

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, AUGUST 21, 1975.

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The meeting was called to order at 8:30 A. M., by the presiding officer, Mayor Pro-Tem Richard Teniente in the temporary absence of the Mayor, with the following members present: PYNDUS, BILLA, CISNEROS, BLACK, HARTMAN, ROHDE, TENIENTE, NIELSEN, COCKRELL; Absent: NONE.

75-50 The invocation was given by The Reverend Raymond W. Durst, Gethsemane Lutheran Church.

75-50 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

75-50 The minutes of the meeting of August 14, 1975 were approved.

75-50 ZONING HEARINGS

2. CASE 6173 - to rezone Lot 11, Block 8, NCB 6507, 1202 Steves Avenue, from "B" Two Family Residential District to "B-3" Business District, located southeast of the intersection of Steves Avenue and Devoto Street, having 50' on Steves Avenue and 146.4' on Devoto Street.

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

No one spoke in opposition.

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

AN ORDINANCE 45,601

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 11, BLOCK 8,
NCB 6507, 1202 STEVES AVENUE, FROM "B"
TWO FAMILY RESIDENTIAL DISTRICT TO
"B-3" BUSINESS DISTRICT, PROVIDED THAT
PROPER REPLATTING IS ACCOMPLISHED.

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75-50 Mayor Cockrell entered the meeting and presided.

3. CASE 6122 - to rezone an 8.935 acre tract of land out of NCB 16150, being further described by field notes filed in the office of the City Clerk, from "P-1" (R-6) Planned Unit Development Townhouse District to "R-1" Single Family Residential District, 13700 thru 13900 Blocks of Syracuse Road, located southeast of the intersection of Shavano Woods and Syracuse Road, having 1713.92' on Syracuse Road and 212.54' on Shavano Woods; and a 0.550 acre tract of land out of NCB 15825, being

further described by field notes filed in the office of the City Clerk, 13700 through 13900 Blocks of Syracuse Road, from "B-2" Business District to "R-1" Single Family Residential District, located northeast of the intersection of Shavano Woods and Syracuse Road, having 206.29' on Shavano Woods and 126.75' on Syracuse Road.

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

No one spoke in opposition.

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

AN ORDINANCE 45,602

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 8.935 ACRE TRACT OF LAND OUT OF NCB 16150, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 13700 THROUGH 13900 BLOCKS OF SYRACUSE ROAD, FROM "P-1" (R-6) PLANNED UNIT DEVELOPMENT TOWNHOUSE DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT; AND A 0.550 ACRE TRACT OF LAND OUT OF NCB 15825, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 13700 THROUGH 13900 BLOCKS OF SYRACUSE ROAD, FROM "B-2" BUSINESS DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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1. CASE 6023 - to rezone a 0.711 acre and a 0.934 acre tracts of land out of NCB 14943, being further described by field notes filed in the office of the City Clerk, 4100 Block of Naco Perrin Blvd., from "R-2" Two Family Residential District to "R-3" Multiple Family Residential District; and a 7.414 acres tract of land out of NCB 14943, being further described by field notes filed in the office of the City Clerk, 4100 Block of Naco Perrin Blvd., from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District.

Subject properties being located 120' southwest of Vespero and 110' northwest of El Sendero, having a length of 1105.76' and a maximum width of 699.14'.

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

Mr. Camargo said that the Planning Commission had recommended "R-6" Townhouse zoning for both tracts under consideration. The applicant, however, had appealed the decision of the Planning Commission and is asking for "R-3" zoning.

Mr. Sam Parnes, representing the applicant, Morton/Southwest, reviewed the layout of the area and the surrounding zoning. He pointed out that the shape of the area makes it extremely difficult to layout a single family development and his company would not be interested either in single family zoning or townhouse zoning. He asked for the Council's favorable consideration.

The following persons spoke in opposition to the application:

Mrs. Olive Roen, 4322 Vespero
Mrs. Andrea Williams, 4350 Vespero
Mrs. Loda Sandoval, 3418 Vespero
Mr. Allan DuBois, 4318 Shallow Water
Capt. Barry Williams, 4350 Vespero
Mrs. Charie Woods, 4334 Vespero

Those speaking in opposition said that when they purchased their homes they had been led to believe that this land would all be developed as single-family residences and, in fact, a plat for single family development had been prepared. They felt that two story apartment buildings would take away their privacy. They all agreed that they were firmly opposed to an apartment development.

In rebuttal, Mr. Parnes said that plans have changed and street layout is different from the original design. He said that it would be virtually impossible to develop the area as single family residences. There are already enough townhouses in Northeast San Antonio so he said that "R-6" zoning could not be used either.

Several of the opponents said that if necessary "R-6" zoning would be acceptable to them.

Mr. Rohde said that the real problem is density of population. Under "R-6" a total of 180 townhouses could be built. Under "R-2" zoning, 50 duplexes could be built. Under "R-3" zoning at least 300 apartments could be built.

After consideration, Mr. Cisneros moved that the recommendation of the Planning Commission be upheld and the area be zoned "R-6" instead of "R-3". The motion was seconded by Mr. Pyndus and on the following roll call vote, the motion, carrying with it adoption of the following Ordinance, was passed and approved: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente; NAYS: Nielsen, Cockrell; ABSENT: None.

AN ORDINANCE 45,603

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 0.711 ACRE AND
A 0.934 ACRE TRACTS OF LAND OUT OF NCB
14943, BEING FURTHER DESCRIBED BY FIELD
NOTES FILED IN THE OFFICE OF THE CITY
CLERK, 4100 BLOCK OF NACO PERRIN BLVD.,
FROM "R-2" TWO FAMILY RESIDENTIAL DIS-
TRICT TO "R-6" TOWNHOUSE
DISTRICT; AND A 7.414 ACRES TRACT OF LAND
OUT OF NCB 14943, BEING FURTHER DESCRIBED
BY FIELD NOTES FILED IN THE OFFICE OF THE
CITY CLERK, 4100 BLOCK OF NACO PERRIN
BLVD., FROM TEMPORARY "R-1" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE
DISTRICT, PROVIDED THAT PROPER PLATTING
IS ACCOMPLISHED AND THAT A SIX FOOT
SOLID SCREEN FENCE IS ERECTED ON THE
NORTHEAST AND SOUTHEAST PROPERTY LINES.

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4. CASE 6148 - to rezone Lots 33 thru 36, Block 18, NCB 16528, 2500 Block of Suzette Avenue, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, located on the west side of Suzette Avenue being 190.87' northwest of the intersection of Highway 90 West and Suzette Avenue, having 216.5' on Suzette Avenue with a maximum depth of 212.23'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,604

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 33 THROUGH 36,
BLOCK 18, NCB 16528, 2500 BLOCK OF
SUZETTE AVENUE, FROM TEMPORARY "R-1"
SINGLE FAMILY RESIDENTIAL DISTRICT TO
"R-3" MULTIPLE FAMILY RESIDENTIAL DIS-
TRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED.

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5. CASE 6136 - to rezone Lot 1, Block 18, NCB 16528, 2342 Pinn Road, located southeast of the intersection of Pinn Road and Westfield Drive, having 50' on Pinn Road and 150' on Westfield Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 45,605

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 1, BLOCK 18,
NCB 16528, 2342 PINN ROAD, FROM TEM-
PORARY "R-1" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "B-3" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

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6. CASE 6115 - to rezone Lot 1, 3, and 4, Block 11, NCB 15502, 2424 S. W. Loop 410 Expressway from Temporary "R-1" Single Family Residential District to "B-3" Business District; and the north irregular 151.59' of Lot 2, Block 10, NCB 15506, from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District.

"B-3"

Lots 1 and 4 are located on the east side of S. W. Loop 410 Expressway being 80' north of the intersection of Airlift Drive and S. W. Loop 410 Expressway, having 315.62' on S. W. Loop 410 Expressway and a depth of 155'.

Lot 3 is located on the east side of Altitude Drive being 300' north of the intersection of Airlift and Altitude Drive, having a total frontage of 98.37' on Altitude Drive and a depth of 155'.

The "R-3" zoning is located on the east side of Altitude Drive, being 225' north of the intersection of Airlift Drive and Altitude Drive, having a frontage of 50' on Altitude Drive and a depth of 162.50'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,606

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 1, 3, AND 4,
BLOCK 11, NCB 15502, 2424 S. W. LOOP 410
EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT; AND THE NORTH IRREGULAR
151.59' OF LOT 2, BLOCK 10, NCB 15506,
FROM TEMPORARY "R-1" SINGLE FAMILY RESI-
DENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT, PROVIDED THAT PROPER
PLATTING IS ACCOMPLISHED.

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7. CASE 6128 - to rezone Lot 3, NCB 13630, 6000 Block of I. H. 35 Expressway, from Temporary "R-1" Single Family Residential District and "LL" First Manufacturing District to "I-1" Light Industry District, located on the north side of Goldfield Drive between Industry Park Drive and I. H. 35 Expressway, having approximately 391.01' on Goldfield Drive, 200' on I. H. 35 Expressway and 204.98' on Industry Park Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 45,607

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 3, NCB 13630, 6000 BLOCK OF I. H. 35 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT AND "LL" FIRST MANUFACTURING DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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8. CASE 6137 - to rezone Tract 1, NCB 11790, 11827 San Pedro Avenue, from Temporary "A" Single Family Residential District to "I-1" Light Industry District, located between Hettler Drive and San Pedro Avenue (U. S. Highway 281), being 240' south of the intersection of Nakoma Drive and San Pedro Avenue, having 221.64' on Hettler Drive, 150' on U. S. Highway 281 R.O.W. and a maximum distance of 440' between Hettler Drive and San Pedro Avenue.

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

No one spoke in opposition.

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

AN ORDINANCE 45,608

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 1, NCB 11790, 11827 SAN PEDRO AVENUE, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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10. CASE 6161 - to rezone a 2.46 acre tract of land out of NCB 13569, being further described by field notes filed in the office of the City Clerk, 2000 Block of N. E. Loop 410 Expressway, from "E" Office District and "JJ" Commercial District to "B-3" Business District, located on the north side of N. E. Loop 410 Expressway, being 635' west of the intersection of N. E. Loop 410 Expressway and Village Drive, having 167.62' on N. E. Loop 410 Expressway and a maximum depth of 1,480.13'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,609

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 2.46 ACRE TRACT OF LAND OUT OF NCB 13569, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2000 BLOCK OF N. E. LOOP 410 EXPRESSWAY, FROM "E" OFFICE DISTRICT AND "JJ" COMMERCIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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11. CASE 6157 - to rezone Lot 12A, save and except the south 588', NCB 12116, 2379 N. E. Loop 410 Expressway, from "O-1" Office District to "B-2" Business District; and the south 588' of Lot 12A, NCB 12116, 2379 N. E. Loop 410 Expressway, from "O-1" Office District to "B-3" Business District.

The "B-2" zoning being located on the north side of N. E. Loop 410 Expressway approximately 520' east of the intersection of Starcrest Drive and N. E. Loop 410 Expressway being 588' north, having a width of 100' and a depth of 500'.

The "B-3" zoning being located on the north side of N. E. Loop 410 Expressway approximately 520' east of the intersection of Starcrest Drive and N. E. Loop 410 Expressway, having 100' on N. E. Loop 410 Expressway with a maximum depth of 588'.

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

No one spoke in opposition.

After consideration, Mr. Cisneros made a motion that the recommendation of the Planning 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, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,610

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 12A, SAVE AND EXCEPT THE SOUTH 588', NCB 12116, 2379 N. E. LOOP 410 EXPRESSWAY, FROM "O-1" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT; AND THE SOUTH 588' OF LOT 12A, NCB 12116, 2379 N. E. LOOP 410 EXPRESSWAY, FROM "O-1" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT.

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12. CASE 6140 - to rezone Lots 15, 16, and 17, Block 9, NCB 8672 100 Block of N. E. Loop 410 Expressway, from "A" Single Family Residential District to "B-2" Business District, located on the north side of N. E. Loop 410 Expressway being 160.70' east of the cutback between Jones Maltsberger Road and N. E. Loop 410 Expressway, having 132' on N. E. Loop 410 Expressway and a depth of 162.37'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,611

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 15, 16, AND 17, BLOCK 9, NCB 8672, 100 BLOCK OF N. E. LOOP 410 EXPRESSWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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13. CASE 6138 - to rezone Lot 344, Block 36, NCB 11135, 2500 Block of Palo Alto Road, from "B" Two Family Residential District to "B-3" Business District, located on the south side of W. Villaret Blvd. between Palo Alto Road and Poteet-Jourdanton Highway, having 121.25' on W. Villaret Blvd., 327.8' on Palo Alto Road and 350' on Poteet-Jourdanton Highway.

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

No one spoke in opposition.

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

AN ORDINANCE 45,612

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 344, BLOCK 36,
NCB 11135, 2500 BLOCK OF PALO ALTO ROAD,
FROM "B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED.

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14. CASE 6019 - to rezone a 31.484 acre tract of land out of NCB 14862, 5800 Block of De Zavala Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the south side of De Zavala Road, being 1,693.49' west of the cutback at the intersection of Fredericksburg Road and De Zavala Road, having 1,384.81' on De Zavala Road and a depth of 1000', being further described by field notes filed in the office of the City Clerk.

Mr. Gene Camargo, Planning Administrator, recalled that this case had been postponed from an earlier meeting. He said that a portion of the property is over the Edwards Recharge zone and another portion is in the drainage area of the recharge zone. He indicated on a plat map the portion over the recharge zone which had been deleted from the rezoning application.

Mr. Camargo read a letter from the City Engineer stating in part "please be advised that Vickrey and Associates, Consulting Engineers, has prepared a satisfactory drainage plan that will prevent storm water discharges from the above referenced tract to flow onto the Edwards Recharge Zone. As shown on the attached plan, a swale has been constructed along the east side of this tract to carry the storm water runoff from the north 18.92 acres of this tract to the Southeast corner of the tract to discharge into Huebner Creek below the Edwards Recharge Zone. It is my recommendation that at the time this tract is platted a permanent drainage easement be dedicated along the route of this swale in order to insure that the swale will not be filled."

No one spoke in opposition.

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

AN ORDINANCE 45,613

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 31.484 ACRE TRACT
 OF LAND OUT OF NCB 14862, 5800 BLOCK
 OF DE ZAVALA 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-2" BUSINESS
 DISTRICT, PROVIDED THAT PROPER PLATTING
 IS ACCOMPLISHED.

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Following adoption of the Ordinance, Mr. Dan Crow, the applicant, said that for the record he wanted to state, "the letter that was read made reference to an easement and we were not consenting to a drainage easement on this property. The reason that the easement was even mentioned in this letter is that there was a similar situation in an "I-1" zoning where the applicant agreed to give a permanent drainage easement along a portion of his property and I know sometimes when these minutes are prepared that things get in them that are by inference and we're not agreeing to any easement across here."

In answer to Mayor Cockrell's question, Mr. Camargo said that the Planning Commission did not stipulate the drainage easement. That was suggested by the City Engineer.

15. CASE 6147 - to rezone a 5.980 acre tract of land out of NCB 11681, 6000 Block of I. H. 10 Expressway, from "B" Two Family Residential District to "B-3" Business District, located on the north side of I. H. 10 Expressway being 600' southeast of the intersection of I. H. 10 Expressway and First Park Ten Drive, having 53.15' on I. H. 10 Expressway with a maximum depth of 1276.02' and a maximum width of 404.30', 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 Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished. Mr. 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, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Cisneros.

AN ORDINANCE 45,614

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 5.980 ACRE TRACT
OF LAND OUT OF NCB 11681, 6000 BLOCK
OF I. H. 10 EXPRESSWAY, (BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK), FROM "B"
TWO FAMILY RESIDENTIAL DISTRICT TO
"B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

16. CASE 6131 - to rezone the remaining portion of Lot 23, Block 2, NCE 8417, 5700 Block of I. H. 10 Expressway, from "A" Single Family Residential District to "B-3" Business District, located on the southwest side of I. H. 10 Expressway, being 248.83' southeast of the intersection of Sherwood Drive and I. H. 10 Expressway, having 132.8' on I. H. 10 Expressway with a maximum depth of 132'.

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

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished. Mr. 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, Nielsen, Cockrell; NAYS: None; ABSTAIN: Rohde, Teniente; ABSENT: Cisneros.

AN ORDINANCE 45,615

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE REMAINING PORTION OF LOT 23, BLOCK 2, NCB 8417, 5700 BLOCK OF I. H. 10 EXPRESSWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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17. CASE 6151 - to rezone Lots 51 and 52, Block 1, NCB 13994, 7600 Block of Songbird Lane North and 3800 Block of Songbird Lane West, from "A" Single Family Residential District to "P-6" Townhouse District, located on the west side of Songbird Lane being 395.59' southwest of the intersection of Pleasure Hill Drive and Songbird Lane North, having 160.24' on Songbird Lane and a maximum depth of 123.29'.

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

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Planning Commission be approved provided that proper replatting is accomplished. 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, Cockrell; NAYS: None; ABSENT: Cisneros.

AN ORDINANCE 45,616

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 51 AND 52, BLOCK 1, NCB 13994, 7600 BLOCK OF SONGBIRD LANE NORTH AND 3800 BLOCK OF SONGBIRD LANE WEST, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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45. CASE 6144 - Mr. Gene Camargo read a note from the applicant in Case No. 6144 saying that the proponents and the property owners objecting to the rezoning had agreed to confer to see if an agreement could be reached. In view of this, the proponents asked that the hearing of this case be postponed.

After consideration, the request for postponement was approved by the Council.

18. CASE 6156 - to rezone Lot 14, Block G, NCB 11557, 1616 Bandera Road, from "A" Single Family Residential District to "B-3" Business District, located on the northeast side of Bandera Road, being 127.75' northwest of the intersection of Bandera Road and Hillcrest Drive, having 127.74' on Bandera Road with a maximum depth of 200.4'.

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

Mr. Bob Barnes, representing the applicant, said that this property would be developed along with the adjacent property at the corner of Hillcrest and Bandera. "B-3" zoning is requested as there will be a curb service drive-in restaurant built there. He asked for the Council's favorable consideration.

Rev. Berry Castillo, Pastor of Woodlawn Assembly of God Church, 1438 East Sunshine, appeared in opposition. He also resides on this same property. He said that over the last four years the church has put in \$160,000 in improvements and he did not want it to decrease in value. The property is immediately to the rear of the property being considered. He objected to "B-3" zoning because it would be possible to have consumption of liquor and there are already too many bars in the area. He said he would not object to "B-2" zoning.

Mr. Barnes, speaking in rebuttal, said that he would be glad to install a privacy fence to protect the church. He urged the Council to consider his request favorably.

After consideration, Mr. Teniente moved that the recommendation of the Planning Commission be overruled and the request for "B-3" zoning be denied that instead the property be rezoned "B-2" Business District. The motion was seconded by Mr. Pyndus. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 45,617

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 14, BLOCK G,
NCB 11557, 1616 BANDERA ROAD, FROM
"A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "B-2" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

* * * *

9. CASE 6123 - to rezone the remaining portion of Lot 9, NCB 6316, 2403 South Zarzamora Street, from "B" Two Family Residential District to "B-3" Business District, located southwest of the intersection of South Zarzamora Street and "C" Street, having 48' on South Zarzamora Street and 85' on "C" Street.

Mr. Gene Camargo, Planning Administrator, said that he had received written opposition by owners of more than 20 per cent of the area within 200 feet of this property. To approve rezoning would require seven affirmative votes of the Council.

Mr. Camargo also said that this auto business being conducted on the property is in violation of the zoning code and a violation notice was issued. However, prosecution of the case was held up pending the outcome of the zoning case.

Mr. Gene Carrion, the applicant, said that he needs "B-3" zoning in order to have an automobile business at this location.

Mr. Cisneros said that he had personally inspected this location and in addition to the zoning violation, Mr. Carrion is also utilizing City property in his business.

Mrs. Carmen Martinez, 114 C Street, spoke in opposition. She lives next door to the property. She said that Mr. Carrion has been operating for over a year. She passed around photographs to show what the area looks like now. She said there is a lot of noise. Cars are run up and down C Street to test them. It is a very serious situation for children in the neighborhood.

Mrs. Irene Arrispe and Mr. Henry Dillard also spoke in opposition citing the nuisance of this business and the fact that it is dangerous and lowers property values.

Mr. Carrion spoke in rebuttal. He said that he does not have outside lights and does not work at night. He said that if this case is defeated he will apply for zoning at 2401 Zarzamora.

Mr. Billa moved that the application be denied and that the appropriate departments move with all dispatch to correct this intrusion on the rights of other citizens and that the person be cited for violation if indeed it is a violation. The motion was seconded by Mr. Hartman.

Mr. Pyndus said that he felt that this is a zoning case and the enforcement of the law should be a separate motion.

Assistant City Attorney Tom Finlay said that the motion is all right but might be more clear if it were separated into two motions.

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

The following conversation took place:

MAYOR COCKRELL: We will entertain the motion that the staff be instructed to proceed immediately to take action against the violation.

MR. BILLA: And that all appropriate departments move with dispatch to correct the violation. I imagine the Health Department could come in and zoning...

MR. PYNDUS: I will second that motion.

MR. TENIENTE: May I speak against that motion because that's being redundant. The law is spelled out and I think the people know what they have to do and it's like us making a motion to tell them what their duties are. The message has been sent. I think that this is all that has to be told to our City employees and if they don't, then we'll have to get somebody else that will do it. That's all.

MR. HARTMAN: Mr. Teniente, your point is well taken, however, as I pointed out earlier, I'm concerned with the fact that here we've

had a violation since the 12th of May and I accept the administrative procedure that is facing us here, but I would like to...I think the fact that there has been a violation here since the middle of May and nothing has been -- we have apparently under the procedure not been able to do anything or it hasn't been customary to do anything, I think it is unsatisfactory.

MR. BILLA: Mayor, as make of the motion, I think that it's appropriate because they have already indicated they have been following another procedure and we are just instructing them to change that.

MR. CISNEROS: I also am in disagreement with the Mayor Pro-Tem on the point. I think that he is absolutely right that the procedures are in place. Sometimes the administrative departments need an extra prod of a policy nature, and I think we need to make it very clear.

MR. PYNDUS: This is a change of policy.

MAYOR COCKRELL: Mr. Vann, would you care to comment at this point?

MR. GEORGE D. VANN, DIRECTOR OF BUILDING & PLANNING ADMINISTRATION: Well, the policy has been, Madam Mayor, that we do not file on the violation until he has exhausted all his administrative procedures, has gone before the Planning Commission and has gone before the Council. Now, if you are seeking to change this, we are perfectly happy to accept your change, however, I want to know that this is a definite change in the policy.

MAYOR COCKRELL: The actual motion, however, is not a change of policy. The motion is simply that now they...

MR. BILLA:move with dispatch.

MR. VANN: We would automatically do that anyway, Madam Mayor...

MR. PYNDUS: Mr. Vann, to me I don't understand your attitude at all. There has been a violation here and nothing has been done. So, all we are asking is that in this particular case they proceed to clear the violation. Here we have an illegal request for a zoning change when somebody is violating an ordinance. So, we are asking that the zoning be denied and that this situation be cleared up immediately. Now, to me, that's not changing any ordinance but specifically referring to this case because of the circumstances involved.

MR. VANN: Mr. Pyndus, I have no attitude. I just merely recite what the policy is. We will do exactly what you want us to do in this particular case, but the point that I am making is do you want us to do something else than what we have been doing on other cases.

MR. PYNDUS: I do not wish to change policy. In this particular case, I want it corrected.

MR. VANN: It will be done, Sir.

MR. HARTMAN: I think a case in point here, the applicant indicated that he would pursue, as I gather, the rezoning of the other property. I gather this portion down here at the bottom of the property. If, under the present procedure, as I gather, he could begin now operating at that location and he could actually then again have this period of violation during which we go through this administrative procedure. Perhaps, what I would really like to see then is a motion to change that policy because I think it works on the side of the violation and if necessary I would like to make that a motion.

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MAYOR COCKRELL: Another motion is not in order until we have disposed of the pending motion.

MR. HARTMAN: Okay, I'll hold that motion recognizing the procedure but I would like to make that motion at the proper time.

MAYOR COCKRELL: The motion that is on the floor is to ask the staff to move immediately on prosecuting the violation. Is there further discussion on that motion?

MR. ROHDE: I have a question. Are our judges included as a part of staff. They are appointed by the Council. I'd like to make sure they get the message.

MAYOR COCKRELL: The judiciary is not given directives in the same manner administrative staff are advised of Council policy.

MR. TENIENTE: Then, I have a question before I vote, Mrs. Cockrell, because I thought that automatically the man would be facing a violation citation as soon as this case is completed on that property. With this in mind if he deliberately went out to another property and started this, he would be facing a similar violation because he has been told. I'm against the man opening another business, but I don't see how City staff can just sit back and accept this type of violation after they have been warned once. This...I'm with the spirit of the thing. I just think we are being redundant.

MAYOR COCKRELL: At this point, let me ask that we have the question. The question is on requesting that the City staff move immediately to prosecute the continued operation illegally at this site of the present operator.

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

MAYOR COCKRELL: All right, we have one in opposition.

MR. PYNDUS: May I make a comment. Would it be...would the Council agree to a time situation to give the applicant time to move from the premises prior to prosecution. Can we put in a time limit?

REVEREND BLACK: I think that's exactly what the staff has tried to do and that's why I voted No on it. I think you have got a number of young and difficult businessmen who try to operate and when they have been told they are in violation, they are ready to move. But we've got to give these men some consideration along with that that we give the families. I don't want them to impose on those in the neighborhood and I think that we ought to take direct action. But I also feel that this man is also struggling in terms of his own livelihood and trying to make it so as soon as he gets an order then he's moved.

MAYOR COCKRELL: May I ask Mr. Vann to comment on how long it ordinarily takes, for example, when you start the steps to file a violation in corporation court? What is the procedure?

MR. VANN: Normally, we give the violator ten days. Now by the time we filed it in court and by the time it comes up on the docket, the violation has been cleared. If the violation has been cleared, then the judge will dismiss it. This is the normal procedure.

MAYOR COCKRELL: So at the very least, it would be ten days.

MR. VANN: Yes madam.

MR. CISNEROS: I just want to respond to Rev. Black's point. Ordinarily I think I would agree with the principle that you discussed but, however, I think that in a case like this and other cases what we've got is a person not trying to live within the law but to use the law. What we've got is a situation where a person goes in violation, knowingly acts in violation of established procedures and then attempts to use administrative remedies to continue to act in violation. I don't think they were established that way. I don't think the procedures were intended to be used that way. The more latitude that we provide the more precedent we are setting for people to come in, establish a violating use and then hope that over the course of administrative procedures, it will be justified and allowed. But we are a society of laws and the laws exist and they are there to be obeyed - not to be used in order to justify a violation.

MR. BILLA: I want to state that I've seen this happen so many times. I'm in sympathy with Rev. Black's position that we're denying people a livelihood in a way but it happens so many times when people willfully come in and violate the law because some of the citizens that are enjoying their property and the zoning that it has trying to maintain the quality of life and you have these intrusions. We're not actually enforcing the law. It seems like they take advantage of every loophole on the basis that they are trying to gain their livelihood. So, I'm opposed to it for that reason.

REV. BLACK: I would like to explain. I don't want to encourage the use of any loopholes. I'm simply saying that in the face of this violation that the remedy used by the staff, I think, is considerate and I don't want to be oppressive. I want to prosecute the man. I don't want to persecute him.

MAYOR COCKRELL: The case, I believe, has been concluded and the change for zoning has been denied. As you have heard, there will be approximately ten days that you will be allowed to clear the use of the property but that we'll go through the prosecution by Municipal Court. Thank you.

MR. CARRION: I'd like to ask a question. When I rented that place about a year ago, I did not go in business until about four months later. I went to the San Antonio zoning and they told me what I had to do. So, I went ahead and did what I had to do and they came out about 8 or 9 months later so that was not my fault for violating that part.

MAYOR COCKRELL: Mr. Camargo, when was the application for zoning filed?

MR. CAMARGO: May 12, 1975.

MAYOR COCKRELL: So, you did not file it until May, is that correct?

MR. CARRION: Yes, that's the time that I filed but I have a paper at my office when I went for rezoning on November 12.

MAYOR COCKRELL: That's when you found out what you do to get zoning.

MR. CARRION: I went along with what they told me to do. That's why I think I have not broken any law.

MAYOR COCKRELL: You didn't file though until May.

MR. CARRION: They didn't tell me to file. They told me that as long as it was movable, I could have five or seven cars, but not a mechanic.

MAYOR COCKRELL: If you have any further questions about the zoning, Mr. Camargo will be glad to help you.

NOTE: The rezoning was denied.

19. CASE 6146 - to rezone Lots 7 and 8, Block 32, NCB 2065, 1823 Culebra Road, from "F" Local Retail District to "B-3" Business District, located northeast of the intersection of Culebra Road and Rouse Avenue, having 100' on Culebra Road and 154.4' on Rouse Avenue.

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

No one spoke in opposition.

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

AN ORDINANCE 45,618

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 7 AND 8,
BLOCK 32, NCB 2065, 1823 CULEBRA ROAD,
FROM "F" LOCAL RETAIL DISTRICT TO
"B-3" BUSINESS DISTRICT.

* * * *

20. CASE 5822 - to rezone Lots 3 through 6, Block 1, NCB 14887, Lots 1 through 10, Block 2, NCB 14888, Lots 1 through 9, Block 3, NCB 15657, Lots 1 and 2, Block 4, NCB 15658, Lots 1 through 8, Block 5, NCB 15659, Lots 1 through 6, Block 6, NCB 15660, Lots 1 through 9, Block 7, NCB 15661, Lots 1 through 14, Block 8, NCB 15662, 135000 Block of Babcock Road, from Temporary "R-1" Single Family Residential District to "R-4" Mobile Home District; and Lots 7 through 9, Block 6, NCB 15660, Lots 15 through 18, Block 8, NCB 15662, 13500 Block of Babcock Road, from Temporary "R-1" Single Family Residential District and "R-3" Multiple Family Residential District to "B-2" Business District.

The "R-4" is located 125' west and 350' south of the cutback of the intersection of Hausman Road and Babcock Road, having a frontage of 475' on Hausman Road and a frontage of 890' on Babcock Road.

For the "B-2", Lots 7 through 9, Block 6, NCB 15660, are located northwest of the intersection of Babcock Road, Nickle Street and Dime Street, having 131.9' on Babcock Road, 63.3' on Nickle Street, 299.7' on Dime Street and 31.77' on the cutback between Nickle Street and Babcock Road.

Lots 15 through 18, Block 8, NCB 15662 are located southwest of the intersection of Babcock Road and Nickle Street, having 131.39' on Babcock Road, 420.0' on Nickle Street and 20.02' on the cutback between Nickle Street and Babcock Road.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council. He said that the property lies on the recharge zone of the Edwards Aquifer.

Mr. Gilbert Kinder, the applicant, said that he has owned this property for about 10 years and has operated it as a mobile home park. Since the area was annexed in 1972, it has been a non-conforming use. He said that he will build a convenience store on one corner and a strip center on the other. He asked for the Council's favorable consideration.

Mrs. Rowena Rodgers, representing the League of Women Voters, asked about the septic tank system in the existing mobile home park. She asked what steps would be taken to bring the system up to standard when the new overlay is adopted.

Mr. Mel Sueltenfuss, Director of Public Works, explained the regulations of the Texas Water Quality Board. There are no additional requirements for existing systems unless they start creating a problem. Any new systems will have to conform to the Board's order.

Mr. Kinder spoke in rebuttal saying that the septic system was originally installed under the direction of the Metropolitan Health District and meets all its requirements.

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

AN ORDINANCE 45,619

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOTS 3-6, BLOCK 1,
NCB 14887, LOTS 1-10, BLOCK 2, NCB 14888,
LOTS 1-9, BLOCK 3, NCB 15657, LOTS 1 & 2,
BLOCK 4, NCB 15658, LOTS 1-8, BLOCK 5,
NCB 15659, LOTS 1-6, BLOCK 6, NCB 15660
LOTS 1-9, BLOCK 7, NCB 15661, LOTS 1-14,
BLOCK 8, NCB 15662, 13500 BLOCK OF BABCOCK
ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "R-4" MOBILE HOME
DISTRICT; AND LOTS 7-9, BLOCK 6, NCB 15660,
LOTS 15-18, BLOCK 8, NCB 15662, 13500 BLOCK
OF BABCOCK ROAD, FROM TEMPORARY "R-1" SINGLE
FAMILY RESIDENTIAL DISTRICT AND "R-3" MULTIPLE
FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS
DISTRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED, AND THAT A SIX FOOT SOLID
SCREEN FENCE IS ERECTED BETWEEN THE BUSINESS
AND RESIDENTIAL ZONING.

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21. CASE 6145 - to rezone Lot 18, Block 11, NCB 8965, 700 Block of Flanders Avenue, from "B" Two Family Residential District to "B-3" Business District; located northeast of the intersection of Flanders Avenue and I.H. 35 Expressway, having approximately 65' on Flanders Avenue and 122.79' on I.H. 35 Expressway.

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

No one spoke in opposition.

After consideration, on motion of Mr. Teniente, seconded by Mr. Hartman, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Black, Hartman, Teniente, Nielsen, Cockrell; NAYS: Pyndus, ABSENT: Billa, Cisneros, Rohde.

AN ORDINANCE 45,620

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 18, BLOCK 11, NCB 8965, 700 BLOCK OF FLANDERS AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

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22. CASE 6164 - to rezone the east 402.3' of Lot 10, NCB 9040, 2914 Eisenhower Road, from "A" Single Family Residential District to "R-6" Townhouse District; located southwest of the intersection of Eisenhower Road and North Vandiver Drive, having 402.3' on Eisenhower Road and 432' on North Vandiver Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 45,621

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 402.3' OF LOT 10, NCB 9040, 2914 EISENHAUER ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT, PROVIDING THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THE SOUTH PROPERTY LINE.

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23. CASE 6086 - to rezone Lots 29 through 57, Block 4, NCB 15954, Lots 1 through 58, Block 6, NCB 16100, Lots 1 through 29, Block 7, NCB 16099, 6500 - 6600 Block of Spring Rose Drive, 6500-6600 Block of Spring Garden Drive, from Temporary "R-1" Single Family Residential District to "R-5" Single Family Residential District; and Lots 1 through 34, Block 1, NCB 15951, Lots 1 through 72, Block 2, NCB 15952, Lots 1 through 66, Block 3, NCB 15953, Lots 1 through 28, Block 4, NCB 15954, Lots 1 through 28, Block 5, NCB 15955, Lots 1 through 13, Block 8, NCB 15893, 6500-6600 Block of Spring Manor Drive, 6500-6600 Block of Spring Hurst Drive, 6500-6600 Block of Spring Lark Drive, 11550 Block of Spring Trail Drive, from Temporary "R-1" Single Family Residential District to "R-6" Townhouse District.

Lots 29 through 57, Block 4, NCB 15954 are located on the north side of Spring Rose Drive between Spring Time Drive and Spring Trail Drive, having 992' on Spring Rose Drive and a depth of 105'.

Lots 1 through 58, Block 6, NCB 16100 are bounded by Spring Rose Drive on the north, Spring Garden Drive on the south, Spring Time Drive on the west, and Spring Trail Drive on the east, having 995' on both Spring Rose Drive and Spring Garden Drive and a total distance of 186' on both Spring Time Drive and Spring Trail Drive.

Lots 1 through 29, Block 7, NCB 16099 are located on the south side of Spring Garden Drive between Spring Time Drive and Spring Trail Drive, having 995' on Spring Garden Drive and 90' on both Spring Time Drive and Spring Trail Drive.

Lots 1 through 34, Block 1, NCB 15951 are located on the north side of Spring Manor Drive between Spring Time Drive and Spring Trail Drive, having 850' on Spring Manor Drive and 93' on both Spring Time Drive and Spring Trail Drive.

Lots 1 through 72, Block 2, NCB 15952 and Lots 1 through 66, Block 3, NCB 15953 are bounded by Spring Manor Drive on the north, Spring Lark Drive on the south, Spring Time Drive on the west and Spring Trail Drive on the east, having 865' on Spring Manor Drive, 975' on Spring Lark Drive, 376' on Spring Trail Drive and 480' on Spring Time Drive.

Lots 1 through 28, Block 4, NCB 15954 are located on the south side of Spring Lark Drive between Spring Trail Drive and Spring Time Drive, having 980' on Spring Lark, 90' on Spring Time Drive and 95' on Spring Trail Drive.

Lots 1 through 28, Block 5, NCB 15955 and Lots 1 through 13, Block 8, NCB 15893 are located on the east side of Spring Trail Drive, having 1270' on Spring Trail Drive and a maximum depth of 102'.

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

No one spoke in opposition.

After consideration, on motion of Dr. Nielsen, seconded by Mr. Teniente, the recommendation of the Planning Commission was approved by the passage of the following Ordinance by the following vote: AYES: Pyndus, Black, Kartman, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Billa, Cisneros, Rohde.

AN ORDINANCE 45,622

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE

August 21, 1975

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ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 29 THROUGH 57, BLOCK 4, NCB 15954, LOTS 1 THROUGH 58, BLOCK 6, NCB 16100, LOTS 1 THROUGH 29, BLOCK 7, NCB 16099, 6500-6600 BLOCK OF SPRING ROSE DRIVE, 6500-6600 BLOCK OF SPRING GARDEN DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-5" SINGLE FAMILY RESIDENTIAL DISTRICT; AND LOTS 1 THROUGH 34, BLOCK 1, NCB 15951, LOTS 1 THROUGH 72, BLOCK 2, NCB 15952, LOTS 1 THROUGH 66, BLOCK 3, NCB 15953, LOTS 1 THROUGH 28, BLOCK 4, NCB 15954, LOTS 1 THROUGH 28, BLOCK 5, NCB 15955, LOTS 1 THROUGH 13, BLOCK 8, NCB 15893, 6500-6600 BLOCK OF SPRING MANOR DRIVE, 6500-6600 BLOCK OF SPRING HURST DRIVE, 6500-6600 BLOCK OF SPRING LARK DRIVE, 11550 BLOCK OF SPRING TRAIL DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT.

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24. CASE 6139 - to rezone the south 50' of Parcel 46D, NCB 15247, 7200 Block of Brookvalley Drive, from Temporary "R-1" Single Family Residential District to "B-1" Business District, located 290.37' south-east of the intersection of Ray Ellison Boulevard and Brookvalley Drive, having 50' on Brookvalley Drive with a depth of 149.23'; and Parcel 46G and Parcel 46D, save and except the south 50', NCB 15247, 8600 Block of Ray Ellison Boulevard and 7200 Block of Brookvalley Drive, from Temporary "R-1" Single Family Residential District to "B-2" Business District, located southeast of the intersection of Ray Ellison Boulevard and Brookvalley Drive, having 210.85' on Ray Ellison Boulevard and 290.37' on Brookvalley Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 45,623

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 PARCEL 46D, NCB 15247, 7200 BLOCK OF BROOKVALLEY DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; AND PARCEL 46G AND PARCEL 46D, SAVE AND EXCEPT THE

SOUTH 50', NCB 15247, 8600 BLOCK OF RAY ELLISON BOULEVARD AND 7200 BLOCK OF BROOKVALLEY DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE SOUTH PROPERTY LINE.

* * * *

25. CASE 6154 - to rezone Lot 13A, Block B, NCB 11609, 2400 Block of Babcock Road, from "A" Single Family Residential District to "B-3" Business District, located west of the intersection of Babcock Road and Snowden Road, having 303.03' on Babcock Road and 287.6' on Snowden Road.

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

No one spoke in opposition.

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

AN ORDINANCE 45,624

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 13A, BLOCK B, NCB 11609, 2400 BLOCK OF BABCOCK ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

26. CASE 6155 - to rezone Lots 11 and 12 save and except the southeast 360', Block B, NCB 11609, 7311 Snowden Road, from "A", Temporary "A", Temporary "R-1" Single Family Residential Districts and "R-3" Multiple Family Residential District to "B-2" Business District, located on the northwest side of Snowden Road being 585' southwest of the intersection of Babcock Road and Snowden Road, having 376.7' on Snowden Road and a maximum depth of 1210'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,625

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 11 AND 12 SAVE AND EXCEPT THE SOUTHEAST 360' BLOCK B, NCB 11609, 7311 SNOWDEN ROAD, FROM "A", TEMPORARY "A", TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICTS AND "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

27. CASE 6153 - to rezone Lot 13-E, Block B, NCB 11609, 2500 Block of Babcock Road, from Temporary "A" Single Family Residential District to "B-2" Business District, located on the southwest side of Babcock Road being 715' southeast of the intersection of Rowley Road and Babcock Road, having 303.01' on Babcock Road with a depth of 287.6'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,626

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 13-E, BLOCK B, NCB 11609, 2500 BLOCK OF BABCOCK ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

29. CASE 6121 - to rezone Lot 18, Block 4, NCB 11872, 8600 Block of Crownhill Boulevard, from "O-1" Office District to "B-2" Business District, located on the southeast side of Laurelhurst between Crownhill Boulevard and Greenbriar Drive, having 337.73' on Laurelhurst, 325.94' on Greenbriar and 357.76' on Crownhill Boulevard.

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

No one spoke in opposition.

After consideration, Reverend Black made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished, that a six foot solid screen fence is erected on the property line adjacent to Lot 16, NCB 11872, and that a non-access easement is imposed along Greenbriar Boulevard. Mr. Rohde seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Black, Hartman, Rohde, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: Billa, Cisneros, Teniente.

AN ORDINANCE 45,627

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 18, BLOCK 4, NCB 11872, 8600 BLOCK OF CROWNHILL BOULEVARD, FROM "O-1" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED, THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE PROPERTY LINE ADJACENT TO LOT 16, NCB 11872, AND THAT A NON-ACCESS EASEMENT IS IMPOSED ALONG GREENBRIAR BOULEVARD.

* * * *

30. CASE 6143 - to rezone Lot 1, Block 6, NCB 13652, 4124-4126 Callaghan Road, from "R-2" Two Family Residential District to "O-1" Office District, located on the east side of Callaghan Road being approximately 140' north of the intersection of Kepler Drive and Callaghan Road, having 210' on Callaghan Road and a maximum depth of 129'.

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

No one spoke in opposition.

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

AN ORDINANCE 45,628

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 6, NCB 13652, 4124-4126 CALLAGHAN ROAD, FROM "R-2" TWO FAMILY RESIDENTIAL DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

31. CASE 6165 - to rezone Lots 1 through 4, Block 6, NCB 1618, 700 Block of Porter Street, from "B" Two Family Residential District to "B-1" Business District, located southwest of the intersection of Porter Street and Mittman Street, having 100' on Porter Street and 150' on Mittman Street.

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

Mr. Hector Moreno, the applicant, said that he has operated a grocery store in this neighborhood for 15 years. He is forced to move and wants to build a concrete block building on this proposed location. It will be strictly a neighborhood grocery and cannot handle alcoholic beverages under "B-1" zoning.

A question arose as to possible spot zoning and the introduction of a business into a residential neighborhood.

Rev. Black said that he is familiar with the area and this type of store would be a great benefit to this particular neighborhood. He recommended approval.

After discussion, Mr. Pyndus moved to overrule the recommendation of the Planning Commission and deny the application. The motion was seconded by Dr. Nielsen. On the following roll call vote, the motion was defeated: AYES: Pyndus, Nielsen, Cockrell; NAYS: Billa, Cisneros, Black Hartman, Rohde, Teniente; ABSENT: None.

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

AN ORDINANCE 45,629

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

PROVIDED THAT PROPER REPLATTING IS ACCOM-
PLISHED AND THAT A SIX FOOT SOLID SCREEN
FENCE IS ERECTED ON THE SOUTH PROPERTY
LINE AND ON THE WEST PROPERTY LINE.

* * * *

28. CASE 6127 - to rezone Lot 8, Block 28, NCB 8485, 1903 Santa Monica, from "D" Apartment District to "B-2" Business District, located northwest of the intersection of Santa Monica Street and West Avenue, having 50' on Santa Monica Street and 125' on West Avenue.

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

Mr. Camargo said that there is written opposition from owners of more than 20% of the property within 200 feet of subject property. Seven affirmative votes would be required to approve rezoning.

Mr. Manuel Esparza, the applicant, pointed to other commercial zoning in the immediate area. He said that he had originally requested "B-3" zoning but had changed to "B-2". He said that he wanted to have his office there.

No one spoke in opposition.

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

AN ORDINANCE 45,630

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 8, BLOCK 28,
NCB 8485, 1903 SANTA MONICA, FROM "D"
APARTMENT DISTRICT TO "B-2" BUSINESS
DISTRICT, PROVIDED THAT PROPER RE-
PLATTING IS ACCOMPLISHED.

* * * *

75-50 The meeting recessed at 12:00 o'clock and reconvened at
1:40 P. M.

75-50 HISTORIC ZONING

Mr. Ralph Langley, representing the San Antonio Conservation Society, the applicant in Historic Zoning Case No. 6081, said that the applicant and property owners joined in asking for a postponement of this case.

Mrs. Nancy Negley, President of the San Antonio Conservation Society, read a prepared statement requesting that the hearing of Case No. 6081 be postponed. (A copy of her statement is included with the papers of this meeting).

August 21, 1975
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32. CASE 6080 - to rezone Lot 8-R, NCB 12057, 11435 Coker Loop Road, from "A" Single Family Residential District to "B-3" Business District, located on the northwest side of Coker Loop Road, being 875.2' northeast of the intersection of North Loop Road and Coker Loop Road, having 356.8' on Coker Loop Road with a maximum depth of 671.8'.

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

Mr. Camargo said that there was expressed opposition from owners of more than 20% of the area within 200 feet of the subject property and therefore seven affirmative votes would be required to approve the rezoning.

Mr. Chuck Chassen, representing Mr. Frank M. Harper, the applicant, spoke in favor of the application. He said that with the coming expansion of International Airport, it is impossible to sell tracts of land in this area for single family residences. "B-3" Business zoning is being requested so that Mr. Harper can sell it. He said that there are scattered residences in the area but the land is used mostly for farming and grazing. He submitted a petition with 21 signatures recommending the rezoning and asked for the Council's favorable consideration.

Speaking in opposition were:

Mr. Dean Byers, 11618 Coker Loop Road
 Mr. Pat Cano, 11510 Coker Loop Road
 Mrs. H. J. Stein, 11414 W. Coker Loop
 Mr. Frank Brown, 11814 Coker Loop
 Mrs. Barbara Cano, 11510 Coker Loop

Two petitions in opposition to the rezoning were submitted. The opponents were unanimous in their desire to maintain the area as residential. They disagreed with the statement that this is farm land and said that it is an area of well maintained homes. Some of them have vegetable gardens. They urged denial of the application.

In rebuttal, Mr. Chassen said that the noise level will soon become excessive with the expansion of the airport. He also said that the rezoning of this property would not change the life style of the surrounding property owners.

Mr. Cisneros pointed out that all of the commercial and industrial zoning in this area is confined to the west side of San Pedro Avenue. He felt that this would be a clear case of spot zoning if it were approved.

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

The rezoning was denied.

33. CASE 6149 - to rezone the northeast 100' of Tract 16, NCB 9855, 4000 Block of S. W. Military Drive, from "C" Apartment District to "B-1" Business District; and Tract 16, save and except the northeast 100', NCB 9855, 4000 Block of S. W. Military Drive, from "C" Apartment District to "B-3" Business District.

The "B-1" zoning being located on the southwest side of Carmel Avenue, 351.09' north of the intersection of Carmel Avenue and S. W. Military Drive having 1030.0' on Carmel Avenue and a depth of 100'.

The "B-3" zoning being located northeast of the intersection of S. W. Military Drive and Quintana Road having 1250.0' on Quintana Road and 815' on S. W. Military Drive.

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

Mrs. Eleanor Toxey, the applicant, said that restrictions placed on this property by federal regulations as well as zoning regulations make the land unusable. Height restrictions range from 0 feet to 10 feet. She said that she proposes to use the property along Carmel Street for business and the rest of it simply for parking.

Mr. and Mrs. E. M. Hodge, 690 McLaughlin Avenue, said that they would be opposed to "B-3" zoning because of the possible sale of alcoholic beverage but would not oppose "B-1" zoning.

Mr. A. D. Hayslip, 155 Parmly, also said that he would not oppose "B-1" zoning.

After consideration, Mr. Hartman made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished, that a six foot solid screen fence is erected adjacent to the single family residences on Carmel Avenue and that a non-access easement is imposed on Carmel Avenue northwest of the north right-of-way line of Parmly Avenue. 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: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: None.

AN ORDINANCE 45,631

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 NORTHEAST 100'
OF TRACT 16, NCB 9855, 4000 BLOCK OF
S. W. MILITARY DRIVE, FROM "C" APARTMENT
DISTRICT TO "B-1" BUSINESS DISTRICT; AND
TRACT 16, SAVE AND EXCEPT THE NORTHEAST
100', NCB 9855, 4000 BLOCK OF S. W.
MILITARY DRIVE, FROM "C" APARTMENT DIS-
TRICT TO "B-3" BUSINESS DISTRICT, PRO-
VIDED THAT PROPER PLATTING IS ACCOMPLISHED,
THAT A SIX FOOT SOLID SCREEN FENCE IS
ERECTED ADJACENT TO THE SINGLE FAMILY
RESIDENCES ON CARMEL AVENUE AND THAT A
NON-ACCESS EASEMENT IS IMPOSED ON CARMEL
AVENUE NORTHWEST OF THE NORTH RIGHT-OF-
WAY LINE OF PARMLY AVENUE.

* * * *

75-50

KUDOS FOR GENE CAMARGO

COUNCILMAN HENRY CISNEROS: Madam Mayor, before we go on, I just want to say that every month I am impressed with the job that Mr. Camargo does. I think he does a really fine job. We sit here all day and we go through literally tens of zoning cases and he seems to make very, very few mistakes about details or facts and all the appropriate documentary and evidence has been provided. I just think it is really good work. He seems to be very fair to both the proponents and the opponents in giving them time and advice and so forth. I just wish we had more public servants of that quality.

August 21, 1975
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CITY MANAGER SAM GRANATA: I, as Manager, concur. We do have many more just like Gene. We'll put ourselves up with any City in the country.

* * * *

34. CASE 6142 - to rezone Lots 9, 10 and the northeast 283.81' of Tract E, NCB 12172, 2006 - 2008 Austin Highway, from "A" Single Family Residential District to "B-3" Business District, located on the southeast side of Austin Highway, being 553.92' southwest of the intersection of Lanark Drive and Austin Highway, having 109.3' on Austin Highway and extending to Harlow Drive a distance of 735'.

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

Mr. J. A. Dess, the applicant, spoke in favor of the application. He pointed out the existing business zoning in the area and enumerated the businesses already there. He said that he has no definite use for the property at this time but intends to lease it.

Speaking in opposition to the request were:

Mr. Seth Steele, 205 Artemis
Mr. C. R. Montgomery, 210 Cicero
Mr. Fred Schulze, Jr., 215 Cicero

Each of the opponents stressed the already heavy traffic on Harlow Drive. There are many young children in the neighborhood who would be endangered by more traffic. Fear was also expressed that a bar or night club might be built next to Harlow Drive.

After discussion, Mr. Pyndus suggested that that portion of the property facing on Harlow Drive be zoned "B-2" instead of "B-3" which would do away with the possibility of a bar being built there.

Mr. Dess said that this request was reasonable and he agreed to it.

After consideration, Mr. Billa made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Pyndus seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Black, Hartman, Rohde, Teniente; NAYS: Cockrell; ABSENT: Nielsen; ABSTAIN: Cisneros.

AN ORDINANCE 45,632

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 9, 10 AND THE NORTHEAST 283.81' OF TRACT E, NCB 12172, SAVE AND EXCEPT THE SOUTHEAST 200' OF LOT 10, 2006 - 2008 AUSTIN HIGHWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND THE SOUTHEAST 200' OF LOT 10, NCB 12172, 2006 - 2008 AUSTIN HIGHWAY, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER RE-PLATting IS ACCOMPLISHED.

* * * *

35. CASE 6135 - to rezone the north 88.88' of Lot 11, and the east 20' of the north 88.88' of Lot 10, NCB 1724, 2117-2119 N. McCullough Avenue, from Historic "D" Apartment District to Historic "B-1" Business District, located southwest of the intersection of McCullough Avenue and E. French Place, having 64.8' on E. French Place and 88.88' on McCullough Avenue.

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

No one spoke in opposition.

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

AN ORDINANCE 45,633

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 88.88'
OF LOT 11, AND THE EAST 20' OF THE
NORTH 88.88' OF LOT 10, NCB 1724, 2117-
2119 N. McCULLOUGH AVENUE, FROM HISTORIC
"D" APARTMENT DISTRICT TO HISTORIC "B-1"
BUSINESS DISTRICT, PROVIDED THAT PROPER
REPLATTING IS ACCOMPLISHED.

* * * *

36. CASE 6069 - to rezone a 4.709 acre tract of land out of NCB 13827, being further described by field notes filed in the office of the City Clerk, 15300 Block of San Pedro Avenue, from Temporary "A" Single Family Residential District to "B-3" Business District, located on the southeast side of San Pedro Avenue being 140' northeast of the intersection of Brook Hollow Blvd. and San Pedro Avenue, having 597.63' on San Pedro Avenue and a maximum depth of 428.87'.

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

Mr. Camargo said that a portion of this property lies on the recharge zone of the Edwards Aquifer. All of the existing regulations apply to this property and when the overlay zoning ordinance is adopted it, too, will be applicable.

Mr. Charles Dempsey, the applicant, had architect's drawings to show the proposed shopping center to be developed on the property. The tenants have not yet been decided on.

No one spoke in opposition.

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

AN ORDINANCE 45,634

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 4.709 ACRE TRACT OF LAND OUT OF NCB 13827, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 15300 BLOCK OF SAN PEDRO AVENUE, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

37. CASE 6133 - to rezone a 28.132 acre tract of land out of NCB 15675 and a 42.947 acre tract of land out of NCB 15675 and 15673, being further described by field notes filed in the office of the City Clerk, 2800 Block of N. E. FM 1604 Expressway, from Temporary "R-1" Single Family Residential District to P-1 ("R-3") Multiple Family Residential, Planned Unit Development District; a 48.007 acre tract of land out of NCB's 15673 and 15675, being further described by field notes filed in the office of the city clerk, 2800 Block of N. E. FM 1604 Expressway, from Temporary "R-1" Single Family Residential District to P-1 ("R-6") Townhouse, Planned Unit Development District; a 30.394 acre tract of land out of NCB 15675, being further described by field notes filed in the office of the City Clerk, 2800 Block of N. E. FM 1604 Expressway, from Temporary "R-1" Single Family Residential District to P-1 ("B-2") Business, Planned Unit Development District; and a 25.964 acre tract of land out of NCB 15673, and a 30.577 acre tract of land out of NCB 15675, being further described by field notes filed in the office of the City Clerk, 2800 Block of N. E. FM 1604 Expressway, from Temporary "R-1" Single Family Residential District to P-1 ("B-3") Business, Planned Unit Development District.

P-1 ("R-3")

The 28.132 acre tract of land is located on the south side of FM 1604, being 1055.20' west of the cutback between FM 1604, and Redland Road; having 635.23' on FM 1604 and a maximum depth of 1530.78'. The 42.947 acre tract of land is located on the south side of FM 1604, being 2286.17' west of the cutback between FM 1604 and Redland Road; having 1271.08' on FM 1604 and a maximum depth of 1180.55'.

The P-1 ("R-6") zoning is located on the south side of FM 1604, being 1690.43' west of the cutback between FM 1604 and Redland Road, having 595.74' on FM 1604 and a maximum depth of 2550'.

The P-1 ("B-2") zoning is located 450' south of FM 1604 and 390' southwest of Redland Road; having 948.48' in width and 1710' in length.

P-1 ("B-3")

The 25.964 acre tract of land is located on the south side of FM 1604, being 3557.25' west of the cutback between FM 1604 and Redland Road, having 1216.33' on FM 1604 and a maximum depth of 1055'.

The 30.577 acre tract of land is located southwest of the cutback between FM 1604 and Redland Road, having 1055.20' on FM 1604, 1319.14' on Redland Road and 126.60' on the cutback between FM 1604 and Redland Road.

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

No one spoke in opposition.

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

AN ORDINANCE 45,635

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 28.132 ACRE TRACT OF LAND OUT OF NCB 15675 AND A 42.947 ACRE TRACT OF LAND OUT OF NCB 15675 AND 15673, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2800 BLOCK OF N. E. FM 1604 EXPRESSWAY FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO P-1 ("R-3") MULTIPLE FAMILY RESIDENTIAL, PLANNED UNIT DEVELOPMENT DISTRICT; A 48.007 ACRE TRACT OF LAND OUT OF NCB'S 15673 AND 15675, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2800 BLOCK OF N. E. FM 1604 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO P-1 ("R-6") TOWNHOUSE, PLANNED UNIT DEVELOPMENT DISTRICT; A 30.394 ACRE TRACT OF LAND OUT OF NCB 15675, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2800 BLOCK OF N. E. FM 1604 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO P-1 ("B-2") BUSINESS, PLANNED UNIT DEVELOPMENT DISTRICT; AND A 25.964 ACRE TRACT OF LAND OUT OF NCB 15673, AND A 30.577 ACRE TRACT OF LAND OUT OF NCB 15675, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 2800 BLOCK OF N. E. FM 1604 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO P-1 ("B-3") BUSINESS, PLANNED UNIT DEVELOPMENT DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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38. CASE 6006 - to rezone Lots 1 and 31, Block 1, NCB 11998 4200 Block of Culebra Road, located on the east side of Laven Drive between Culebra Road and Tellez Avenue, having 50' on Culebra Road, 137' on Tellez Avenue and 180' on Laven Drive; Lots 7, 8, 25 and 26, Block 1, NCB 11998, 4200 Block of Culebra Road, located between Culebra Road and Tellez Avenue being 300' east of Laven Drive having 100' on both Culebra Road and Tellez Avenue and a distance of 300' between Culebra Road and Tellez Avenue; Lots 10 through 13, and 20 through 23, Block 1, NCB 11998, 4200 Block of Culebra Road, located between Culebra Road and Tellez Avenue being 148.5' west of Rena Drive having 200' on both Culebra Road and Tellez Avenue and a distance of 300' between Culebra Road and Tellez Avenue, from "A" Single Family Residential District to "B-2" Business District.

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

Mr. Hector Villarreal, representing the applicant, said that this case had been postponed in July because a number of the persons in the neighborhood were on vacation. It was intended to give them a chance to speak at the hearing this month. He said his original request had been for "B-3" zoning but it had been changed to "B-2". He again reviewed existing zoning in the area and said that he is simply following the zoning pattern on Culebra Road.

Miss Deborah Ruiz, 551 Griggs, spoke in opposition to any additional commercial activity in the area. She said there is plenty of business now to take care of the residents and no more is needed. She also spoke in opposition to an ice house or convenience store.

Speaking in rebuttal, Mr. Villarreal pointed out the distance between his property and the Ruiz property and said that it would have no effect on them.

After consideration, Mr. Teniente moved that the recommendation of the Planning Commission be upheld and the rezoning approved, provided that a six foot solid screen fence is erected on the south property line of each parcel. The motion was seconded by Dr. Nielsen.

Mr. Cisneros moved to amend the motion by Mr. Teniente to limit the rezoning to a depth of 150 feet on property fronting on Culebra Road. The motion was seconded by Rev. Black. On roll call, the motion was defeated by the following vote: AYES: Cisneros, Black; NAYS: Pyndus, Billa, Hartman, Rohde, Teniente, Nielsen, Cockrell; ABSENT: None.

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

AN ORDINANCE 45,636

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 AND 31, BLOCK 1, NCB 11998, 4200 BLOCK OF CULEBRA ROAD; LOTS 7, 8, 25 AND 26, BLOCK 1, NCB 11998, 4200 BLOCK OF CULEBRA ROAD; LOTS 10 THROUGH 13, AND 20 THROUGH 23, BLOCK 1, NCB 11998, 4200 BLOCK OF CULEBRA ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE SOUTH PROPERTY LINE OF EACH TRACT.

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39. CASE 6009 - to rezone Lot 20, the remaining portion of Lot 13 and the north 40' of Lot 19, Block 16, NCB 10291, 700 Block of Amanda, from "B" Two Family Residential District to "B-3" Business District, located northwest of the intersection of Amanda Avenue and "H" Street, having a total of 305' on Amanda Avenue and 50' on "H" Street.

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

Mr. Hector Villarreal, representing Mr. Bernard Lifshutz, the applicant, described the area and the existing zoning. He said that a convenience store would be built on the property.

No one spoke in opposition.

At the request of Mr. Rohde, Mr. Camargo said that the staff's recommendation for this property would be at the most "R-3" Multiple Family.

There was a general discussion of the make-up of the neighborhood and the traffic flow.

After consideration, Mr. Pyndus moved to uphold the recommendation of the Planning Commission and deny the request for rezoning. The motion was seconded by Rev. Black.

Mr. Teniente spoke against the motion saying he did not think a convenience store at this location would harm this neighborhood.

Mr. Teniente made a substitute motion that "B-2" zoning be approved. The motion was seconded by Mr. Hartman.

Rev. Black called attention to the fact that this is a very modest income area with no commercial development. He felt that to rezone to business would lower the values of this neighborhood.

Mr. Teniente asked to withdraw his motion and Mr. Hartman withdrew his second.

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

The rezoning was denied.

40. CASE 6132 - to rezone the north 50' of the west 179.6' of Tract 410, Block 55, NCB 11092, 3600 Block of Commercial Avenue, from "B" Two Family Residential District to "B-2" Business District, located on the east side of Commercial Avenue, being 300' south of the intersection of Petaluma Blvd. and Commercial Avenue, having 50' on Commercial Avenue with a depth of 179.6'.

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

Mr. Jose Correa, the applicant, spoke in favor of the request. He said that he will have a small bakery employing about six people. Mr. Correa's remarks in Spanish were interpreted by Mr. Cisneros and Mr. Teniente.

Mr. Ralph Shelton, 3637 Commercial, spoke in opposition pointing out that this is strictly a residential neighborhood and objecting to any business. He said this would be a bad case of spot zoning.

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

The rezoning was denied.

41. CASE 6039 - to rezone a 0.273 acre tract of land out of NCB 16094, being further described by field notes filed in the office of the City Clerk, 4950 Woodstone Drive, from "R-3" Multiple Family Residential District to "B-3" Business District, located on the southwest side of Woodstone Drive, being 2074.10' east of the intersection of I. H. 10 Expressway and Woodstone Drive, having 129.73' on Woodstone Drive and a maximum depth of 120.04'.

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

Mr. George Gaiser, the applicant, showed this area to the Council on a map. He pointed out the huge apartment complex and townhouses already built with additional townhouses scheduled to be built southwest of this tract. A convenience store is to be built to serve this development.

No one spoke in opposition.

After discussion, Dr. Nielsen moved that the recommendation of the Planning Commission be overruled and that the property be rezoned "B-2" Business District instead of "B-3" as requested. The motion was seconded by Mr. Hartman and on roll call, the motion, carrying with it adoption of the following Ordinance, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,637

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 0.273 ACRE TRACT
 OF LAND OUT OF NCB 16094, BEING FURTHER
 DESCRIBED BY FIELD NOTES FILED IN THE
 OFFICE OF THE CITY CLERK, 4950 WOODSTONE
 DRIVE, FROM "R-3" MULTIPLE FAMILY RESI-
 DENTIAL DISTRICT TO "B-2" BUSINESS
 DISTRICT.

* * * *

42. CASE 6083 - to rezone the west 70' of Lot 7, Block 37, NCB 11136, 1200 Block of W. Villaret Blvd., from "B" Two Family Residential District to "I-1" Light Industry District, located on the south side of W. Villaret Blvd. being 426.78' east of the intersection of Rhoda Avenue and W. Villaret Blvd., having 70' on W. Villaret Blvd. and a depth of 217.80'.

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

Mr. John C. Wright said that he had purchased this lot to have a place to park his heavy equipment and get it off of the street. He later learned that it would have to be rezoned to "I-1" for this purpose.

No one spoke in opposition.

After discussion, Mr. Teniente moved that the recommendation of the Planning Commission be overruled and the request for rezoning approved. The motion died for lack of a second.

After further consideration, Mr. Pyndus made a motion that the recommendation of the Planning Commission be upheld and the rezoning be denied. Dr. Nielsen seconded the motion. On roll call, the motion was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Nielsen, Cockrell; NAYS: Teniente; ABSENT: None.

The rezoning was denied.

43. CASE 6058 - to rezone Lots 87 and 88, Block 34, NCB 13490 8400 Block of Blanco Road, from "R-2" Two Family Residential District and "B-3" Business District to "B-2" Business District, located on the northeast side of Blanco Road being 90' northwest of the intersection of Blanco Road and Patricia Drive, having 275.87' on Blanco Road and a maximum depth of 268.02'.

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

Mr. Herbert M. Dawson, the applicant, spoke in favor of the application. He pointed to the heavy development of the West Avenue - Blanco Road intersection and said that the tract being considered could not be used for residential development. He said that there is no specific use planned now. He had originally requested "B-3" zoning but would accept "B-2" zoning.

Speaking in opposition were:

Mr. W. T. Hemphill, 819 Patricia
Mr. Ivie M. Klaevemann, 827 Patricia
Mr. Hobart D. Kanatzar, 834 Firefly
Mr. Dean Walker, 823 Patricia
Mr. Bob Versteeg, 903 Patricia
Mrs. Dean Walker, 823 Patricia

Each of the opponents said that they were assured by the developer when they purchased their homes that this area would remain residential. The present "R-2" zoning is a good buffer and could be used very well for duplexes. They said further encroachment of business would lower the value of their properties and asked that the request be denied.

Mr. Dawson spoke in rebuttal saying that every person should be allowed to use his property. He does not feel that rezoning would affect property values.

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

The rezoning was denied.

44. CASE 6126 - to rezone the northeast 500' of Parcel 74-A, NCB 15248, being that portion presently inside the city limits, 8331 S. W. Loop 410 Expressway, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the southwest side of S. W. Loop 410 Expressway, being approximately 2,865' northwest of the intersection of Pearsall Road and S. W. Loop 410 Expressway, having 358' on S. W. Loop 410 Expressway and a depth of 500'.

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

Mr. Tom Martin, representing Lyda, Inc., the applicant in this case, said that this property being considered is currently being used for equipment storage with non-conforming rights. He said that he was asking for "I-1" zoning to conform to the way the land is actually being used. If necessary, he said that he would agree to "B-3" zoning.

In answer to a question, Mr. Camargo said that staff would agree to "B-3" zoning in this case.

Speaking in opposition were:

Mrs. Sibyl Kane, 6550 Aspen
Mr. and Mrs. Gene Sprague, 6119 Hidden Valley
Mr. Donald Green, 6019 Lark Valley

The opponents said that they felt that Lyda wants to expand his stockyard which is just outside the City limits.

Lyda has had a very large sign on this property advertising the stockyard and the City required it to be removed. If the land is rezoned, this large sign could be installed. The opponents were unanimous in saying that there is no need for an industrial area in the vicinity and asked that the request be denied.

Dr. Nielsen and Mr. Teniente both urged the opponents to get together with Lyda officials to talk things over and come to some understanding.

Mr. Sprague said that he has had no cooperation from Lyda and doesn't think it possible to come to any agreement.

Mr. Martin, speaking in rebuttal, said that the stockyard is an entirely separate matter and should not be a consideration in this rezoning case. In answer to a question, he said that he could not say that the sign in question would not be erected.

After consideration, Mr. Hartman made a motion that the recommendation of the Planning Commission be upheld and the rezoning be denied. Dr. Nielsen seconded the motion. On roll call, the motion was passed and approved by the following vote: AYES: Pyndus, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: Billa; ABSENT: None.

The rezoning was denied.

75-50 Item VII of the agenda being a proposed Ordinance authorizing the issuance of City of San Antonio Electric and Gas Systems New Service Bonds was withdrawn from consideration at the request of the City Manager.

75-50 The Clerk read the following Ordinance:

AN ORDINANCE 45,638

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SAN ANTONIO DEVELOPMENT AGENCY FOR ADMINISTRATION OF A PROGRAM INVOLVING EXTENSION OF LOANS AND GRANTS FOR HOUSING REHABILITATION IN CERTAIN AREAS OF THE CITY UNDER THE CITY'S COMMUNITY DEVELOPMENT PROGRAM, AUTHORIZING PAYMENT TO THE AGENCY UP TO A TOTAL OF \$2,800,000.00 TO BE UTILIZED IN THE PROGRAM, AND AUTHORIZING CERTAIN BUDGET MODIFICATIONS REALLOCATING FUNDS PREVIOUSLY APPROPRIATED FOR THE HOUSING REHABILITATION PROGRAM.

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MAYOR LILA COCKRELL: All right, this has been explained to the Council at the "B" Session. Are there any questions? I don't want to keep you from making a speech.

DR. D. FORD NIELSEN: Let me ask you one question. Does it also include the grant money, the \$800,000 grant money?

MR. ROY MONTEZ: Yes, this Ordinance has \$2 million for rehabilitation loans, \$800,000 for grants.

DR. NIELSEN: Okay, is there anything else in it in terms of...

MR. MONTEZ: There are three basic things. It designates nine areas or the yellow ones that we had discussed previously. It authorizes expenditure for Community Development block grant money in the sum of \$2 million for loans, \$800,000 for grants and it authorizes the contract with the Urban Renewal Agency to carry out the contract.

DR. NIELSEN: Now, let me ask this. Well, they are just going to bring this to us apparently a step at a time. We've got two of the six out of the way now, which is the \$2 million and the \$800,000, right?

MR. MONTEZ: Right.

DR. NIELSEN: Now, in our earlier discussions with the...somewhere SADA came to us and I guess in some informal discussion, is that all it was? We didn't act on that in terms of an Ordinance or anything at some point? On the operational fact that SADA would administer this money. Didn't we take some official action?

MR. MONTEZ: The agency SADA was nominated to carry out this program. We had told the City Council that we would work out the guidelines for the program. Who is eligible, ineligible, the level, the standards, the rehabilitation, etc. That's all part of this particular Ordinance. We're still working with them on the whole budget. And this is why we have come to you. Now there is one...

CITY MANAGER GRANATA: There's a subject in it about the detail budget. Read that portion.

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MR. MONTEZ: The budget itself is several pages in essence here. But in the guidelines that we have we also have a companion document which is the procedures for the program, which numbers about 30 or 40 pages. This is what we have been working with the SADA agency and how this thing would be implemented.

CITY MANAGER GRANATA: But subsequent Council approval has to come on that budget. They haven't submitted the detail...

MR. MONTEZ: That's true. The actual budget for administrative cost, for example, to run the program, we'll come back to you and I think...

CITY MANAGER GRANATA: That's right and in this Ordinance as little as I know about it, but Cip did tell me and his dad had an operation, it requires subsequent action by the Council to approve the budget.

MR. MONTEZ: But this authorizes our program in those terms.

MR. CISNEROS: My question was someone asked the other day and I don't think we got an answer on it, and that was the amount of time before there was reconsideration. We had talked before about the fact that we are going to test to see how...inaudible...

MR. MONTEZ: That's really the best answer we give at this time Mr. Cisneros. Until we have some experience on how each area is moving, the contacts are made with the property owners, at some point your staff will have to make a judgment and see that which is not moving well, we'll have to come back to the City Council.

MR. CISNEROS: Do we know what that point is?

MR. MONTEZ: We would hope it be a matter of eight, nine weeks, I suspect, by the time we contact all owners and get estimates and things of that nature.

DR. NIELSEN: I would think too, Henry, in terms of the interest which I know is already there in some areas and probably will be generated, there will be enough feedback to this Council in terms of what is or is not going right or wrong. You know, the specific details, I think, in general. I would assume that beyond any reasonable doubt within six months, you know, we will have a clear indication

CITY MANAGER GRANATA: You have a trend, yes sir.

DR. NIELSEN: That still gives us four months of adjustments we could make. We, in terms of making another step into new areas.

MR. MONTEZ: We believe in about two months we should have a good feel of whether that area is going to participate in this program or it's not going to participate in the program.

MAYOR COCKRELL: All right, any more questions? Do we have a motion?

MR. PYNDUS: No, madam. I'd like a clarification of the ordinance. As I understood it and I've worked on the committee with you, Ford, but we were working strictly on the rehabilitation money, \$2 million. Now you mention in the same ordinance we have grant money of \$800,000? Can you tell me - is that true, is that correct? Can you tell me how that is going to be dispensed?

MR. MONTEZ: Yes, we can

DR. NIELSEN: It's one of the six programs.....

MR. PYNDUS: I understood we were taking them one step at a time. We haven't reached the grant money yet.

MR. MONTEZ: Part of the discussion we've had with you on occasion is that there will be occasions when some families will not be able to bear the cost of the loan, the poor. Or those who will not be able to completely cover through a loan all the amount of rehabilitation that is needed. It was urged that a companion amount of \$800,000 be made available for grants. Now, that \$800,000 is to be used in this fashion. Twenty per cent of \$800,000 would be used for pure grants. Just on out and out grants to the families. The other 80 per cent would be used on a combination with loan first, the smaller amount of grant on top of that.

DR. NIELSEN: I'm sorry, Phil and Bob, who are on the committee, yesterday, Mr. Guerra asked me if I had any objection to including it and he explained the same thing and they are going to have to be tied together anyway. So I just said no. I'm sorry I didn't call either one of you to see if you had any problem with it.

MR. MONTEZ: May I give you one illustration.

MR. RICHARD TENIENTE: Excuse me, not only that, the rest of the Council did not get anything on this and...

DR. NIELSEN: It was clear last week.

MR. TENIENTE: I understand but I thought the \$800,000 was going to be as a last resort when we find that some of the cases as we point out cannot be taken care of.

MR. MONTEZ: That's how it will be employed as a last resort.

MR. TENIENTE: We seem to be putting it ahead of the rest of the program.

DR. NIELSEN: The reason, administratively they need to tie it together is that when you get into contacting the neighbors, if you don't have that in hand you may be automatically eliminating some people. Now, if you're just talking about a week's difference, that's one thing but they work hand in glove. That's the way he explained it to me.

MR. PYNDUS: Can we pass on the Rehab money of \$2 million now and catch up with the grant money later?

MR. MONTEZ: You certainly can do that.

DR. NIELSEN: As long as it isn't stretched too long.

CITY MANAGER GRANATA: Mr. Mayor, you can do that but wording in the Ordinance says that the final agreement together with the detailed budget is subject to subsequent City Council approval. In other words you can still take out the \$800,000.

MR. PYNDUS: I'd like to take it out now.

CITY MANAGER GRANATA: It's the Council's prerogative.

MR. PYNDUS: I so move.

MR. TENIENTE: Well, do we have an original motion at this point?

DR. NIELSEN: I had moved.

MR. TENIENTE: You had moved. All right, do we have a second? You are substituting...

MR. PYNDUS: I would like to amend the motion. I worked with Ford and Mr. Billa on it and really and truly I'm in favor of it with the exception of the grant that I think it takes some study. This is an outright gift and I think that we should take a closer look at how we're going to spend those funds.

DR. NIELSEN: They can bring back the criteria in terms of..unless you want to administratively try to work out the criteria.

MR. PYNDUS: No sir, if the criteria is not satisfactory, I'd like to change the ratio of the amount that is to be expended. Instead of spending \$800,000 maybe we should reduce it to \$500,000, half a million dollars. That's a million dollars we're giving away. I would like to take a look at how it is going to be spent before I approve it. That's all.

CITY MANAGER GRANATA: You would have that right under this agreement. They can't spend a thing until they bring their budget back to you for you to approve expenditures. Now, you can...

MR. PYNDUS: I'd like to amend the motion if it's approved to omit the grant fund of \$800,000.

CITY MANAGER GRANATA: What you're saying is you want to amend the motion instead of authorizing payment to the agency of a total of up to \$2,800,000, you want to say up to \$2 million.

MR. PYNDUS: Yes sir, if I get a second.

MR. TENIENTE: All right, we have a motion. Do we have a second?

DR. NIELSEN: We've got that right anyway. When the whole thing comes back to us for specific action. If I heard you correctly, why don't the three of us unless the Council would care not to do it, get together with Mr. Montez and SADA and begin to get into some of this stuff now. Right now, especially if you are concerned about this. They don't have to write a whole lot of regulations and then come and we say no to them.

MR. PYNDUS: You know, I'm as tired as you are Ford, and the... I do not disapprove of the program that we have worked on, the Rehab program and the dollars involved and I feel that as far as this amount of funds is concerned the best thing to do would be to leave it out and take a look at it later, if it meets with your approval. I don't think that would, at the rate you're going, you're not going to run into any problems. You've got \$2 million.

MR. TENIENTE: Reverend Black has a question.

REV. CLAUDE BLACK: I don't think that you're giving up the opportunity to do what you want to do. I think you're simply allowing the staff to go ahead with the Ordinance that it has that includes this and then upon the presentation of the budget you have an opportunity to either upgrade or reduce it, and to begin your compensations, based upon the commitment of the Council. Until you get the Council committed, why discuss it? Discuss it within the area of the Council's commitment. Then you have something substantive. Then you're talking about what we are really committed to and then when you deal with it, you deal with it as a policy matter and not simply as an imaginary matter from staff. So, therefore, I would suggest that we go on with the original motion, make it a policy, then deal with it with the understanding that it has to come back to us by staff for a detailed budget.

CITY MANAGER GRANATA: That's written in the Ordinance.

MR. PYNDUS: We have \$7.5 million in this program. We're talking about \$2.8 million.

CITY MANAGER GRANATA: Five million in this one.

MR. PYNDUS: At this moment we're talking about \$2 million.

CITY MANAGER GRANATA: \$2,800,000.

MR. PYNDUS: All right, so rather than talk about \$2.8, let's talk about \$2 million in this one and then go on to the next one.

CITY MANAGER GRANATA: Even the \$2 million, Mr. Pyndus, they'll have to come back and show you how...they can't spend a thing until they come back and you approve that budget. Now they could come back with the \$2.8 and they can't spend a thing until you approve the budget. So you still have a chance at taking the \$800,000 out now or later.

MR. PYNDUS: I hate to earmark those funds. I'm for it.

CITY MANAGER GRANATA: This doesn't tie the funds up.

MR. TENIENTE: Let me just pull it together. We haven't had a second to your motion, Phil, and as much as I want to support it, there's no second. So, we have the original motion, and we'll go on with the original motion now if there's no further discussion. We'll have to agree with...I see your hand, Mrs. Sellers, but I can't recognize you at this time because we're going to take a vote on this and we're having a staff presentation on this item. As soon as we take this vote I'll let you...

MR. CISNEROS: I have a question. It has to do with a more precise date on the initiation of the program. Do we have a date yet on when we're going to kick it off.

MR. MONTEZ: Yes, we would hope that this would trigger off that information. The Urban Renewal Agency is..in its process they had hoped to have these regulations for us today. Time did not allow that.

MR. CISNEROS: How is it going to be kicked off? How are people going to know that they can now begin to pick up the telephone and call a number?

DR. NIELSEN: They already have.

MR. CISNEROS: I know they have and that's what I'm worried about. And they don't know and they are getting the run around.

MR. MONTEZ: Right at this point they have to because we have no program. But there will be a very vast media program announcement. Also Urban Renewal intends to contact all the neighborhood organizations, particularly those within these yellow locations here.

MR. CISNEROS: A week, two weeks, a month?

MR. MONTEZ: They have assured us just as soon as this thing is gone, they will trigger the whole thing off. If you so desire to make that a part of your action, it will be done.

CITY MANAGER GRANATA: But they've got to come back with the budget to get it approved.

MR. MONTEZ: But the actual announcement that the program is working, we will start inspecting properties. We can start contacting agencies, explain the program to them and etc. There's an awful lot of that...

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CITY MANAGER GRANATA: But you can't make any commitments until the budget is..

MR. MONTEZ: Yes sir, no loans can be...

MR. CISNEROS: Will the programs have a name so we can identify it?

MR. MONTEZ: Yes sir, the Housing Rehabilitation Loan Fund; the other is the Housing Rehabilitation Grant Fund.

MR. CISNEROS: But there'll be no acronym or anything like that people can refer to in this program.

MR. MONTEZ: At this point they have not been assigned acronyms.

MR. CISNEROS: I suggested before that we have a central number where people can call. Do we have that?

MR. MONTEZ: Urban Renewal has indicated that they will establish that also.

MAYOR COCKRELL: Is the Council ready to..

MR. ROHDE: I call for the question.

MAYOR COCKRELL: Has the motion been made?

MR. TENIENTE: Yes madam.

MAYOR COCKRELL: For approval? All right, the motion is then for approval of the Ordinance.

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

MR. PYNDUS: I would like to state my reason, Mayor Cockrell. I worked with the program and I'm for it for the exception of the grant money which I feel needs review.

75-50 The following Resolution was read by the Clerk and explained by Mr. Edward C. Garcia, Veterans Coordinator, and after consideration, on motion of Dr. Nielsen, seconded by Mr. Hartman, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

A RESOLUTION
NO. 75-50-76

APPEALING THE DISTRIBUTION OF
DISCRETIONARY FUNDS UNDER TITLE VI
OF THE COMPREHENSIVE EMPLOYMENT AND
TRAINING ACT OF 1973 AND REQUESTING
THAT THE CITY OF SAN ANTONIO BE
INCLUDED IN SUCH DISTRIBUTION.

* * * *

CITIZENS TO BE HEARDHENRY MUNOZ

Mr. Henry Munoz, Business Manager for Local 1299, said that he wants to see the Council pass an ordinance authorizing the City employees' pay increase as of November 1. Unless this is done, the employees have nothing.

CITIZENS AGAINST FUEL ADJUSTMENT

Mrs. Luther Schulze, President of Citizens Against Fuel Adjustment, said that the fuel adjustment charge collected by City Public Service is illegal. If the Council does not do something about eliminating this charge by August 28th, her organization will begin circulating recall petitions to recall the entire Council. (A copy of Mrs. Schulze's prepared statement is included with the papers of this meeting.)

Mayor Cockrell again carefully explained to Mrs. Schulze the reason for the fuel adjustment charge and the lawsuit the City has filed with Lo-Vaca Gathering Company.

RAUL RODRIGUEZ

Mr. Raul Rodriguez said that the San Antonio Development Agency conceals the items it intends to act on at its meetings. The notices posted do not say just what is to be acted on. He also protested the brief meeting notices posted for the Municipal Civil Service Commission.

MR. GENE SPRAGUE

Mr. Gene Sprague spoke of an incident that happened in the Valley High area recently when a young boy drowned. He said that the EMS ambulance was over 30 minutes in responding to his call. EMS claimed it was 11 minutes. He was also critical of other procedures by the firemen and policemen who responded to the call.

Mayor Cockrell asked the City Manager to have the entire incident investigated and to make a full report.

RAY D. WHITE

Mr. Ray D. White, 10611 Windcrest, said that the City would never be allowed to be without fuel. He then demanded that the Council rescind the fuel pass through charge.

EMPLOYEES PAY RAISE

Mr. Rohde asked that an ordinance be on next week's agenda granting a five percent across-the-board pay increase to all City employees effective November 1, 1975.

There was a general discussion regarding a graduated pay increase as approved to an across-the-board increase. City Manager Granata said he would have an ordinance on the agenda next week at which time the matter could be fully discussed.

Mr. Hartman asked the staff to advise the Council as to just exactly what they committed themselves to.

75-50 The Clerk read the following letter:

August 15, 1975

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

Madam and Gentlemen:

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

August 11, 1975

Petition of Mr. Frank E. Basquez,
on behalf of Andy International,
Inc., requesting permission to
operate a salvage yard on a tract
of land (6.81 acres) located at
2047 West Malone.

/s/ J. H. INSELMANN
City Clerk

* * * *

There being no further business to come before the Council,
the meeting adjourned at 8:10 P. M.

A P P R O V E D

Lila Cockrell
M A Y O R

ATTEST: *J. H. Inselmann*
C i t y C l e r k