, having approximately 212' on Austin Highway and 420' on North Vandiver Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning 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 Zoning Commission be approved. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,125

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 19 AND 20, NCB 8694, 1274 AUSTIN HIGHWAY, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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4. CASE 6879 - to rezone Parcel 14, NCB 16587, being that portion presently inside the City limits, 16402 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the southeast side of Nacogdoches Road, being 1321.50' southwest of the cutback between F.M. 1604 Expressway and Nacogdoches Road, having 235.2' on Nacogdoches Road and a depth of 250'.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. 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, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,126

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 14, NCB 16587, BEING THAT PORTION PRESENTLY INSIDE THE CITY LIMITS, 16402 NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

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5. CASE 6880 - to rezone Lots 16 through 18, Block 9, NCB 15699, in the 12600 block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the northwest side of Nacogdoches Road, being 240' northeast of the cut-back between Roland Drive and Nacogdoches Road, having 240' on Nacogdoches Road and a depth of 140'.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary; and that a six foot solid screen fence is erected and maintained on the northwest property line. 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, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,127

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 16 THROUGH 18, BLOCK 9, NCB 15699, IN THE 12600 BLOCK OF NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED IF NECESSARY; AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE NORTHWEST PROPERTY LINE.

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6. CASE 6892 - to rezone the east 100' of Lots A-9 and A-11, NCB 10615, in the 600 block of South W. W. White Road from "A" Single Family Residential District to "B-2" Business District, located on the east side of South W. W. White Road, and 461.7' north of the intersection of South W. W. White Road and Kay-Ann Drive, being 292' east of South W. W. White Road having a width of 342' and a depth of 100';

and, to rezone Lot A-10 and the west 292' of Lots A-9 and A-11, NCB 10615, in the 600 block of South W. W. White Road from "A" Single Family Residential District to "B-3" Business District, located on the east side of South W. W. White Road, being 461.7' north of the intersection of South W. W. White Road and Kay Ann Drive, having 342' on South W. W. White Road and a depth of 292'.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the east property line; and that the property is replatted, if necessary. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,128

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 EAST 100' OF LOTS A-9 and A-11, NCB 10615, IN THE 600 BLOCK OF SOUTH W. W. WHITE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND LOT A-10 AND THE WEST 292' OF LOTS A-9 AND A-11, NCB 10615, IN THE 600 BLOCK OF SOUTH W. W. WHITE ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY; AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

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77-32

USES ALLOWED IN "B-3" ZONING CLASSIFICATION

Councilman Eureste expressed concern about the on-premises consumption of alcoholic beverages allowed in the "B-3" classification which is a constant objection by citizens.

Mayor Pro-Tem Cisneros stated that Council has discussed this matter on several occasions on refining the zoning code so as to separate that certain use from other "B-3" uses.

After discussion, Mayor Pro-Tem Cisneros, with Council consensus, instructed the City staff to bring to Council appropriate recommendations on how to resolve this problem.

7. CASE 6900 - to rezone Lot 54, Block 40, NCB 7466, in the 600 block of Old U. S. Highway 90 West, from "F" Local Retail District to "B-3" Business District, located southeast of the intersection of S. W. 37th Street and Old U. S. Highway 90 West, having 165.20' on S. W. 37th Street and 335.79' on Old U. S. Highway 90 West.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,129

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 54, BLOCK 40, NCB 7466, IN THE 600 BLOCK OF OLD U. S. HIGHWAY 90 WEST, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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8. CASE 6908 - to rezone Lot 16, Block 1, NCB 11998, in the 4100 block of Culebra Road, from "A" Single Family Residential District to "B-2" Business District, located southwest of the intersection of Culebra Road and Rena Drive, having 48.5' on Culebra Road and 150' on Rena Drive.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. 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, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,130

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 16, BLOCK 1, NCB 11998, IN THE 4100 BLOCK OF CULEBRA ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

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9. CASE 6910 - to rezone Lot 57, the west 15' of Lot 56 and the east 10' of Lot 58, Block 27, NCB 8949, 1327 S. W. Military Drive, from "E" Office District to "B-3" Business District, located on the north side of S. W. Military Drive, being 135' east of the intersection of Burton Avenue and S. W. Military Drive, having 75' on S. W. Military Drive and a depth of 130'.

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

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the north property line. 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, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,131

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, THE WEST 15' OF LOT 56, AND THE EAST 10' OF LOT 58, BLOCK 27, NCB 8949, 1327 S. W. MILITARY DRIVE, FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

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10. CASE 6911 - to rezone a 0.172 acre tract of land out of NCB 13519, located on the east side of Callaghan Road, being 300' south of the intersection of Callaghan Road and Seacroft Drive, having 50' on Callaghan Road and a depth of 150', being further described by field notes filed in the office of the City Clerk, in the 1600 block of Callaghan Road, from "R-3" Multiple Family Residential District to "B-2" Business District.

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

Councilwoman Dutmer expressed concern over the rezoning of a small tract in the middle of the block.

Mr. Gilbert Gonzales, the applicant, stated that he has purchased and is indeed the owner of the entire tract. He stated that two-thirds of the subject property is already zoned "B-3", and he needs the additional 50 feet to adequately utilize the property and have sufficient room for the carwash.

No citizen appeared to speak in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,132

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 0.172 ACRE TRACT OF LAND OUT OF NCB 13519, LOCATED ON THE EAST SIDE OF CALLAGHAN ROAD, BEING 300' SOUTH OF THE INTERSECTION OF CALLAGHAN ROAD AND SEACROFT DRIVE, HAVING 50' ON CALLAGHAN ROAD AND A DEPTH OF 150', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 1600 BLOCK OF CALLAGHAN ROAD, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

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11. CASE 6912 - to rezone Lot 6, Block 12, NCB 15641, 10030 Roosevelt Avenue, from Temporary "R-1" One Family Residential District to "B-3" Business District, located southeast of the intersection of Roosevelt Avenue and Sanco Street, having 43.4' on Roosevelt Avenue and 130.3' on Sanco Street.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the east property line. 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, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None, ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,133

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 6, BLOCK 12, NCB 15641, 10030 ROOSEVELT AVENUE, FROM "R-1" ONE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

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12. CASE 6915 - to rezone the east 80' of Lot 77, NCB 11886, 113 Sunset Road, from "A" Single Family Residential District to "O-1" Office District, located on the north side of Sunset Road, being 120' east of the intersection of Broadway and Sunset Road, having 80' on Sunset Road and a depth of 150'.

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

Mrs. Dutmer moved to approve the recommendation of the Zoning Commission and grant the rezoning provided that a six foot solid screen fence is erected and maintained along the east property line. Mr. Webb seconded the motion.

In response to Mrs. Dutmer's question on the number of cases on Sunset Road, Mr. Camargo stated that Sunset Road is on the major thoroughfare plan. He also stated that the portions of Sunset Road which are in transition are to the east at the intersection of New Braunfels and Sunset, at Broadway and Sunset and one block west beginning with Everest and extending west to 281 North or west to Jones-Maltsberger. The staff has recommended the approval of the "O-1" Office District which is requested.

Mr. Courtenay Atkins, the applicant, then spoke to the Council. He stated that he resides on the subject property and intends to use a portion of his residence as an office to do counseling. He will provide adequate off-street parking.

No one spoke in opposition.

On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Webb, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: Cisneros, Dutmer; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,134

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 EAST 80' OF LOT 77, NCB 11886, 113 SUNSET ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAIN ALONG THE EAST PROPERTY LINE.

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13. CASE 6916 - to rezone a 2.33 acre tract of land out of NCB 8673, being further described by field notes filed in the office of the City Clerk, in the 700 block of Parkridge Drive, from "A" Single Family Residential District to "I-1" Light Industry District, located on the north side of Parkridge Drive, being 305.02' east of the intersection of Jones Maltsberger Road and Parkridge Drive, having 514.09' on Parkridge Drive and a maximum depth of 277'.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. 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, Webb, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSTAIN: Dutmer; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,135

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 2.33 ACRE TRACT OF LAND OUT OF NCB 8673, LOCATED ON THE NORTH SIDE OF PARKRIDGE DRIVE, BEING 305.02' EAST OF THE INTERSECTION OF JONES MALTSBERGER ROAD AND PARKRIDGE DRIVE, HAVING 514.09' ON PARKRIDGE DRIVE AND A MAXIMUM DEPTH OF 277', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 700 BLOCK OF PARKRIDGE DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

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14. CASE 6917 - to rezone a 6.57 acre tract of land out of NCB 10733, being further described by field notes filed in the office of the City Clerk, in the 1200 block of West Hein Road, from "B" Residential District to "R-A" Residential-Agricultural District for a radio station with a transmitter tower, located on the northwest side of West Hein Road, being 800' north of the intersection of Rice Road and West Hein Road, having 278.75' on West Hein Road and a maximum depth of 500'.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary; and that a 50' building setback line is imposed on the south portion of the subject property fronting on the existing right-of-way of Hein Road. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,136

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 6.57 ACRE TRACT OF LAND OUT OF NCB 10733, LOCATED ON THE NORTHWEST SIDE OF WEST HEIN ROAD, BEING 800' NORTH OF THE INTERSECTION OF RICE ROAD AND WEST HEIN ROAD, HAVING 278.75' ON WEST HEIN ROAD AND A MAXIMUM DEPTH OF 500', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 1200 BLOCK OF WEST HEIN ROAD, FROM "B" RESIDENTIAL DISTRICT TO "R-A" RESIDENTIAL-AGRICULTURAL DISTRICT FOR A RADIO STATION WITH A TRANSMITTER TOWER, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY, AND THAT A 50' BUILDING SETBACK IS IMPOSED ON THE SOUTH PORTION OF THE SUBJECT PROPERTY FRONTING ON THE EXISTING RIGHT-OF-WAY OF HEIN ROAD.

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15. CASE 6920 - to rezone Lot 5, Block 5, NCB 16195, 5314 Rigsby Avenue, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southwest of the intersection of Rigsby Avenue and Bermuda Drive, having 56' on Rigsby Avenue and 140' on Bermuda Drive.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected along the south property line. 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, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,137

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, NCB 16195, 5314 RIGSBY AVENUE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

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16. CASE 6921 - to rezone Lot 2, Block G, NCB 14659, 6493 Oxford Trace Road, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located east of the intersection of Hollyhock Road and Oxford Trace Road, having 745.5' on Hollyhock Road and 910.8' on Oxford Trace Road.

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

Mr. Alvin J. Julian, the applicant, stated that he purchased this property in 1969 at which time he submitted a plat to divide the subject property for apartment use and received approval to construct the apartment unit. In 1971, the City annexed this area and zoned the property Temporary "R-1" in spite of the existing apartment unit. He plans to continue to develop the property as was platted and approved for apartment units. Mr. Julian then stated that this property should have been zoned "R-3" at the time of the annexation but was not. He is now operating the apartments under non-conforming rights. He asked the Council for approval of his request so that he can be in conformance with the City's Ordinance.

Mr. Bernard Medola, 9091 Abe Lincoln Road, stated that he lives across the street from the subject property and spoke in opposition because of the traffic that will be generated and the narrow street will not be able to handle this additional traffic.

In response to Mrs. Dutmer's question, Mr. Camargo stated that 140 units would be the maximum number permitted on the subject property.

In rebuttal, Mr. Julian stated that the plat was originally for low-density housing which is fourplex units--one story. At the time that the plat was submitted, there was no sewage connection. These are still operating under septic tanks, and he explained that only 20 units could be constructed because of the regulations in effect. He is at this time only trying to conform to the City's Ordinance so that in the event he would care to continue the development he would have the proper zoning.

After consideration, Mr. Steen moved to uphold the recommendation of the Zoning Commission and grant the rezoning provided that the property is replatted, if necessary. 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, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,138

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 2, BLOCK G, NCB 14659, 6493 OXFORD TRACE ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT THE PROPERTY IS RE-PLATTED, IF NECESSARY.

* * * *

With reference to Mrs. Dutmer's concern over the number of apartments units that could be constructed on the subject property, Mr. Camargo explained that there is a standard formula used to determine the maximum units which are permitted; but, parking, setbacks, etc. are also taken into consideration to come up with the number which finally determines the number of apartments that can be built on a site.

17. CASE 6923 - to rezone Lots 30 and 31, Block 1, NCB 11697, from "R-3" Multiple Family Residential District to "B-2" Business District, located northwest of Arroya Vista Drive and Blanco Road, having 120' on Blanco Road and 152' on Arroya Vista Drive, 1003-1007 Arroya Vista Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council. He then stated that there is 20 percent opposition in this case, so nine affirmative votes will be required to approve the rezoning. At this point in the meeting, Mr. Camargo was handed a letter addressed to Mr. L. M. Gale, the applicant, from the principal of the Nimitz Junior School withdrawing their opposition. He then stated that only six votes will be needed to approve the rezoning.

No one spoke in opposition.

Mrs. Dutmer moved to deny the request. Mr. Hartman seconded the motion for the purpose of further discussion. Mr. Hartman then asked about the drainage problem with regards to the Olmos Creek.

Mr. Camargo stated that there is a drainage easement west of the subject property that serves as one of the entrances to the apartment complex to the northwest. The drainage easement which was required by the City at the time that the area was platted continues on to the south and to the southwest and drains into Olmos Creek.

Mrs. Dutmer then expressed her concern about the traffic congestion at the corner of Blanco and Vance Jackson and felt that the rezoning would add to the problem.

Mr. William Ochse, owner of the subject property, then spoke to the Council. He stated that there is no problem with traffic. The access will be off of Blanco Road. He has served on the School Board and is concerned about the school in the area. The drainage is not a problem and he explained the construction of the drainage easement which was put in at his own expense. He felt that this is the best use for the subject property and asked Council to approve the rezoning.

In response to Mr. Ortiz' question, Mr. Camargo stated that the drainage for the car wash will go into the sewer system and not into the surface water run-off.

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After consideration, Mr. Hartman stated that that had been his concern and withdrew his second. Mrs. Dutmer then withdrew her motion.

Mr. Steen then moved to approve the recommendation of the Zoning Commission and grant the rezoning provided that a six foot solid screen fence is erected and maintained and that a non-access easement is maintained on the west property line. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,139

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 30 AND 31, BLOCK 1, NCB 11697, 1003-1007 ARROYA VISTA, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED AND THAT A NON-ACCESS EASEMENT IS MAINTAINED ON THE WEST PROPERTY LINE.

* * * *

18. CASE 6924 - to rezone Tract A, NCB 12179, 2618 Austin Highway, from "A" Single Family Residential District to "B-3" Business District, located east of the cutback between Austin Highway and Walzem Road, having 177.25' on Austin Highway, 177.25' on Walzem Road and 27.27' on the cutback between Austin Highway and Walzem Road.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Eureste seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,140

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 TRACT A, NCB 12179, 2618 AUSTIN HIGHWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

19. CASE 6909 - to rezone the east 54.73' of Lot 1, Block 10, NCB 11900, in the 4400 block of Walzem Road, from "A" Single Family Residential District to "B-2" Business District, located on the south side of Walzem Road, being 150.11' east of the intersection of Walzem Road and Hartline Drive, having 62.73' on Walzem Road and a depth of 120.1'.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary; and that a six foot solid screen fence is erected and maintained along the south property line; and that a one foot non-access easement be imposed along the south property line. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,141

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 EAST 54.73' OF LOT 1, BLOCK 10, NCB 11900, IN THE 4400 BLOCK OF WALZEM ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY; AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE; AND THAT A ONE FOOT NON-ACCESS EASEMENT BE IMPOSED ALONG THE SOUTH PROPERTY LINE.

* * * *

20. CASE 6918 - to rezone Lot 1, Block 2, NCB 11901, 4502 Walzem Road, from "A" Single Family Residential District to "R-2" Two Family Residential District, located southeast of the intersection of Walzem Road and North Heights Drive, having 65' on Walzem Road and 138' on North Heights Drive.

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

No one spoke in opposition.

After consideration, Mr. Webb made a motion that the recommendation of the Zoning 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: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,142

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 2, NCB 11901, 4502 WALZEM ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-2" TWO FAMILY RESIDENTIAL DISTRICT.

* * * *

21. CASE 6925 - to rezone Parcel 25, NCB 15684, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the west side of Perrin Beitel Road, being 795' south of the intersection of Perrin Beitel Road and Naco-Perrin Blvd., having 232.6' on Perrin Beitel Road and a depth of 230.3'.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Eureste seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48.143

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 25, NCB 15684, IN THE 10900 BLOCK OF PERRIN BEITEL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

22. CASE 6931 - to rezone Lot 1, NCB 13752 and Tract D, NCB 12103, in the 10600 block of Sentinel Drive and in the 10500 block of Broadway, from "B-3" Business District to "I-1" Light Industry District, located northeast of the intersection of Broadway and Sentinel Drive, having 304.99' on Broadway and 665.1' on Sentinel Drive; and

to rezone a 3.280 acre tract of land out of NCB 13752, being further described by field notes filed in the office of the City Clerk, in the 10600 block of Sentinel Drive, from "R-3" Multiple Family Residential District to "B-3" Business District, located east of the intersection of Broadway and Sentinel Drive, having 686.13' on Sentinel Drive and 225' on Broadway; and

to rezone a 1.154 acre tract of land out of NCB 13752, being further described by field notes filed in the office of the City Clerk, in the 10400 block of Broadway, from "R-3" Multiple Family Residential District to "B-2" Business District, located on the northeast side of Broadway, being 193.76' southeast of the intersection of Broadway and Sentinel Drive, having 107.8' on Broadway and a maximum depth of 525.8'.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished. Mr. Eureste seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,144

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 13752, AND TRACT D, NCB 12103, IN THE 10600 BLOCK OF SENTINEL DRIVE AND IN THE 10500 BLOCK OF BROADWAY, FROM "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT; AND A 3.280 ACRE TRACT OF LAND OUT OF NCB 13752, LOCATED EAST OF THE INTERSECTION OF BROADWAY AND SENTINEL DRIVE, HAVING 686.13' ON SENTINEL DRIVE AND 225' ON BROADWAY, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 10600 BLOCK OF SENTINEL DRIVE, FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND A 1.154 ACRE TRACT OF LAND OUT OF NCB 13752, LOCATED ON THE NORTHEAST SIDE OF BROADWAY, BEING 193.76' SOUTHEAST OF THE INTERSECTION OF BROADWAY AND SENTINEL DRIVE, HAVING 107.8' ON BROADWAY AND A MAXIMUM DEPTH OF 525.8', FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 10400 BLOCK OF BROADWAY; PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

24. CASE 6886 - to rezone Lots 1 through 3, Block 3, NCB 3081, 140 Catalpa Street, from "B" Two Family Residential District to "B-2" Business District, located west of the intersection of Carnahan Street and Catalpa Street, having 150' on Catalpa Street and 150' on Carnahan Street.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved, provided that a six foot solid screen fence is erected and maintained along the southeast property line; and a 1' non-access easement be provided along the southeast property line. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,145

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1 THROUGH 3, BLOCK 3, NCB 3081, 140 CATALPA STREET, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN

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FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTHEAST PROPERTY LINE; AND A ONE FOOT NON-ACCESS EASEMENT IS PROVIDED ALONG THE SOUTHEAST PROPERTY LINE.

* * * *

26. CASE 6905 - to rezone Tract F, Block 28, NCB 3690, in the 500 block of Cupples Road, from "F" Local Retail District to "B-3" Business District, located on the east side of Cupples Road, being 90' south of the intersection of Cupples Road and Merida Street, having 60' on Cupples Road and a depth of 157.5'.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved. Mrs. Dutmer seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Webb, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,146

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 TRACT F, BLOCK 28, NCB 3690, IN THE 500 BLOCK OF CUPPLES ROAD FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

27. CASE 6508 - to rezone the north 56.9' of Lots 1 and 2, Block 10, NCB 1022, 1542 West Laurel Street, from "C" Apartment District to "B-2" Business District, located southeast of the intersection of West Laurel Street and North Sabinas Street, having 112' on West Laurel Street and 56.9' on North Sabinas Street.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council. Mr. Camargo then detailed the history of this case for the Council. He further stated that there is a residence and pool hall on the subject property and the applicant enjoys non-conforming rights; but they are not allowed to enlarge or make any structural changes on the subject property.

Mr. De Haro, son of Mr. Domingo De Haro, spoke to the Council regarding this case. He wants to remodel the business and in the future plans to enlarge the structure.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Hartman, Cockrell.

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AN ORDINANCE 48.147

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 56.9' OF LOTS 1 AND 2, BLOCK 10, NCB 1022, 1542 WEST LAUREL STREET, FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

28. CASE 6881 - to rezone Lots 2 and 3, Block 1, NCB 15559, and the north 320' of the east 823.86' of Parcel 48, NCB 15494, in the 7600 block of Marbach Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the south side of Marbach Road, being 274.20' east of the intersection of Wrangler Road and Marbach Road, having 548.40' on Marbach Road and a maximum depth of 480'.

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

No one spoke in opposition.

After consideration, Mr. Steen made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. Mrs. Dutmer seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Hartman, Cockrell.

AN ORDINANCE 48,148

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 2 AND 3, BLOCK 1, NCB 15559 AND THE NORTH 320' OF THE EAST 823.86' OF PARCEL 48, NCB 15494, IN THE 7600 BLOCK OF MARBACH ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

29. CASE 6919 - to rezone the south 125' of the east irregular 340' of Lot 341, Block A-35, NCB 11134, the remaining portions of Lots 10 and 11, NCB 11167, in the 9400 block of Poteet-Jourdanton Freeway, from "B" Two Family Residential District to "B-3" Business District, located on the east side of Poteet-Jourdanton Freeway, being 145' south of the intersection of Mally Drive and Poteet-Jourdanton Freeway and having a total of 280.05' on Poteet-Jourdanton Freeway and a maximum depth of 366.8'.

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

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No one spoke in opposition.

After consideration, Mrs. Dutmer made a motion that the recommendation of the Zoning Commission be approved. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,149

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 125' OF THE EAST IRREGULAR 340' OF LOT 341, BLOCK A-35, NCB 11134; AND THE REMAINING PORTIONS OF LOTS 10 AND 11, NCB 11167, IN THE 9400 BLOCK OF POTEET-JOURDANTON FREEWAY, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

23. CASE 6875 - to rezone Parcel 74-B, NCB 15248, in the 8300 block of S. W. Loop 410 Expressway, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the southwest side of S. W. Loop 410 Expressway, being 2,654.77' northwest of the intersection of Pearsall Road and S. W. Loop 410 Expressway, having 210.23' on S. W. Loop 410 Expressway and a depth of 207.40'

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

Mr. Richard Keoughan, representing the applicant, Mr. James W. Wolf, explained that they are requesting the change in zone in order to use the subject property for a hardware, farm and ranch supply outlet. They are requesting "I-1" zoning in order to have outdoor storage of new material. He further stated that the "I-1" zoning will not essentially change the character of the neighborhood, since the property to the northwest enjoys non-conforming rights to outdoor storage. The type of material Mr. Wolf will be storing will be more presentable than that which is stored on the property to the northwest. More than adequate parking will be provided. In order to protect the aesthetic value of the right-of-way, the applicant is willing to screen that portion of the storage area.

Mrs. Kay Brown, representing V.O.I.C.E., spoke in opposition to the "I-1" zoning; but stated they would be agreeable to a "B-3" zoning on the entire tract.

Mrs. Karen Sprague, President of V.O.I.C.E., also spoke in opposition to the tract being zoned to "I-1". She described the character of the neighborhood and stated that they would be agreeable to a "B-3" zoning.

Mr. Keoughan then stated that his client would be agreeable to change the request so that the front is "B-3" and the rear is "I-1". He would also be agreeable to the screening.

Mr. James Wolf, the applicant, stated that the "I-1" zoning is requested to allow them outside storage of new merchandise. After further discussion, Mr. Wolf agreed to the "B-3" zoning.

After consideration, Mr. Hartman moved the denial of the "I-1" zoning and the approval of "B-3" Business District, provided that the property is replatted, if necessary. Mr. Ortiz seconded the motion. On roll call, the motion, carrying with it the passage of the

following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,150

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 74-B, NCB 15248, IN THE 8300 BLOCK OF S. W. LOOP 410 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

25. CASE 6899 - to rezone Lots 35 and 36, Block 6, NCB 8779, in the 200 block of Price Avenue, from "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located on the south side of Price Avenue, 320' east of the intersection of Kelsey Avenue and Price Avenue, having 128.88' on Price Avenue and a depth of 341.8'; and

to rezone Lots 19-23, Block 6, NCB 8779, in the 3300 block of S. W. Military Drive, from "B-3" Business District to "I-1" Light Industry District, located on the north side of S. W. Military Drive, 260' east of the intersection of Kelsey Avenue and S. W. Military, having 323.30' on S. W. Military Drive and a depth of 443'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo explained that there is a 20 percent opposition so nine (9) affirmative votes will be necessary to grant the rezoning.

After a discussion of the fact that two Council members were out of the City, Mr. Robert Heimer, the applicant, agreed to a 30-day postponement.

Case 6899 was postponed 30 days.

30. CASE 6848 - to rezone Lots 1 through 4, Block 6, NCB 1618, in the 700 block of Porter Street, from "B-1" Business District to "B-2" Business District, located southwest of the intersection of Porter Street and Mittman Street, having 100' on Porter Street and 150' on Mittman Street.

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

No one spoke in opposition.

Mr. Webb moved to overrule the Zoning Commission and grant the rezoning. Mr. Hartman seconded the motion.

In response to Mr. Hartman, Mr. Camargo stated that the staff and the Zoning Commission had recommended denial because of the intrusion of business zoning into the single family residences.

On roll call, the motion carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Hartman, Steen; NAYS: None; ABSENT: Eureste, Ortiz, Alderete, Pyndus, Cockrell.

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AN ORDINANCE 48,151

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1 THROUGH 4, BLOCK 6, NCB 1618, IN THE 700 BLOCK OF PORTER STREET, FROM "B-1" BUSINESS DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

31. CASE 6849 - to rezone Lots 16 through 20, Block 22, NCB 6601, in the 400 block of West Hollywood Avenue, in the 3000 block of San Pedro Avenue, from "D" Apartment District to "R-2A" Three and Four Family Residential District, located southwest of the intersection of Hollywood Avenue and San Pedro Avenue, having 116.3' on Hollywood Avenue and 123' on San Pedro Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be denied by the City Council. He explained that two cases went before the Zoning Commission on the same property. The applicant in this case, 6849, is the Alta Vista Association and the applicant in Case 6850 is Mr. Carl McNamee representing the owner of the subject property. The Zoning Commission recommended denial of both cases. At this time, only Case 6849 was appealed.

Ms. Bernadette Brusco, President of the Alta Vista Association, then spoke to the Council. She stated that the entire zoning process should be reconsidered. One of their main objectives is the stabilization of their neighborhoods and revitalization of the area has been done on a private basis. She stated that the subject property is zoned "D" Apartment District, yet most of the development in the area is not "D" Apartment. She further stated that the opposition had claimed at the Zoning Commission hearing that they were denying the rights of the owner to develop his property. She stated that they are not asking for "R-1" zoning, but are asking for a multiple family dwelling which is a realistic zoning for this block. She also stated that this action is not against state statutes or the United States Constitution. She mentioned that twice in the past few years, the City of San Antonio has been the applicant in the rezoning of certain property. She said that the Planning Commission and the staff have indicated "R-2A" zoning for this area. She then distributed to the Council some material on the land use of the area. She stated that the "R-2A" zoning would permit the development of a two-, three-, or four-unit apartment building and would require one and one-half parking spaces for each unit which is more realistic.

Dr. Austin Ramsey also spoke in favor of the proposed rezoning. He described the character of the area. He stated that the property in question is not sufficient in size to accommodate off-street parking for office use as the owner of the property had requested. He stated that this change would be in keeping with the character of the neighborhood.

Mr. Carl McNamee, representing the owner of the subject property, stated that there will be study of the entire area and recognizes the problems with the redevelopment of the area, and the owner has indicated his willingness to work with the overall study. Mr. McNamee stated that the applicants in this case are setting a precedent which, in his opinion, is detrimental to the community. He said that the owner of the subject property is now being forced to defend his rights on a piecemeal basis and spot-zoning basis. He again stated that his client is willing to work on the entire area but is opposed to his property being singled out. He further stated that under the present "D" zoning there are other uses allowed such as offices for professionals or single family dwellings.

A discussion then took place of previous rezoning cases when the City rezoned entire tracts of land and was indeed the applicant in these cases.

Mr. James Kaufield, also representing the owner, spoke in opposition to the rezoning because of an organization coming in and asking for rezoning without the owner's consent.

In rebuttal, Ms. Brusco then stated that they are not requesting spot zoning out of context with other intended zoning. She explained the reasons why they are requesting a rezoning on this subject property.

Mr. Euredsted expressed his concern on this establishing a precedent.

Mr. Hartman again stated that there has been similar action taken by the Council. He then moved to approve the rezoning requested. Mr. Webb seconded the motion.

Mrs. Dutmer then made a substitute motion to uphold the recommendation of the staff and deny the rezoning.

Mr. Camargo explained that the Zoning Commission had recommended the denial, but the staff had recommended approval of the "R-2A" rezoning.

Mrs. Dutmer then withdrew her motion to deny.

Mr. Eureste spoke against the motion to approve the rezoning. He stated that he does not favor this approach which deals with individual property but would not be opposed to a rezoning of a larger plan.

On roll call, the motion to approve failed to carry by the following vote: AYES: Cisneros, Webb, Wing, Ortiz, Hartman; NAYS: Dutmer, Eureste, Steen; ABSENT: Alderete, Pyndus, Cockrell.

Case 6849 was denied.

Later in the meeting, Mr. Hartman stated that he had discussed the case with the two sides and there is consensus to bring forward an overall land use plan for this area. The staff needs to be directed to bring up and set a date for a public hearing for a land use plan for this area. He stated that the action which the Council took to deny the case will set this action back a year and is inconsistent with the process to bring forth a land use plan for the area. He asked for reconsideration of this case.

After discussion, Mr. Eureste moved to reconsider this case. Mr. Hartman seconded the motion.

On roll call, the motion to reconsider was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

Mr. Hartman then moved to postpone this case coupled with the direction to the staff to bring forth and set a date for a public hearing for a land use plan involving this area. Mr. Eureste seconded the motion.

Mr. George Vann, Director of Building and Zoning, explained to the Council that there is at present a land use plan for the Monte Vista Area which includes a portion of the Alta Vista Area and the development of such a plan for the entire Alta Vista Area would take about six months.

In response to Mrs. Dutmer, Mr. McNamee, representing the owner, stated that he would not object to the six-month delay while the land use plan is being developed.

On roll call, the motion to postpone prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

Case 6849 was postponed.

32. CASE 6896 - to rezone the east 72.6' of Lot 33, NCB 11888, in the 100 block of West Sunset Road, from "A" Single Family Residential District to "B-2" Business District, located on the south side of West Sunset Road, being 178' west of the intersection of Broadway and West Sunset Road, having 72.6' on West Sunset Road and a depth of 300'.

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

No one spoke in opposition.

After consideration, Mrs. Dutmer moved to overrule the recommendation of the Zoning Commission and grant the rezoning. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Hartman, Cockrell.

AN ORDINANCE 48,152

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 EAST 72.6' OF LOT 33, NCB 11888, IN THE 100 BLOCK OF WEST SUNSET ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

* * * *

77-32 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mr. Webb, was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Hartman, Cockrell.

AN ORDINANCE 48,153

ACCEPTING AN ADDITIONAL \$25,000.00 GRANT FROM THE ALAMO AREA COUNCIL OF GOVERNMENTS, TO BE USED FOR EMPLOYING AND TRAINING 30 ADDITIONAL YOUTHS FOR EIGHT WEEKS IN THE SUMMER YOUTH CONSERVATION CORPS PROGRAM; AND PROVIDING FOR CONTRIBUTION OF CITY IN-KIND SERVICES.

* * * *

77-32 The Clerk read the following Resolution:

A RESOLUTION NO. 77-32-44

URGING THE COMMISSIONERS OF THE SAN ANTONIO HOUSING AUTHORITY TO NOT TAKE ANY FURTHER ACTION OF ANY NATURE RELATIVE TO IMPLEMENTATION OF HOUSING PROJECT TEX-6-23 UNTIL SUCH TIME AS THE REASONABLE CONCERNS OF THE NEIGHBORHOOD IN WHICH SUCH PROJECT IS TO BE LOCATED ARE SATISFIED.

* * * *

Mr. Lloyd Barnes, Huntleigh Neighborhood Association, spoke in favor of the proposed Resolution and urged the Council to approve same.

Mr. Webb then moved to approve the Resolution. Mrs. Dutmer seconded the motion. On roll call, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Hartman, Steen; NAYS: None; ABSENT: Alderete, Pyndus, Cockrell.

77-32 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Webb, seconded by Mrs. Dutmer, was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Eureste, Ortiz, Steen; NAYS: None; ABSENT: Hartman, Alderete, Pyndus, Cockrell.

AN ORDINANCE 48,154

GRANTING WSI PROPERTIES, INC. THE
RIGHT TO CONSTRUCT AND OPERATE A
SPUR TRACK ACROSS PETROLEUM DRIVE
AND TO OPERATE AN EXISTING SPUR
TRACK ACROSS BINZ-ENGLEMAN ROAD.

* * * *

77-32 At this point in the meeting, reconsideration of Case 6849 took place. See page 21 of these minutes.

77-32 The meeting was recessed at 11:00 A. M. to permit the City Council members time to respond to the subpoenas to appear in Federal Court. The Council then concurred to hear citizens at 6:00 P.M.

77-32 At 6:05 P. M., Mayor Pro-Tem Cisneros announced that the Federal Court was still in session and, in view of the lateness of the day, he formally adjourned the Council Meeting.

77-32 The Clerk read the following letter:

June 10, 1977

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

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

| | |
|--------------|---|
| June 6, 1977 | Appeal made by Renny D. Johnson and Michiko Clark requesting a hearing before City Council for renewal of Masseur's licenses. |
| June 7, 1977 | Petition submitted by Mr. Dan G. Webster, III, on behalf of his client, WSI Properties, Inc., requesting permission to construct and maintain a spur track across Petroleum Drive and Binz-Engleman Road. |
| June 8, 1977 | Petition submitted by Mr. Bill Michaelis, requesting permission to paint house numbers on the curbs and driveways of homes in San Antonio. |

June 16, 1977
nr

June 9, 1977

Petition submitted by Mr. George F. Covin
of George Montgomery General Contractors,
requesting permission to build a tennis
court with lights at the rear of the
property at 8927 Carriage.

/s/ G. V. JACKSON, JR.
City Clerk

* * * *

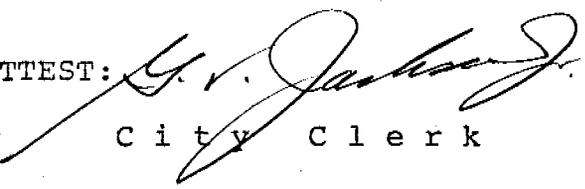
There being no further business to come before the Council,
the meeting was adjourned at 6:05 P. M.

A P P R O V E D



M A Y O R

ATTEST:



City Clerk

June 16, 1977
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