

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, APRIL 21, 1977.

* * * *

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.

77-21 The invocation was given by The Reverend Aaron Jones, Bryant's Chapel Baptist Church.

77-21 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

77-21 The minutes of the meeting of April 14, 1977, were approved.

77-21 COUNCILMAN-ELECT JOHN STEEN

Mayor Cockrell recognized and welcomed to the meeting Councilman-Elect John Steen who was present in the audience.

77-21 GOVERNMENT CLASS FROM CENTRAL CATHOLIC HIGH SCHOOL

Mayor Cockrell recognized and welcomed a government class from Central Catholic High School who were visiting the meeting.

77-21 PRESENTATION OF CITATION TO STAFF OF
CONSOLIDATED DATA PROCESSING CENTER

Mayor Cockrell recognized the following persons who were present in the audience for the presentation of the Citation:

Mr. Robert Van Dyke, General Manager of the City Water Board
Mr. Winston Ulmer, Assistant Comptroller for Data Processing
Mr. Bob Hackett, Director of Systems and Procedures
Mr. Frank Stromboe, Senior Analyst
Mr. Dave Christian, Senior Analyst
Mr. A. J. Hinson, Director of Data Processing
Mr. Leon Banks, Assistant Director of Data Processing

* * * *

Mayor Cockrell then read the following Citation:

THE CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

CITATION

to

CONSOLIDATED DATA PROCESSING CENTER

IN APPRECIATION FOR THE DISPLAY OF EXPERTISE IN THE FIELD OF ELECTRONIC DATA PROCESSING SHOWN ON APRIL 2, 1977 AND APRIL 16, 1977 IN TALLYING THE REGULAR AND RUN-OFF CITY ELECTIONS. ITS EXHIBITION OF CLOSE COOPERATION AND COORDINATION WITH CITY STAFF AND ITS STRIVING FOR PERFECTION IS AN OUTSTANDING EXAMPLE FOR OTHERS TO FOLLOW.

April 21, 1977
nr

00645

THE CITY COUNCIL, ON BEHALF OF STAFF, THE MEDIA AND ALL OF OUR CITIZENS EXPRESSES ITS SINCERE APPRECIATION FOR A JOB WELL DONE.

* * * *

Mayor Cockrell, on behalf of the entire Council, then expressed her appreciation to the Data Processing Center for their outstanding work.

Mr. Robert Van Dyke, General Manager of the City Water Board, thanked the City Council for the recognition and expressed appreciation to City Clerk Garland Jackson, Jr. for his help and cooperation, and stated that without Mr. Jackson's help this task could not have been accomplished.

77-21 ZONING HEARINGS

1. CASE 6835 - to rezone the east irregular 330' of the north 150' of Lot 341, Block 35, NCB 11134, in the 9400 Block of Poteet-Jourdanton Freeway, from "B" Two Family Residential to "B-3" Business District, located southeast of the intersection of Poteet-Jourdanton Freeway and Mally Blvd., having 320' on Mally Blvd. and 145.2' on Poteet-Jourdanton Freeway.

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

In response to Mr. Pyndus' question, Mr. Camargo stated that the staff had recommended denial of the requested change because of the accessibility to the property. He further explained that access to the subject property is provided by the one-way access road of Poteet-Jourdanton Freeway. The east side of the Freeway has remained free of strip business zoning. Staff would encourage the concentration of business zoning at the major intersection of this arterial. The major intersections in this area are at Gillette Boulevard and Loop 410.

Councilman Teniente remarked that there were several Council members absent at the time and felt that this was not fair to the applicants in this case. Based on the Zoning Commission's recommendation to approve the requested change, Mr. Teniente then moved to approve the change provided that the property is replatted, if necessary.

Mr. Camargo, responding to Mr. Pyndus' question, stated that the staff would not recommend any business zoning on this property.

Mayor Cockrell mentioned that across the Freeway there is Business and "F" Local Retail zoning.

No citizen appeared to speak in opposition.

On roll call, Mr. Teniente's motion to approve the recommendation of the Zoning Commission and grant the rezoning, carrying with it passage of the Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,895

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 IRREG-
ULAR 330' OF THE NORTH 150' OF LOT
341, BLOCK 35, NCB 11134, IN THE

9400 BLOCK OF POTEET-JOURDANTON FREE-WAY, FROM "B" TWO FAMILY RESIDENTIAL TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

2. CASE 6833 - to rezone a 7.766 acre tract of land out of NCB 14572, being further described by field notes filed in the office of the City Clerk, in the 4900 block of Higgins Road, from "B-2" Business District to "R-1" Single Family Residential District, located 172.33' southwest and 253.43' southeast of the intersection of Uhr Lane and Higgins Road, having 272.40' on Uhr Lane and 939.92' on Higgins 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. Billa made a motion that the recommendation of the Zoning Commission be approved. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,896

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 7.766 ACRE TRACT OF LAND OUT OF NCB 14572, LOCATED 172.33' SOUTHWEST AND 253.43' SOUTHEAST OF THE INTERSECTION OF UHR LANE AND HIGGINS ROAD, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 4900 BLOCK OF HIGGINS ROAD, FROM "B-2" BUSINESS DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

* * * *

3. CASE 6788 - to rezone a 0.917 acre tract of land out of NCB 14697, being further described by field notes in the office of the City Clerk, 10064 Huebner Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the southeast side of Huebner Road, being 2,647.72' southwest of the intersection of Fredericksburg Road and Huebner Road, having 164.64' on Huebner Road and a depth of 240.3'.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,897

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 0.917 ACRE TRACT OF LAND OUT OF NCB 14697, LOCATED ON THE SOUTHEAST SIDE OF HUEBNER ROAD, BEING 2,647.72' SW OF THE INTERSECTION OF FREDERICKSBURG ROAD AND HUEBNER ROAD, HAVING 164.64' ON HUEBNER ROAD AND A DEPTH OF 240.3', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 10064 HUEBNER ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY.

* * * *

4. CASE 6807 - to rezone Lots 6 and 7, Block 22, NCB 15945, from "B-2" Business District to "R-1" Single Family Residential District, located east of the intersection of Hopes Ferry and Independence Avenue, having 200' on Independence Avenue and 225' on Hopes Ferry.

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. Billa made a motion that the recommendation of the Zoning Commission be approved. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,898

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 6 AND 7, BLOCK 22, NCB 15945, 12806-12810 INDEPENDENCE AVENUE, FROM "B-2" BUSINESS DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

* * * *

5. CASE 6819 - to rezone an 8.128 acre tract of land out of NCB 15724, being further described by field notes filed in the office of the City Clerk, 12100 Block of O'Connor Road, from "B-1" Business District to "R-1" Single Family Residential District, located on the northeast side of O'Connor Road and 895' southeast of the intersection of Lookout Drive and O'Connor Road, being 100' northeast of O'Connor Road, having a width of 569.94' and depth of 660.93' and a 1.308 acre tract of land out of NCB 15724, being further described by field notes filed in the office of the City Clerk, from "B-1" Business District to "R-2A" Three and Four Family Residential District, located on the northeast side of O'Connor Road, 895' southeast of the intersection of Lookout Drive and O'Connor Road, having 570' on O'Connor Road and a depth of 100'.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, 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: Pyndus, Billa, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,899

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 AN 8.128 ACRE TRACT OF LAND OUT OF NCB 15724, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12100 BLOCK OF O'CONNOR ROAD, FROM "B-1" BUSINESS DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT AND A 1.308 ACRE TRACT OF LAND OUT OF NCB 15724, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "B-1" BUSINESS DISTRICT TO "R-2A" THREE AND FOUR FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

6. CASE 6804 - to rezone Lot 20, Block 9, NCB 15699, 12719 Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the northwest side of Nacogdoches Road, being 295' southwest of the intersection of Nacogdoches Road and Bell Drive, having 80' 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. Pyndus 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 northwest property line. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,900

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 20, BLOCK 9, NCB 15699, 12719 NACOGDOCHES ROAD, FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTHWEST PROPERTY LINE.

* * * *

7. CASE 6790 - to rezone a 0.57 acre tract of land out of NCB 11688, 4702 West Avenue, from "E" Office District to "B-1" Business District, located on the east side of West Avenue, being 20' north of the intersection of West Avenue and Arroya Vista Drive, having 100' on West Avenue and a depth of 250', being further described by field notes filed in the office of the City Clerk.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, 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: Pyndus, Billa, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,901

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 0.57 ACRE TRACT OF LAND OUT OF NCB 11688, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 4702 WEST AVENUE, FROM "E" OFFICE DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

8. CASE 6813 - to rezone the south 65' of Lot 5, Block 3, NCB 14687, in the 5700 Block of Babcock Road, from Temporary "R-1" Single Family Residential District to "O-1" Office District, located on the northeast side of Babcock Road, being 238.21' southeast of the cutback between Huebner Road and Babcock Road, having 65' on Babcock Road and a depth of 200'.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,902

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 65' OF LOT 5, BLOCK 3, NCB 14687, IN THE 5700 BLOCK OF BABCOCK ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY

RESIDENTIAL DISTRICT TO "O-1" OFFICE
DISTRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED, IF NECESSARY.

* * * *

9. CASE 6802 - to rezone Lots 83 and 84, Block 2, NCB 11966, 614 Isom Road, from "A" Single Family Residential District to "B-3" Business District, located on the southeast side of Isom Road, being 164.8' northeast of the intersection of Isom Road and East Ramsey Road, having 180' on Isom Road and a depth of 197.5'.

Mr. Gene Camargo, Planning Administration, explained the proposed change, which the Zoning 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 Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,903

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 83 AND 84,
BLOCK 2, NCB 11966, 614 ISOM ROAD,
FROM "A" SINGLE FAMILY RESIDENTIAL
TO "B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED,
IF NECESSARY.

* * * *

77-21

ISOM ROAD

Councilman Teniente mentioned that Isom Road is considered one of the worst roads in San Antonio and stated that it is in a deplorable condition. He inquired of the staff when this road is scheduled for repair.

Mr. Stewart Fischer, Traffic and Transportation Director, stated that Isom Road is one of the streets scheduled for funding in the Capital Improvement Project and this Bond Issue would be the first possible source of funds. In response to Mr. Teniente, Mr. Fischer further stated that Isom Road was considered in the Urban Systems Plan but there were so many other priorities that Isom Road could just not be included.

Mr. Hartman asked Mr. Fischer if McCullough Avenue was being included in the Urban Systems Project. Mr. Fischer stated he will report back to Council on this matter.

10. CASE 6827 - to rezone the north 70' of Lot 3, Block 2, NCB 8332, 2208 Cincinnati Avenue, from "F" Local Retail District to "B-3" Business District, located on the south side of Cincinnati Avenue, being 50' west of the intersection of Cincinnati Avenue and Epworth Street, having 50' on Cincinnati Avenue and a depth of 70'.

April 21, 1977
nr

-7-

00651

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

Mr. Roel Ruiz, the applicant, stated he would like the requested change in zone to operate an auto parts repair shop on a part-time basis, that is, weekends and evenings. He then described the surrounding businesses in the area.

Mrs. Sandra Bauermann, representing herself and her husband, spoke against the zoning change. She said that they are familiar with the subject property and there is no off-street parking available.

In response to Mr. Pyndus, Mr. Camargo stated that at the time that the certificate of occupancy is issued, adequate off-street parking must be provided for.

Mr. Ruiz, speaking in rebuttal, stated that most of the auto parts to be repaired will be brought in by his cousin in a truck causing a minimal amount of additional traffic. He asked the Council for favorable consideration of his request.

After consideration, Rev. Black moved to uphold the recommendation of the Zoning Commission and grant the rezoning. 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, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,904

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 70'
OF LOT 3, BLOCK 2, NCB 8332, 2208
CINCINNATI AVENUE, FROM "F" LOCAL
RETAIL TO "B-3" BUSINESS DISTRICT.

* * * *

11. CASE 6846 - to rezone a 3.89 acre tract of land out of NCB 7650, being further described by field notes filed in the office of the City Clerk, in the 900 block of White Avenue, in the 700 block of Riverside Drive, from Historic "B" Two Family Residential District to Historic "I-1" Light Industry District, located south of the intersection of White Avenue and Riverside Drive, having 356.65' on White Avenue and 1001.12' on Riverside 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 the staff had recommended denial of "I-1" zoning and instead had recommended approval of "R-3" and "B-2" zoning. He said that the subject property lies within the Historic Mission Parkway District. The Mission Parkway Zoning Plan which is to be used as a guide indicates "R-3" Multi-family Residential zoning for this property. There is "JJ" zoning to the northeast and "F" zoning to the north of the subject property. To the southwest is the San Antonio River and Mission County Park. Considering the commercial zoning to the northeast, the staff had recommended "B-2" Business District at the intersection of White Avenue and Riverside Drive with "R-3" Multi-family Residential District recommended for the remaining portion.

Mr. Jack Kaufmann, representing the applicants (the Youngblood family which owns Southern Steel Company) stated they would like the requested change in zone for the construction of a light manufacturing operation. He stated that they have met and presented their plans to the Mission Task Force Committee and the River Corridor Committee, and no objections were expressed by either of these organizations. He

then displayed plans of the proposed structure.

Mr. Billa said that he is very familiar with this area and, in his opinion, with the 50' setback that is proposed, the zoning change would be appropriate.

After consideration, Mr. Teniente moved to uphold the recommendation of the Zoning Commission and grant the rezoning. Mr. Billa seconded the motion.

Mrs. Pat Osborne, Historic Preservation officer, in response to Mr. Hartman, stated that she does not have any objection to this proposed use and housing is not practical in this area. She further stated that the appearance of the structure will have to be approved by the Historic Review Board.

No citizen appeared to speak in opposition.

On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,905

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 3.89 ACRE TRACT
OF LAND OUT OF NCB 7650, LOCATED SOUTH
OF THE INTERSECTION OF WHITE AVENUE AND
RIVERSIDE DRIVE, HAVING 356.65' ON
WHITE AVENUE AND 1001.12' ON RIVERSIDE
DRIVE, BEING FURTHER DESCRIBED BY FIELD
NOTES FILED IN THE OFFICE OF THE CITY CLERK,
IN THE 900 BLOCK OF WHITE AVENUE, IN THE
700 BLOCK OF RIVERSIDE DRIVE, FROM HISTORIC
"B" TWO FAMILY RESIDENTIAL DISTRICT TO
HISTORIC "I-1" LIGHT INDUSTRY DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED, IF NECESSARY.

* * * *

12. CASE 6801 - to rezone the northwest 264.88' of Lot E, NCB 13837, being further described by field notes filed in the office of the City Clerk, 14803 Jones Maltsberger Road, from Temporary "A" Single Family Residential District to "B-2" Business District, located on the northwest side of Jones Maltsberger Road, and 720' southwest of the intersection of Heimer Road and Jones Maltsberger Road, being 425' northwest of Jones Maltsberger Road, having a width of 222' and a depth of 264.88'; and the southeast 425' of Lot E, NCB 13837, being further described by field notes filed in the office of the City Clerk, 14803 Jones Maltsberger Road, from Temporary "A" Single Family Residential District to "B-3" Business District, located on the northwest side of Jones Maltsberger Road, 720' southwest of the intersection of Heimer Road and Jones Maltsberger Road, having 222' on Jones Maltsberger Road and a depth of 425'.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. 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, Black, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Rohde, Nielsen.

AN ORDINANCE 47,906

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 NORTHWEST 264.88' OF LOT E, NCB 13837, 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 AND THE SOUTHEAST 425' OF LOT E, NCB 13837, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

13. CASE 6799 - to rezone Tract D, NCB 12172, 2016 Austin Highway, from "A" Single Family Residential District to "B-3" Business District, located on the southeast side of Austin Highway, being 470' southwest of the intersection of Austin Highway and Lanark Drive, having 89' on Austin Highway and a depth of 600'.

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. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. 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, Black, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman Rohde, Nielsen.

AN ORDINANCE 47,907

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 D, NCB 12172, 2016 AUSTIN HIGHWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

14. CASE 6814 - to rezone Lots 4 through 6, and Lot 28, NCB 7346, 2614 Nogalitos, from "F" Local Retail District and "C" Apartment District to "B-2" Business District, located northeast of the intersection of Nogalitos Street and Prado Street, having 113.22' on Nogalitos Street and 199.5' on Prado 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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary, and that a six foot solid screen fence is erected and maintained along the east property line. 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, Black, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Rohde, Nielsen.

AN ORDINANCE 47,908

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 4 THROUGH 6, AND LOT 28, NCB 7346, 2614 NOGALITOS STREET, FROM "F" LOCAL RETAIL DISTRICT AND "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY, AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

15. CASE 6836 - to rezone Lots 6 through 10, Block 2, NCB 3721, 3306 Clark Avenue, from "F" Local Retail District to "B-3" Business District, located on the east side of Clark Avenue, being 150' south of the intersection of Glover Street and Clark Avenue, having 150' on Clark Avenue and a depth of 100'.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary, and that a six foot solid screen fence is erected and maintained along the east property line. 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, Black, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Rohde, Nielsen.

AN ORDINANCE 47,909

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 6 THROUGH 10, BLOCK 2, NCB 3721, 3306 CLARK AVENUE, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED,

IF NECESSARY, AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE EAST PROPERTY LINE.

* * * *

16. CASE 6843 - to rezone Lot 8 and the remaining portion of Lots 6 and 7, Block 20, NCB 13035, in the 800 block of Rexford Drive, from "A" Single Family Residential District to "B-3" Business District, located northeast of the intersection of the proposed 281 North Expressway and Rexford Drive, having 145' on the proposed 281 North Expressway and 90' on Rexford Drive.

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

In response to Mr. Pyndus, Mr. Camargo stated that the staff had not made a definite recommendation because they had not received a response from the adjacent property owners. The 29 homes in the area are surrounded by a freeway, an area which has been in transition to "I-1" industrial uses for the past ten years. The staff feels that these 29 lots will eventually be developed into "I-1" industrial use. The homeowners have not objected to the requested change and the staff felt that perhaps the neighborhood is in favor of this transition.

Mr. Hartman moved to approve the requested change.

Mr. Pyndus stated that he had always tried to protect the neighborhood, but if the residents did not object, he wouldn't either and he seconded the motion.

Mr. Teniente spoke against the motion because of the uses allowed in "B-3" zoning.

Mr. Billa also spoke against the motion.

Mr. Pyndus then suggested that this case be postponed for 30 days in order that the homeowners be advised and let their wishes be known in this matter.

Council concurred with this suggestion.

Mr. Hartman then withdrew his motion to approve, and Mr. Pyndus withdrew his second.

On roll call, the motion to postpone carried by the following vote: AYES: Pyndus, Billa, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

Case 6843 was postponed 30 days.

17. CASE 6815 - to rezone a 1.0 acre tract of land out of NCB 14618, being further described by field notes described in the office of the City Clerk, in the 8300 block of Eckhert Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the south side of Eckhert Road, being 250.5' east of the intersection of Eckhert Road and Lincoln Road, having 140' on Eckhert Road and a depth of 311.34'.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, 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: Pyndus, Billa, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen.

AN ORDINANCE 47,910

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 1.0 ACRE TRACT OF LAND OUT OF NCB 14618, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, LOCATED ON THE SOUTH SIDE OF ECKHERT ROAD, BEING 250.5' EAST OF THE INTERSECTION OF OF ECKHERT ROAD AND LINCOLN ROAD, HAVING 140' ON ECKHERT ROAD AND A DEPTH OF 311.34', IN THE 8300 BLOCK OF ECKHERT ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

77-21 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Black presided.

18. CASE 6766 - to rezone a 7.5 acre tract of land out of NCB 14035, being further described by field notes filed in the office of the City Clerk, 10500 Block of I. H. 10 Expressway, from "O-1" Office District and "B-2" Business District to "B-3" Business District, located on the northeast side of I. H. 10 Expressway, being 380' south-east of the intersection of Ramsgate and I. H. 10 Expressway, having 967.66' on I. H. 10 Expressway and a maximum depth of 428.32'.

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. Billa made a motion that the recommendation of the Zoning Commission be approved, provided that the property is replatted, if necessary, and that a non-access easement is imposed as per Exhibit A. 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, Black, Hartman, Teniente; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen, Cockrell.

AN ORDINANCE 47,911

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 7.5 ACRE TRACT OF LAND OUT OF NCB 14035, LOCATED ON THE NORTHEAST SIDE OF I. H. 10 EXPRESSWAY, BEING 380' SOUTHEAST OF THE INTERSECTION OF RAMSGATE AND I. H. 10 EXPRESSWAY, HAVING 967.66' on I. H. 10 EXPRESSWAY AND A MAXIMUM DEPTH OF 428.32',

BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 10500 BLOCK OF I. H. 10 EXPRESSWAY, FROM "O-1" OFFICE DISTRICT AND "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT THE PROPERTY IS REPLATTED, IF NECESSARY, AND THAT A NON-ACCESS EASEMENT IS IMPOSED AS PER EXHIBIT A.

* * * *

19. CASE 6761 - to rezone Lots 1 through 3, Block 1, NCB 3037, 3202-3208 West Commerce Street, from "H" Local Retail District to "B-3" Business District, located southwest of the intersection of West Commerce Street and South Hamilton Street, having 150' on West Commerce Street, and 157.1' on South Hamilton 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. Teniente 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 south property line. 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, Black, Hartman, Teniente; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen, Cockrell.

AN ORDINANCE 47,912

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 1, NCB 3037, 3202-3208 WEST COMMERCE STREET, FROM "H" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

* * * *

20. CASE 6780 - to rezone the north 80' of Lot 4, NCB 16072, in the 5300 block of Casa Bella Street, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the north side of Casa Bella Street 66.6' southeast of the intersection of I. H. 10 Expressway and Casa Bella Street, being approximately 234' north and having a width of 143.39' and a depth of 80'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change which the Zoning Commission recommended be approved by the City Council. Mr. Camargo said that the staff had recommended denial of the request and recommends that the business zoning be established at the major intersections along I. H. 10 Expressway rather than creating a strip zoning situation along this thoroughfare.

No citizen appeared to speak in opposition.

After consideration, Mr. Teniente moved to uphold the recommendation of the Zoning Commission and grant the rezoning. The motion died for lack of a second.

Mr. Pyndus then moved for denial based on the staff's recommendation. Mr. Hartman seconded the motion for discussion purposes.

In response to Mr. Hartman's question, Mr. Camargo stated that the original request was for "B-2" business on the entire tract. Mr. Camargo then stated that Mr. Frank Hendricks, the applicant, had amended his request to "B-2" Business District only on the north 80' of Lot 4 so that he could construct a 30' by 40' building on the rear of the property to house his business. Mr. Camargo further stated that the applicant enjoys non-conforming rights on the subject property.

Mr. Billa moved that the case be postponed due to the absence of Council members. Mr. Hartman seconded the motion.

Later in the meeting, Mr. Frank Hendricks, the applicant, appeared before the Council and explained the need for the request in zoning in order to expand his existing business which deals in fire-arms engraving, custom jewelry making, and custom, limited-edition, buckle making; and the change would not be detrimental to the neighborhood.

After discussion, Dr. Nielsen moved to approve the requested change in zone provided that proper replatting is accomplished, if necessary. 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, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: None; ABSTAIN: Cisneros, Cockrell; ABSENT: None.

AN ORDINANCE 47,913

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 80' OF LOT 4, NCB 16072, IN THE 5300 BLOCK OF CASA BELLA STREET, FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

21. CASE 6756 - to rezone the south 50' of Lot C, Block 1, NCB 11697, 5425 Blanco Road, from "F" Local Retail Business to "B-3" Business District, located on the west side of Blanco Road, being 75' south of the intersection of Jackson Keller Road and Blanco Road, having 50' on Blanco Road and a depth of 121.08'.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved. 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, Black, Hartman, Teniente; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen, Cockrell.

AN ORDINANCE 47,914

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 50' OF LOT C, BLOCK 1, NCB 11697, 5425 BLANCO ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

22. CASE 6806 - to rezone Lot 50 and a 0.75 acre tract of land out of Block A, NCB 11532, being further described by field notes filed in the office of the City Clerk, 1819 Bandera, from "A" Single Family Residential District to "B-3" Business District, located on the southwest side of Bandera Road, being 280' northwest of the intersection of Bandera Road and Bloomfield Drive, having 148.4' on Bandera Road and a maximum depth of 622.65'.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, 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: Pyndus, Billa, Black, Hartman, Teniente; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen, Cockrell.

AN ORDINANCE 47,915

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 50 AND A 0.75 ACRE TRACT OF LAND OUT OF BLOCK A, NCB 11532, LOCATED ON THE SOUTHWEST SIDE OF BANDERA ROAD, BEING 280' NORTHWEST OF THE INTERSECTION OF BANDERA ROAD AND BLOOMFIELD DRIVE, HAVING 148.4' ON BANDERA ROAD AND A MAXIMUM DEPTH OF 622.65', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 1819 BANDERA ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

23. CASE 6742 - to rezone Lots 4 through 6, Block 37, NCB 2032, 1802 Cincinnati Avenue, from "D" Apartment District to "B-2" Business District, located southwest of the intersection of Peacock Avenue and Cincinnati Avenue, having 150' on Cincinnati Avenue and 155.6' on Peacock Avenue.

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. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary, and that a six foot solid screen fence is erected and maintained along the south property line. 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, Black, Hartman, Teniente; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen, Cockrell.

AN ORDINANCE 47,916

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 4 THROUGH 6, BLOCK 37, NCB 2032, 1802 CINCINNATI AVENUE, FROM "D" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY, AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

* * * *

24. CASE 6809 - to rezone a 2.822 acre tract of land out of NCB 16411, being further described by field notes filed in the office of the City Clerk, in the 14000 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 between Cattleman Drive and O'Connor Road, having 306.32' on Nacogdoches Road; and 142.31' on O'Connor Road and a 0.245 acre tract of land out of NCB 16411, being further described by field notes filed in the office of the City Clerk, in the 14000 block of Nacogdoches Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located west of the intersection of Nacogdoches Road and Cattleman Drive, having 90' on Nacogdoches Road and 120' on Cattleman Drive.

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

Mr. Don Frazor, representing the applicant, stated that the Planning Commission had recommended a non-access easement along the southwest side of Cattleman Drive. He spoke of the high speed limit on Nacogdoches Road and stated that anyone living in the subdivision to the north that would want to go into the subject property would have to go through this high speed artery and then turn back in if the access on Cattleman is denied. He feared a safety problem would be created. He asked the Council to withdraw this stipulation.

In response to Mr. Pyndus' question, Mr. Camargo stated that the staff had not recommended the non-access easement.

No one spoke in opposition.

After consideration, Mr. Teniente moved to uphold the recommendation of the Zoning Commission and grant the rezoning provided that proper replatting is accomplished, if necessary, and that a six foot solid screen fence is erected and maintained adjacent to the single family residences. 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, Black, Hartman, Teniente; NAYS: None; ABSENT: Cisneros, Rohde, Nielsen, Cockrell.

AN ORDINANCE 47,917

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 2.822 ACRE TRACT OF LAND OUT OF NCB 16411, LOCATED ON THE NORTHWEST SIDE OF NACOGDOCHES ROAD BETWEEN CATTLEMAN DRIVE AND O'CONNOR ROAD, HAVING 306.32' ON NACOGDOCHES ROAD; 200' ON CATTLEMAN DRIVE; AND 142.31' ON O'CONNOR ROAD, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 14000 BLOCK OF NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT AND A 0.245 ACRE TRACT OF LAND OUT OF NCB 16411, LOCATED WEST OF THE INTERSECTION OF NACOGDOCHES ROAD AND CATTLEMAN DRIVE, HAVING 90' ON NACOGDOCHES ROAD AND 120' ON CATTLEMEN DRIVE, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 14000 BLOCK OF NACOGDOCHES ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY, AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ADJACENT TO THE SINGLE FAMILY RESIDENCES.

* * * *

25. 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. Pyndus moved to deny the requested change based on the staff's recommendation. Mr. Hartman seconded the motion.

After discussion, Mr. Teniente suggested that this case be postponed due to the absence of Council members.

Mr. Pyndus then withdrew his motion to deny and Mr. Hartman withdrew his second.

Mr. Pyndus then moved to postpone this case for 30 days. Mr. Hartman seconded the motion. On roll call, the motion, to postpone, carried by the following vote: AYES: Pyndus, Billa, Black, Hartman, Teniente, Nielsen; NAYS: None; ABSENT: Cisneros, Rohde, Cockrell.

Case 6508 was postponed for 30 days.

26. CASE 6838 - to rezone the southeast 110' of Lot 33, Block 3, NCB 13765, in the 10300 block of Eveningway Drive, from Temporary "A" Single Family Residential District to "B-3" Business District, located on the northwest side of Eveningway Drive, being 600' northeast of the intersection of Starlight Terrace Drive and Eveningway Drive, having 218.76' on Eveningway Drive and a depth of 110'.

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. Billa 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: Pyndus, Billa, Black, Hartman, Teniente, Nielsen; NAYS: None; ABSENT: Cisneros, Rohde, Cockrell.

AN ORDINANCE 47,918

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 SOUTHEAST 110' OF LOT 33, BLOCK 3, NCB 13765, IN THE 10300 BLOCK OF EVENINGWAY DRIVE, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

27. CASE 6840 - to rezone the south 414.72' of the east 155.91' of Lot 20, NCB 15356, 8003 Marbach Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located northwest of the intersection of Marbach Road and Meadow Way, having 155.91' on Marbach Road and 414.42' on Meadow Way.

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. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished, if necessary. 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, Black, Hartman, Teniente, Nielsen; NAYS: None; ABSENT: Cisneros, Rohde, Cockrell.

AN ORDINANCE 47,919

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 414.72' OF THE EAST 155.91' OF LOT 20, NCB 15356, 8003 MARBACH ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

00663

28. CASE 6829 - to rezone a 8.1003 acre tract of land out of NCB 15569, being further described by field notes filed in the office of the City Clerk, in the 6800 and 6900 blocks of Marbach Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southwest of the cutback between Marbach Road and Pinn Road, having 148.97' on Pinn Road; 910.95' on Marbach Road and 70.48' on the cutback between Marbach Road and Pinn 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. Teniente made a motion that the recommendation of the Zoning Commission be approved. 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, Black, Hartman, Teniente, Nielsen; NAYS: None; ABSENT: Cisneros, Rohde, Cockrell.

AN ORDINANCE 47,920

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 AN 8.1003 ACRE TRACT OF LAND OUT OF NCB 15569, LOCATED SOUTHWEST OF THE CUTBACK BETWEEN MARBACH ROAD AND PINN ROAD, HAVING 148.97' ON PINN ROAD: 910.95' ON MARBACH ROAD AND 70.48' ON THE CUTBACK BETWEEN MARBACH ROAD AND PINN ROAD, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 6800 AND 6900 BLOCKS OF MARBACH ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

77-21 Mayor Cockrell returned to the meeting and presided.

77-21 GOODWILL VISIT BY OFFICIALS OF FIESTA SAN JACINTO ASSOCIATION

Mr. Reynolds Andricks, President of the Fiesta San Jacinto Association, appeared before the Council with visitors from Minneapolis and St. Paul, Minnesota.

Mr. Andricks then introduced members of the Board of Directors of the Fiesta San Jacinto Association. He then introduced the Honorary Grand Marshall, Mr. Gene Strohman, President of the International Festival Association and Manager of the St. Paul Winter Carnival.

Mr. Gene Strohman extended greetings to the Mayor and members of the City Council and introduced the Queen of Snows, Miss Michelle Rafferty. Miss Rafferty then presented Mayor Cockrell with a certificate naming her "Royal Mayor with San Antonio Fiesta Flair." She also presented Mayor Cockrell with a "Snowball" from Minneapolis.

Mr. Andricks then introduced Miss Fiesta of 1977, Miss Karen Randol, and members of the Fiesta Galaxie. Each member of the Galaxie then greeted the Council.

Mr. Andricks also introduced Miss Fiesta of 1950, Mrs. Jane Crawford, who was visiting the City of San Antonio during Fiesta Week.

77-21 Mayor Cockrell was obliged to leave the meeting and Mayor Pro-Tem Black presided.

29. CASE 6805 - to rezone the west 125' of Tract E, NCB 7530, 200 block of Billy Mitchell Road, from "F" Local Retail District to "I-1" Light Industry District, located on the northeast corner of the intersection of Gilmore Avenue and Billy Mitchell Road; having 300' on Gilmore Avenue and 125' on Billy Mitchell Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be approved by the City Council. Mr. Camargo stated that letters had been passed out to each Council member from Colonel Smith, Department of the Air Force.

In response to Mr. Pyndus, Mr. Camargo stated that a lesser zoning, such as "B-3" would not be practical because judging from the lack of retail uses in the present facility it appears that the need of retail services at the location is no longer in demand.

In response to Dr. Nielsen, Mr. Jack Efron, Attorney representing the applicant, stated that they did not have any plans to erect any large signs on the subject property and would be against such signage.

Mr. Pyndus express his concern that the "I-1" zoning classification would change the nature of the area.

Mr. Teniente stated that, in his opinion, the proposed use of the subject property would not be detrimental to the area; and, in fact, would benefit the area. He then moved to uphold the recommendation of the Zoning Commission and grant the rezoning provided that the property be replatted, if necessary. Dr. Nielsen seconded the motion.

Mr. Pyndus spoke against the motion to approve and again stated that the character of the neighborhood would be affected.

On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Teniente, Nielsen; NAYS: Pyndus, Hartman; ABSENT: Rohde, Cockrell.

AN ORDINANCE 47,921

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE WEST 125' OF TRACT E, NCB 7530, 200 BLOCK OF BILLY MITCHELL ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

30. CASE 6839 - to rezone Lots 1, 2 and the remaining portion of Lots 18, 19 and 20, Block 55, NCB 7107, 1434-1438 Fresno Drive, 1437 West Olmos Drive, from "B" Two Family Residential District to "B-2" Business District, located on the east side of Santa Paula Avenue between Fresno Drive and Olmos Drive, having 218.48' on Santa Paula Avenue; 100' on Fresno Drive; and 178.52 on Olmos Drive.

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

Mrs. Katalina Davis, representing the applicant, Mrs. Josephine H. Ortiz, stated that they are requesting "B-2" Business zoning so that the applicant can sell the subject property and same can be used for commercial purposes. She then described the surrounding area which is commercial in nature.

Mr. D. C. Catacalos spoke in favor of the requested change in zone because, in his opinion, the subject property is no longer suitable for residential use. He urged the Council to approve the re-zoning.

Mr. Tom Rohde stated that, if the zoning is approved, he will make an offer to purchase the property. He asked the Council to approve the request.

Mrs. James B. Webb stated that he had purchased his property in 1975 under the assumption that this was an old, established residential neighborhood. He felt that this change would be detrimental to the area.

Mr. David Lust also spoke in opposition to the requested change in zone because this will devalue his property.

Dr. Nielsen then moved to uphold the recommendation of the Zoning Commission and grant the requested change in zoning. The motion died for lack of a second.

Mr. Teniente then moved for denial of the zoning change. Dr. Cisneros seconded the motion. On roll call, the motion to deny carried by the following vote: AYES: Billa, Cisneros, Black, Hartman, Teniente; NAYS: Nielsen; ABSTAIN: Rohde; ABSENT: Pyndus, Cockrell.

After discussion, Dr. Cisneros said that perhaps a compromise could be arrived at and re-opened the discussion.

In response to Mr. Hartman, Mrs. Davis said that they would be agreeable to "B-1" zoning.

(At this point, Mayor Cockrell returned to the meeting and presided.)

In response to Mr. Pyndus, Mr. Camargo described the uses allowed in "F" Local Retail zoning and the reasons why the staff had recommended approval of the requested change.

Dr. Cisneros then moved to reconsider the vote. Rev. Black seconded the motion. On roll call, the motion to reconsider carried by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Cockrell; NAYS: Hartman, Teniente; ABSTAIN: Rohde; ABSENT: Nielsen.

Dr. Cisneros then moved to approve "B-1" zoning in lieu of "B-2" zoning. Rev. Black seconded the motion.

Mr. Teniente spoke against the motion to approve "B-1" zoning because the change would be detrimental to the character of the neighborhood.

Dr. Nielsen said that, in his opinion, the "B-2" zoning would not be detrimental to the neighborhood.

On roll call, the motion to approve "B-1" zoning failed to carry by the following vote: AYES: Pyndus, Billa, Black, Hartman; NAYS: Teniente, Nielsen, Cockrell; ABSTAIN: Cisneros, Rohde; ABSENT: None.

Case 6839 was denied.

Mayor Cockrell declared the Public Hearing on a proposed amendment to Section 42-45.7 of the City Code open.

Mr. Gene Camargo, Planning Administrator, explained that, at the request of the City Council, the Zoning Commission held "A Public Hearing" on February 8, 1977, to consider an amendment to the Zoning Ordinance that would permit the one-operator barber or beauty shop in a residential zoning classification. This use would be permitted after a public hearing and approval from the Board of Adjustment. He then described some of the restrictions imposed on this use.

Mr. Hartman spoke in favor of the amendment.

Mayor Cockrell then declared the public hearing closed.

Mr. Camargo then stated that the Zoning Commission had recommended denial of the amendment.

Mr. Hartman moved to approve the amendment. Mr. Billa seconded the motion.

Mr. Teniente stated that he was not aware that barber shops were to be included and would like to see barber shops deleted in the matter.

Mr. Pyndus spoke against the motion to approve because of the Zoning Commission's recommendation against commercial activity in residential areas and the cost of enforcing this ordinance.

After discussion, Council concurred that barber shops be deleted from the ordinance.

Mr. Hartman then moved to amend the ordinance by deleting the reference to barber shops. Mr. Billa seconded the motion.

The Clerk read the following Ordinance:

AN ORDINANCE 47,922

AMENDING SECTION 42-45.7 OF THE CITY CODE
BY ADDING SUBSECTION (f) REGULATING BEAUTY
SHOPS IN RESIDENTIAL AREAS.

* * * *

Mrs. Dutmer spoke against the amendment but further stated that if one-chair beauty shops are to be allowed, then one-chair barber shops should also be permitted.

On roll call, the motion to amend carried by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

In response to Mr. Pyndus' question as to how the traffic would be handled with reference to off-street parking, Mr. Camargo explained that each case would have to be handled individually by the Board of Adjustment.

On roll call, the motion as amended, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

31. CASE 6778 - to rezone a 11.706 acre tract of land out of NCB 15258, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located northwest of the intersection of Elm Valley Drive and Five Palms Drive, having 181.16' on Elm Valley Drive and 1054.66' on Five Palms Drive, and a 22.56 acre tract of land out of NCB 15258, 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, located on the west side of Five Palms Drive, being 300.74' south of the intersection of Medina Base Road and Five Palms Drive, having 468' on Five Palms Drive and a maximum depth of 1686' and a 11.547 acre tract of land out of NCB 15258, 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, located southwest of the intersection of Medina Base Road and Five Palms Drive, having 300.74' on Five Palms Drive and 1663.08' on Medina Base Road.

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

No citizen appeared to speak in opposition.

Mr. Teniente moved to approve the requested change provided that proper replatting is accomplished, if necessary, and that a 70 foot building setback line is imposed along the requested "B-2" area. Dr. Nielsen seconded the motion.

In response to Mr. Pyndus' question regarding the staff's recommendation that the requested "R-3" zoning be extended north to a point opposite the single family dwellings on Branch Valley Drive, Mr. Camargo stated that the Zoning Commission did not recommend "R-3" in this area and instead recommended a 70' building setback line along the requested "B-2" portion.

Mr. Pyndus then moved to amend the motion as recommended by staff. Mr. Hartman seconded the motion.

Mr. Herb Quiroga, representing the applicant, stated that the 70' building setback which they have agreed to means that there will be no building any closer than 70' from the street. He said that they could build apartments 25 feet from the street, and the apartments would be a further encroachment than the proposed commercial development with a 70' setback.

In response to Mr. Pyndus, Mr. Camargo stated that the 70' setback line serves a useful purpose in that the commercial development will be built away from the street and provides for open space between the structure and the residential area.

After consideration, Mr. Pyndus withdrew his amendment and Mr. Hartman withdrew his second.

On roll call, the motion to approve, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell.

AN ORDINANCE 47,923

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 11.706 ACRE TRACT OF LAND OUT OF NCB 15258, LOCATED NORTHWEST OF THE INTERSECTION OF ELM VALLEY DRIVE AND FIVE PALMS DRIVE, HAVING 181.16' ON ELM VALLEY DRIVE AND 1054.66' ON FIVE PALMS DRIVE, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM

TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, AND A 22.56 ACRE TRACT OF LAND OUT OF NCB 15258, LOCATED ON THE WEST SIDE OF FIVE PALMS DRIVE, BEING 300.74' SOUTH OF THE INTERSECTION OF MEDINA BASE ROAD AND FIVE PALMS DRIVE, HAVING 468' ON FIVE PALMS DRIVE AND A MAXIMUM DEPTH OF 1686', 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 11.547 ACRE TRACT OF LAND OUT OF NCB 15258, LOCATED SOUTHWEST OF THE INTERSECTION OF MEDINA BASE ROAD AND FIVE PALMS DRIVE, HAVING 300.74' ON FIVE PALMS DRIVE AND 1663.08' ON MEDINA BASE ROAD, 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, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY, AND THAT A 70 FOOT BUILDING SETBACK LINE IS IMPOSED ALONG THE REQUESTED "B-2" AREA.

* * * *

77-21

GOODWILL VISIT BY KING ANTONIO LV
AND THE QUEEN OF THE ORDER OF THE ALAMO

The City Council was favored with a visit by King Antonio LV and the Queen of the Order of the Alamo. King Antonio, in the person of Mr. Tim Word, expressed appreciation to the City Council and the City staff for their splendid support of all of the Fiesta activities. He then introduced the Queen, Miss Lucille Oppenheimer, and the Princess, Miss Cindy Cadwaller.

Members of the City Council each greeted the visitors after which the King presented gifts to all of the Council members.

32. CASE 6639

This case was held pending the arrival of Mr. Frank Vega, Edwards Aquifer Protection Officer. See page 29 of these minutes.

33. CASE 6810 - to rezone a 3.66 acre tract of land out of NCB 11929, being further described by field notes filed in the office of the City Clerk, from "A" Single Family Residential District to "O-1" Office District, located southeast of the intersection of Jones Maltsberger Road and Sunset Road, having 1028.27' on Sunset Road and 1708.34' on Jones Maltsberger Road with a depth of 60' on both roads, and a 2.32 acre tract of land out of NCB 11929, being further described by field notes filed in the office of the City Clerk, from "A" Single Family Residential District to "B-3" Business District, located 60' south of Sunset Road and 60' east of Jones Maltsberger Road, being a strip of land 40' in depth with a total length of 2579.58' parallel to both Sunset Road and Jones Maltsberger Road, and an 18.24 acre tract of land out of NCB 11929, being further described by field notes filed in the office of the City Clerk, in the 7700 block of Jones Maltsberger Road, from "A" Single Family Residential District to "I-1" Light Industry District, located on the northwest side of the proposed U. S. Highway 281 North Expressway, being 106.96' southwest of the intersection of Sunset Road and the proposed U. S. Highway 281 North Expressway, having 1694.64' on the proposed U. S. Highway 281 North Expressway and a maximum depth of 878.08'.

April 21, 1977
nr

-25-

00669

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

Mr. Quincy Lee, the applicant, stated that they would like the requested change in zone in order to construct a business park on the property in question. He further stated that the proposed use will add to the tax base. He then described the surrounding area and urged the Council to approve this change in zone.

Mr. Steven Lee, representing the applicant, presented and described to each Council member a folder comprised of a rendering of the proposed building, site development plan, area map and zoning map, utility and drainage study, traffic study, restrictive covenants, permitted use study and legal opinion, council meeting minutes and Ordinance #47538, and a letter of support from a Little League. He also stated he would place restrictions in the deed to the property although the City has questioned the value of such covenants.

Mr. Tom Finlay, City Attorney, spoke to Mr. Hartman's questions on restrictive covenants. He said that the City cannot enforce the restrictions and that this would have to be a contractual arrangement with the property owners.

Mr. Bill Nelson representing Mr. John Henry, property owner of the property across the street from the subject property, spoke in favor of the requested change in zoning.

Mr. Richard Olsen also spoke in favor of the zoning change. He said that they had visited families within the 200 foot radius and most of the families are in favor of the change.

Mrs. Lillian Emley, 319 Glenmore, presented a petition of 283 signatures against the proposed change. She said that additional traffic will be generated on the already busy Jones Maltsberger Avenue. She also feared that the drainage problem will be increased. She asked the City not to approve the zoning and instead purchase this property for a park.

In response to Mr. Pyndus, Mr. Finlay again explained the restrictive covenants as far as individuals are concerned.

(At this point, 12:20 P. M., the meeting was recessed for lunch and reconvened at 2:00 P. M.)

CONTINUATION OF CASE 6810

Mr. Camargo stated that the petition submitted in opposition does not constitute 20 percent opposition so only five votes will be required to rezone the property.

Mrs. Crawford Reeder, 451 Pinewood Lane, stated that residents of the area are not in favor of the requested change. She said that the property is usable for single family housing, but she would rather see this property be developed for use as a public park. She also said that restrictive covenants are not valid since there is no signed contract. She urged the Council to deny the request, or at least to postpone this hearing so that they may be able to get more facts on the case.

Mr. Kenneth Dunn stated he lives across from the Portland Cement Company and said that the zoning is premature and referred to Ordinance 47538 passed January 6, 1977. He said that a public park would be the best use for the subject property. He also mentioned that there will be problems with the additional traffic that will be generated if the zoning request is granted. He also said that the zoning goes with the land, if the intended use falls through, the zoning will remain.

Mr. Pyndus read the report from the Traffic Department as follows: "A report from the Traffic Department stated that Oblate Drive and Sunset Road are secondary arterials on the Major Thoroughfare Plan. The Major Thoroughfare Plan calls for a direct connection between Oblate Drive and Sunset Road through the subject property. Engineering studies indicate the travel pattern demands do not need the connection. Direct access to U. S. Highway 281 North Expressway is not available to the subject property, however, there is an interchange with Jones Maltsberger Road, just south of Oblate Drive. Proper access and adequate off-street parking with adequate interior circulation will be required."

Mr. Pyndus then asked for more information from Mr. Fischer.

In rebuttal to the opposition, Mr. Steven Lee said that they have contacted everyone within the 200 foot radius, and he submitted 246 letters in support of the proposed change. He also said that they have no control over the truck traffic in the area.

Mr. Stewart Fischer, Director of Traffic and Transportation, responding to Mr. Pyndus' question, said that there have been two specific traffic studies made on this particular area, and most specifically as to whether or not they should provide a connection for Oblate Drive over to Sunset Road through this particular property as called for in the Major Thoroughfare Plan. One of the studies was made to determine the number of vehicles turning left from Sunset onto Jones Maltsberger and those that turned right from Jones Maltsberger onto Sunset and at the same time counting the vehicles turning right from Jones Maltsberger onto Oblate and left from Oblate. After the study was completed, it was determined that about 800 vehicles a day make this movement, indicating a low volume of traffic making this particular S-shaped movement. A capacity analysis of Jones Maltsberger was also made to see if it has sufficient traffic carrying capacity in order to take an increase, and it was found that the 1990 volume that is anticipated to be using Jones Maltsberger would be a little over 60 percent of its traffic-carrying capacity. So it is not anticipated that there will be a sizable problem in carrying the traffic that will be generated.

In response to Mr. Pyndus, Mr. Fischer stated that the study was made with and without development of the subject property. Also in response to Mr. Pyndus, Mr. Fischer stated that he would recommend that a road not go in that would intersect into Sunset with a curb as this connection would have.

In response to Mr. Hartman's question, Mr. Fischer stated that these studies were made in conjunction with the request for rezoning. Mr. Fischer stated that the matter still has to go before the Planning Commission in order to get a variance to the Major Thoroughfare Plan. Generally the Major Thoroughfare Plan is followed as a guide for development but if there are reasons to vary then studies are made to determine the variances. The Major Thoroughfare Plan was intended to be a temporary plan until all of the updates can be made.

Dr. Nielsen said that the Major Thoroughfare Plan has been amended in the past.

Mr. Ken Vickery, Engineer, stated that he has discussed the matter of flood control of the subject property with Mr. Bob Hahn, City Engineer, and explained that, if there is any encroachment within the Olmos Flood Basin, that they must compensate for that encroachment by providing additional volume on the site to compensate for the change in volume.

Mr. Hartman then said that the land is owned by the Portland Cement Company and, if the zoning is granted, the zoning stays. The applicant has not provided specific plans. The Legal staff has stated that the protective covenants are moot. Because of these reasons, he moved for denial of the zoning request. The motion died for lack of a second.

Mr. Pyndus asked for a postponement of this case because he still has several areas of concern with regard to traffic and residential opposition.

In response to Dr. Cisneros' question, Mr. Steven Lee said that Mr. Quincy Lee has a contract to purchase this property subject to zoning. A viable alternate use would be to build apartments on the subject property. If the zoning is approved, they plan to proceed with the construction as they presented to Council.

Mr. Quincy Lee also said that they have spent a lot of money and are prepared to proceed with this plan.

After consideration, Dr. Nielsen then moved to approve the zoning provided that proper replatting is accomplished, if necessary. Mr. Billa seconded the motion.

Mr. Hartman spoke against the motion to approve because if the deal falls through the zoning will remain.

In response to Mayor Cockrell, Mr. Finlay stated that the City can apply for a zoning change and, in fact, be an applicant in a zoning case.

On roll call, the motion to approve, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus, Hartman; ABSENT: None.

AN ORDINANCE 47,924

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 3.66 ACRE TRACT OF LAND OUT OF NCB 11929, LOCATED SOUTH-EAST OF THE INTERSECTION OF JONES MALTSBERGER ROAD AND SUNSET ROAD, HAVING 1028.27' ON SUNSET ROAD AND 1708.34' ON JONES MALTSBERGER ROAD WITH A DEPTH OF 60' ON BOTH ROADS, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, AND A 2.32 ACRE TRACT OF LAND OUT OF NCB 11929, LOCATED 60' SOUTH OF SUNSET ROAD AND 60' EAST OF JONES MALTSBERGER ROAD, BEING A STRIP OF LAND 40' IN DEPTH WITH A TOTAL LENGTH OF 2579.58' PARALLEL TO BOTH SUNSET ROAD AND JONES MALTSBERGER ROAD, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE FAMILY RESIDENTIAL TO "B-3" BUSINESS DISTRICT, AND AN 18.24 ACRE TRACT OF LAND OUT OF NCB 11929, LOCATED ON THE NORTHWEST SIDE OF THE PROPOSED U. S. HIGHWAY 281 NORTH EXPRESSWAY, BEING 106.96' SOUTHWEST OF THE INTERSECTION OF SUNSET ROAD AND THE PROPOSED U. S. HIGHWAY 281 NORTH EXPRESSWAY, HAVING 1694.64' ON THE PROPOSED U. S. HIGHWAY 281 NORTH EXPRESSWAY AND A MAXIMUM DEPTH OF 878.08', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, IN THE 7700 BLOCK OF JONES MALTSBERGER ROAD, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED, IF NECESSARY.

* * * *

Mayor Cockrell advised the persons in opposition that the staff and Zoning Commission had both recommended approval of the change; that some of the alternative uses would be less desirable to the neighborhood. She further stated that, if the deal does not go through, she will see that steps are taken to re-initiate another look at the zoning.

Dr. Cisneros asked that the staff keep the Council advised of the progress of the construction.

Mr. Hartman asked that the Council be advised by staff on the progress of the construction at the Council Meeting of July 21, and again at the Council meeting on October 20, 1977.

77-21 PRESENTATION OF ALCALDE TO MR. FRED BERRY

Mayor Cockrell welcomed Mr. Fred Berry, television personality starring as "Re-run" in the television series, "What's Happening!!" who was visiting the Council Meeting. She then presented Mr. Berry with a Proclamation making him "Honorary Mayor of La Villita."

77-21 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Billa, seconded by Dr. Cisneros, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 47,925

PERMITTING A FIREWORKS EXHIBITION TO BE HELD ON THURSDAY, APRIL 21, 1977 BY THE SAN ANTONIO FIESTA COMMISSION, INC. IN CONNECTION WITH THE FIESTA WEEK CELEBRATIONS.

* * * *

32. CASE 6639 - to rezone an 11.36 acre tract of land, save and except a 0.674 acre tract of land out of NCB 15676, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "P-1 (R-1)" Planned Unit Development Single Family Residential District, located on the west side of Jones Maltsberger Road, being approximately 4000' northeast of the intersection of Thousand Oaks Drive and Jones Maltsberger Road, having 80' on Jones Maltsberger Road and a maximum depth of 1080', and a 0.674 acre tract of land out of NCB 15676, being further described by field notes filed in the office of the City Clerk, in the 16000 block of Jones Maltsberger, from Temporary "R-1" (ERZD) Single Family Residential District Edwards Recharge Zone District to "P-1 (R-1)" (ERZD) Planned Unit Development Single Family Residential District Edwards Recharge Zone District, located on the west side of Jones Maltsberger Road, being approximately 4080' northeast of the intersection of Thousand Oaks Drive and Jones Maltsberger Road, having 310' on Jones Maltsberger Road and a maximum depth of 185'.

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

Mr. Frank Vega, Edwards Aquifer Protection Officer, stated that, in his opinion, residential development will cause the minimal potential of contaminating the Edwards Aquifer.

No one spoke in opposition.

After consideration, Mr. Rohde moved to uphold the recommendation of the Zoning Commission provided that proper platting is accomplished in accordance with the Planned Unit Development Ordinance. Mr. Billa seconded the motion.

The vote was held pending the arrival of Council members who were absent at the time.

Later in the meeting, Mr. Camargo again explained the proposed change.

Mr. Hartman said that he will vote against the motion to approve the zoning because the property in question will drain into the recharge zone.

Mr. Pyndus spoke for the motion because he felt that this zoning would provide the most favorable type of development on the subject property.

Mayor Cockrell said that she would vote for the change in zone because it is more restrictive than what they would get without the change in zone.

On roll call, the motion to approve the zoning, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Rohde, Teniente, Nielsen, Cockrell; NAYS: Black, Hartman; ABSTAIN: Cisneros; ABSENT: None.

AN ORDINANCE 47,926

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 AN 11.36 ACRE TRACT OF LAND, SAVE AND EXCEPT A 0.674 ACRE TRACT OF LAND OUT OF NCB 15676, LOCATED ON THE WEST SIDE OF JONES MALTSBERGER ROAD, BEING APPROXIMATELY 4000' NORTHEAST OF THE INTERSECTION OF THOUSAND OAKS DRIVE AND JONES MALTSBERGER ROAD, HAVING 80' ON JONES MALTSBERGER ROAD AND A MAXIMUM DEPTH OF 1080', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "P-1 (R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENTIAL DISTRICT, AND A 0.674 ACRE TRACT OF LAND OUT OF NCB 15676, LOCATED ON THE WEST SIDE OF JONES MALTSBERGER ROAD, BEING APPROXIMATELY 4080' NORTHEAST OF THE INTERSECTION OF THOUSAND OAKS DRIVE AND JONES MALTSBERGER ROAD, HAVING 310' ON JONES MALTSBERGER ROAD AND A MAXIMUM DEPTH OF 185', BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 16000 BLOCK OF JONES MALTSBERGER ROAD, FROM TEMPORARY "R-1" (ERZD) SINGLE FAMILY RESIDENTIAL DISTRICT EDWARDS RECHARGE ZONE DISTRICT TO "P-1 (R-1)" (ERZD) PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENTIAL DISTRICT EDWARDS RECHARGE ZONE DISTRICT, PROVIDED THAT PROPERTY IS PROPERLY REPLATTED IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT ORDINANCE.

* * * *

City Attorney Finlay stated that the State Statute has required that in a case where there is a protest of 20 percent of landowners within 200', that it takes a 3/4 majority in order to effect a rezoning. The State law has never spoken on the question of whether it requires a 3/4 majority in the case of a negative recommendation from the Planning Commission; however, such a provision exists in the City's Ordinance. Last month, the Supreme Court of Texas, in a case arising out of San Antonio, did say that such provisions in zoning ordinances were not legal. So, the City is in the process of correcting the zoning map on all cases which have been declared by a five- or six-vote since the initial district court decision in the Lanier case. So, in effect, even on appeal cases, only five affirmative votes will be necessary to approve the zoning.

34. CASE 6792 - to rezone Lots 75 and 76, Block 1, NCB 7854, 613 West Pyron, from "B" Two Family Residential District to "B-3" Business District, located on the north side of Pyron Avenue, being 160.2' west of the intersection of Pleasanton Road and Pyron Avenue, having 50' on Pyron Avenue and a depth of 200'.

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

Mr. Jimmie Colebank, the applicant, stated that he would like the requested change in zone in order to operate a paint and body shop and described the surrounding area as already being commercial in nature. He also stated that he would be agreeable to "B-1" zoning.

In response to Mr. Pyndus' question, Mr. Camargo described the uses permitted in the "B-1" classification.

Mrs. Janie Gonzalez, first spoke representing Mrs. Janie Torres, against the proposed change because of the subject property's proximity to Harlandale High School. She then spoke against the change because of the additional traffic, noise and fumes that would be created. She urged the Council to deny the request.

In rebuttal, Mr. Colebank stated that there is a drainage ditch in back of the subject property and not suitable for residential use. He also said that the proposed use would enhance the property. He asked the Council for favorable consideration.

In response to Mr. Pyndus, Mr. Camargo said that the Zoning Commission and staff had both felt that a "B-1" classification would be appropriate at this location.

Mr. Rohde then moved to deny the rezoning and in lieu thereof recommended "O-1" zoning. The motion died for lack of a second.

Mr. Rohde then moved to uphold the recommendation of the Zoning Commission and deny the rezoning. Dr. Nielsen seconded the motion.

Mr. Pyndus said that he would favor a "B-1" classification and spoke against the motion to deny.

On roll call, the motion to deny the change in zone prevailed by the following vote: AYES: Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus, Billa.

Case 6792 was denied.

35. CASE 6800 - to rezone a 1.63 acre tract of land out of NCB A-21, being further described by field notes filed in the office of the City Clerk, from "B-3" Business District to "I-1" Light Industry District, located 245' east of South Flores Street, having 100' north of Baylor Street, having 180.09' in width and 468.75' in length.

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

Mr. Robert Diaz De Leon, representing the applicant, J. B. Gardea, explained that they would like the requested change in zoning in order to expand the existing "I-1" operation to the west of the subject property which deals in the light manufacturing of leather goods. He mentioned that the subject property lies adjacent to San Pedro Creek. He said that the staff and Zoning Commission had both recommended denial of "I-1" Light Industry District and in lieu thereof, recommended the approval of "B-3" Business District on the south 50' of the subject property, and "I-1" Light Industry District on the remaining portion. Mr. De Leon said that this recommendation would negate their plan in that the applicant could not then build his warehouse on that location. He urged the Council to approve the requested change to "I-1" zoning.

Mr. Manuel Landeros stated that he is opposed to the requested change because they do not want to change the character of their neighborhood.

The following persons also spoke in opposition:

Mr. Frank Gaytan, 151 East Baylor
 Mr. Avelino Davila, 150 East Baylor
 Mr. Andrew Salazar, 224 East Baylor
 Mrs. Mabel Norton, 114 Helena
 Mr. Joe Meza, COPS

* * * *

In rebuttal, Mr. De Leon stated that this property was previously a junkyard and it took his client almost two years to clean it up. Mr. De Leon also stated that many of the opponents' comments were irrelevant to the case.

After consideration, Mr. Teniente moved to grant the zoning to "I-1" as requested by the applicant. Mr. Billa seconded the motion.

Mr. Pyndus then read the staff's recommendation as follows: "Although the granting of "I-1" zoning, adjacent to residential development, does not provide for the best land use, the staff is of the opinion that the present adjacent zoning and its isolated location renders a portion of this request appropriate. In our opinion, rather than imposing a building setback along the south line, an area, say of 50', of "B-3" zoning would provide more protection to adjacent residences. The "B-3" zoning would not permit outside storage." Mr. Pyndus asked for staff's comment on this recommendation.

Mr. Camargo stated that leaving a strip in the present "B-3" zoning would, in the staff's opinion, be more effective than a building setback. The "B-3" zoning could be used for parking but not outside storage.

After discussion, Dr. Nielsen suggested a six foot solid screen fence be imposed to serve as a buffer.

On roll call, the motion to approve the rezoning failed to carry by the following vote: AYES: Billa, Black, Teniente, Nielsen; NAYS: Pyndus, Cisneros, Rohde, Cockrell; ABSENT: Hartman.

Case 6800 was denied.

77-21 The Clerk read the following Ordinance:

AN ORDINANCE 47,927

APPOINTING ALBERT PENA, JR. AS A MUNICIPAL COURT JUDGE AND SETTING HIS SALARY.

* * * *

Dr. Cisneros moved to approve the Ordinance. Rev. Black seconded the motion.

Dr. Nielsen stated that he hoped future Councils would see fit to appoint women to high appointive positions.

On roll call, the motion carrying with it the passage of the Ordinance prevailed by the following vote: AYES: Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSTAIN: Pyndus, Billa; ABSENT: None.

77-21 The Clerk read the following Ordinance:

AN ORDINANCE 47,928

AN ORDINANCE DIRECTING PUBLICATION OF NOTICE OF BOND SALE. (City of San Antonio Water Revenue Bonds, Series 1977, dated May 1, 1977, in the principal amount of \$7,000,000.)

* * * *

Mr. Robert Van Dyke, General Manager of the City Water Board, explained the Ordinance approving the official notice of sale and official bid form. He recommended that the Ordinance be approved and the sale of the bonds will go ahead on the 26th of May.

Mr. Sam Maclin, Bond Consultant for the City Water Board, explained that this is the last installment of a total of \$15,000,000 financing which was authorized last year. The reason for the installment sale was to have the benefit of the rate increase to reflect higher coverage.

Dr. Nielsen moved to approve the Ordinance. Mr. Billa seconded the motion. On roll call, the motion, carrying with it the passage of the Ordinance prevailed by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman.

Mr. Karl Wurz read a prepared statement protesting the bond sale. Mr. Wurz stated that the interest debt incurred would be the equivalent of \$45.5 million lost in local purchasing power. (A copy of Mr. Wurz' statement is filed with the papers of this meeting.)

City Manager Huebner stated that they have been informed that the City of San Antonio has retained its AA rating with Moodys.

77-21 The Clerk read the following Ordinance:

AN ORDINANCE 47,929

ACCEPTING THE HIGH BIDS FOR SALE OF SIXTY-ONE PARCELS OF REAL PROPERTY WHICH WERE ACQUIRED IN CONNECTION WITH THE MODEL CITIES HOUSING CENTER.

* * * *

Mr. Joe Madison, Executive Administrative Assistant to the City Manager, explained that the 61 parcels being considered in this Ordinance were checked by the Department of Public Works to see if they were subject to flooding and if they were on open or non-open streets. Ten of the parcels are subject to flooding; however, a drainage project which will soon begin construction should take care of this problem. There were two streets which do have easements retained for future street widening.

Mr. Rohde moved to approve the Ordinance. Dr. Nielsen seconded the motion. On roll call, the motion, carrying with it the passage of the Ordinance prevailed by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman.

77-21 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Billa, seconded by Rev. Black, was passed and approved by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman.

AN ORDINANCE 47,930

AUTHORIZING THE CITY MANAGER TO SUBMIT TO THE U. S. DEPARTMENT OF LABOR A GRANT APPLICATION IN THE AMOUNT OF \$3,410,692 IN BEHALF OF THE ALAMO MANPOWER CONSORTIUM FOR THE 1977 SUMMER YOUTH PROGRAM UNDER TITLE III OF THE COMPREHENSIVE EMPLOYMENT AND TRAINING ACT OF 1973.

* * * *

77-21 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Pyndus, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Nielsen.

AN ORDINANCE 47,931

AMENDING ORDINANCE 47750, OF MARCH 10, 1977 BY CHANGING THE DEDUCTIVE ALTERNATES ACCEPTED IN THE LOW QUALIFIED BID OF JOERIS AND CLAUSS CONSTRUCTION COMPANY, THEREBY ACCEPTING A LOW QUALIFIED BID OF \$1,295,000.00 LESS DEDUCTIVE ALTERNATES 1 THROUGH 6, FOR A TOTAL LOW BID OF \$1,010,000.00; AMENDING THE BUDGET: AND AUTHORIZING PAYMENT.

* * * *

77-21 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Billa, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman, Nielsen.

AN ORDINANCE 47,932

APPOINTING AND REAPPOINTING CERTAIN PEOPLE TO THE SAN ANTONIO PUBLIC LIBRARY BOARD OF TRUSTEES FOR TERMS EXPIRING JULY 31, 1978.

* * * *

Mr. Gerald Burns, Mrs. Archie Reeves, and Mr. Ray Sanchez -- reappointed for terms expiring July 31, 1978.

Mrs. W. B. McIntyre -- appointed to replace Mr. Everett Turbon for term expiring July 31, 1978.

Mrs. Martha Tijerina -- appointed to replace Mr. Sam Idrogo for term expiring July 31, 1978.

* * * *

77-21

The Clerk read the following Ordinance:

AN ORDINANCE 47,933

APPOINTING NEW MEMBERS TO THE PARKS AND RECREATION BOARD.

* * * *

Ms. Gloria Ramos -- appointed to replace Mr. Edward Garza for term expiring July 31, 1979.

Mr. Stuart Thomas -- appointed to replace Mr. Leon Price for term expiring July 31, 1979.

Mr. Maurice Peterson -- appointed to replace Mr. John A. Kern for term expiring July 31, 1979.

Mr. John Buentello -- appointed to replace Mr. Joe Mendiola for term expiring July 31, 1979.

Mrs. Eva Milstead -- appointed to replace Mrs. Wesley Peacock for term expiring July 31, 1979.

Mrs. Mary Ann Castleberry -- appointed to replace Mr. William Dodds for term expiring July 31, 1979.

* * * *

Mr. Teniente moved to approve the Ordinance. Mr. Rohde seconded the motion.

Dr. Nielsen asked for a broader base of representation on this Board. He asked that the Council take another look and mentioned that there is no representation from the south central part of the City.

Mr. Teniente stated that one of the new appointees is from the south central part of the City and since the names are now public he would not be in favor of any postponement.

On roll call, the motion carrying with it the passage of the Ordinance was passed and approved by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Cockrell; NAYS: None; ABSTAIN: Nielsen; ABSENT: Cisneros, Hartman.

77-21 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman.

April 21, 1977
nr

AN ORDINANCE 47,934

MANIFESTING AN AGREEMENT WITH THE SAN ANTONIO CONSERVATION SOCIETY TO CHANGE THE TERMINATION DATE OF THE LEASE OF LA VILLITA FOR HOLDING "NIGHT IN OLD SAN ANTONIO" FOR 1977 FROM APRIL 26, TO APRIL 27.

* * * *

AN ORDINANCE 47,935

APPOINTING CERTAIN INDIVIDUALS TO THE CONVENTION AND VISITORS BUREAU ADVISORY COMMITTEE FOR TERMS EXPIRING NOVEMBER 30, 1977.

* * * *

Mr. Arne Klendshoj, Arthur Veltman, Jr., James L. Haynes, Mrs. Pam Wilkinson -- reappointed.

Mr. F. T. Knox -- appointed to replace Mr. Dennis Decker.

Mr. Arthur Villarreal -- appointed to replace Mr. Alfred Beckmann.

Mrs. Joyce Haywood -- appointed to replace Mr. Aloyce Scott.

Mr. Alfonso Alonso, Jr. -- appointed to replace Mr. Raul Jimenez.

* * * *

AN ORDINANCE 47,936

APPOINTING CERTAIN INDIVIDUALS TO THE FINE ARTS COMMISSION FOR TERMS EXPIRING NOVEMBER 24, 1979.

* * * *

Mr. Ron Hallenberger -- appointed to replace Mrs. John White.

Mr. Jose Esquivel -- appointed to replace Mr. Raul Gutierrez.

* * * *

AN ORDINANCE 47,937

AMENDING ORDINANCE 45127 OF APRIL 3, 1975, AND APPOINTING CERTAIN PERSONS TO THE CARVER COMMUNITY CULTURAL CENTER ADVISORY BOARD.

* * * *

Ms. Virginia M. Tatum, Ms. Lou Nelle Sutton, Ms. Mattie Lewis, Mr. Valmo Bellinger, Ms. Alice B. Hines -- reappointed for terms expiring April 3, 1978.

Mr. Rick Green -- appointed to replace Mr. Colon Taylor for term expiring April 3, 1978.

Mr. Earl Campbell -- appointed to replace Mr. Charles McKinney for term expiring April 3, 1978.

Sister Mary Isadore -- appointed to replace Rev. Luis Urriza for term expiring April 3, 1978.

Mary Walker -- appointed to replace
Hector Lopez for term expiring April 3, 1978.

Fred Coy -- appointed to replace Jesus Rodriguez
for term expiring April 3, 1978.

* * * *

77-21

CITIZENS TO BE HEARD

MR. CARL HENRY

Mr. Carl Henry, 320 Thompson, spoke of the proposed bond issue. He spoke of the large amount of money which is allocated for drainage and said that funding should also be allocated for street repairs.

Mayor Cockrell stated that streets are also very important, and said that a study will be made to determine priorities.

77-21 The Clerk read the following letter:

April 15, 1977

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

Madam and Gentlemen:

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

April 9, 1977 Petition of Morriss, Boatwright, Lewis & Davis requesting construction of sanitary sewer facilities in the Brookside area.

April 9, 1977 Petition of Mrs. Jacob Gonzales requesting permission to erect an 8 foot high wall in front of her residence and an 3 foot buttress on each side of the building at 510 Flanders.

April 11, 1977 Petition of Ms. Dorothy R. Foster requesting permission to erect an eight foot fence across the back of her property.

April 11, 1977 Petition of Donald J. Hand, Attorney, requesting permission for erection of certain improvements encroaching onto City property at East St. Paul United Methodist Church, 211 Lockhart Street.

April 14, 1977 Petition of ITT Terryphone Corporation requesting permission to install a cable that crosses West Turbo Street.

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

* * * *

April 21, 1977
nr

-37-

00681

00682

There being no further business to come before the Council,
the meeting was adjourned at 4:40 P. M.

A P P R O V E D

Lila Lockull

M A Y O R

ATTEST:

G. V. Jushko
C i t y C l e r k