

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 17, 1975.

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

75-42 The invocation was given by Mr. Richard Seymour, Church of Christ.

75-42 Members of the City Council and the audience, joined in the Pledge of Allegiance to the flag of the United States.

75-42 The minutes of the meeting of July 10, 1975, were approved.

75-42 ZONING HEARINGS

1. CASE 6119 - to rezone Tract B, save and except the southeast 225', NCB 13753, 10800 Block of Nacogdoches Road, located on the northwest side of Nacogdoches Road, approximately 187.50' southwest of the intersection of Nacogdoches Road and the I. & G. N. Railroad R.O.W. being 225' northwest of Nacogdoches Road, having a maximum width of 450' and a maximum depth of 275', from Temporary "A" Single Family Residential District to "I-2" Heavy Industry District; and the southeast 225' of Tract B, NCB 13753, 10800 Block of Nacogdoches Road, located on the northwest side of Nacogdoches Road, being 187.50' southwest of the intersection of Nacogdoches Road and the I. & G. N. Railroad R.O.W., having 450' on Nacogdoches Road and a maximum depth of 225', from Temporary "A" Single Family Residential District to "B-3" Business District for a radio station with transmitter tower.

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 be 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, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Black, Nielsen.

AN ORDINANCE 45,475

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 B, SAVE AND
EXCEPT THE SOUTHEAST 225', NCB 13753,

10800 BLOCK OF NACOGDOCHES ROAD,
FROM TEMPORARY "A" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "I-2" HEAVY
INDUSTRY DISTRICT; AND THE SOUTHEAST
225' OF TRACT B, NCB 13753, 10800
BLOCK OF NACOGDOCHES ROAD, FROM
TEMPORARY "A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "B-3" BUSINESS DISTRICT FOR
A RADIO STATION WITH TRANSMITTER TOWER,
PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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2. CASE 6102 - to rezone a 1.493 acre tract of land out of NCB 12858, located on the northwest side of Wurzbach Road, being 228.11' southwest of the intersection of Live Oak Road and Wurzbach Road, having 453.09' on Wurzbach Road and a maximum depth of 220', 8800 Block of Wurzbach Road, being further described by field notes filed in the office of the City Clerk, from "R-1" Single Family Residential District to "B-1" Business District.

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

AN ORDINANCE 45,476

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS A 1.493 ACRE TRACT
OF LAND OUT OF NCB 12858, (BEING FURTHER
DESCRIBED BY FIELD NOTES FILED IN THE
OFFICE OF THE CITY CLERK) 8800 BLOCK
OF WURZBACH ROAD, FROM "R-1" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-1"
BUSINESS DISTRICT, PROVIDED THAT PROPER
REPLATTING IS ACCOMPLISHED.

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3. CASE 6110 - to rezone a 6.0 acre tract of land out of NCB 15331, located on the south side of West Commerce Street, being 3900' west of the cutback between Callaghan Road and West Commerce, having 600' on West Commerce Street and a depth of 435.6', being further described by field notes filed in the office of the City Clerk, 9500 West Commerce Street, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District.

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, Cockrell; NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,477

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 6.0 ACRE TRACT OF LAND OUT OF NCB 15331, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) 9500 WEST COMMERCE STREET, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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4. CASE 6114 - to rezone lot 27, Block 17, NCB 6260, 107 Cumberland Boulevard, located northwest of the intersection of I. H. 35 Expressway and Cumberland Boulevard, having 130' on I. H. 35 Expressway and 50' on Cumberland Boulevard, from "J" Commercial 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.

No one spoke in opposition.

After consideration, Mr. Rohde 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, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,478

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 27, BLOCK 17, NCB 6260, 107 CUMBERLAND BOULEVARD, FROM "J" COMMERCIAL DISTRICT TO "B-2" BUSINESS DISTRICT.

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5. CASE 6082 - to rezone lots 25 and 26, NCB 6063, 3300 Block of Nogalitos Street, located south of the intersection of Sims Avenue and Nogalitos Street, having approximately 180' on Nogalitos Street and 13.2' on Sims Avenue, from "F" Local Retail District to "B-3" Business District.

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. 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, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,479

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 25 AND 26, NCB 6063,
3300 BLOCK OF NOGALITOS STREET, FROM
"F" LOCAL RETAIL DISTRICT TO "B-3"
BUSINESS DISTRICT.

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6. CASE 6116 - to rezone lots 9, 10 and 11, Block 20, NCB 8701, 4714-18 S. Zarzamora Street, located northeast of the intersection of S. Zarzamora Street and Ames Avenue, having 166.04' on S. Zarzamora Street and 150' on Ames Avenue, from "F" Local Retail District and "B" Two Family Residential District to "B-3" Business District.

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

No one spoke in opposition.

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

AN ORDINANCE 45,480

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

11, BLOCK 20, NCB 8701, 4714-18
SOUTH ZARZAMORA STREET, FROM "F"
LOCAL RETAIL DISTRICT AND "B" TWO
FAMILY RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT, PROVIDED THAT
PROPER PLATTING IS ACCOMPLISHED.

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7. CASE 6101 - to rezone tract 15-C, NCB 12065, 12522 Maltsberger Lane, located on the southeast side of Maltsberger Lane, being 1300' northeast of the intersection of San Pedro Avenue and Maltsberger Lane, having 699' on Maltsberger Lane and a maximum depth of 470', from "A" Single Family Residential District to "R-3" Multiple Family Residential District.

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

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. 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, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,481

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 15-C,
NCB 12065, 12522 MATLSBERGER LANE,
FROM "A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT, PROVIDED THAT
PROPER PLATTING IS ACCOMPLISHED.

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8. CASE 6047 - to rezone P-21, NCB 14857, 11200 Block of Huebner Road, located north of the intersection of I. H. 10 Expressway and Huebner Road, having 393.25' on I. H. Expressway and 32.54' on Huebner Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

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. 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, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 45,482

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 P-21, NCB 14857, 11200 BLOCK OF HUEBNER ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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9. CASE 6111 - to rezone the remaining portions of lots 23-24, Block 5, NCB 6504, 1100 Block of Steves Avenue, located south of Steves Avenue between I. H. 37 Expressway and Devoto Street, having 75' on Steves Avenue, 142.15' on I. H. 37 Expressway and 134' on Devoto Street, from "B" Two Family Residential District to "B-3" Business District.

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. 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, Cockrell; NAYS: None; ABSENT: Nielsen.

AN ORDINANCE 45,483

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 PORTIONS OF LOTS 23-24, BLOCK 5, NCB 6504, 1100 BLOCK OF STEVES AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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10. CASE 6087 - to rezone the remaining portion of Tract B, NCB 10319, 2034 Rigsby Avenue, located southeast of the intersection of Ancel Road and Rigsby Avenue, having 291.9' on Ancel Road and 77.13' on Rigsby Avenue, from "B" Two 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.

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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. 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 45,484

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 TRACT B, NCB 10319, 2034 RIGSBY AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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11. CASE 6120 - to rezone lot 13, NCB 12103, 3000 Block of Bitters Road, located on the northeast side of Bitters Road being 247.94' northwest of the intersection of Bitters Road and Nacogdoches Road, having 100' on Bitters Road with a depth of 125', from "B-2" Business District to "B-3" Business District.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. 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 45,485

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, NCB 12103, 3000 BLOCK OF BITTERS ROAD, FROM "B-2" BUSINESS DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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12. CASE 6106 - to rezone the remaining portion of lot 57, Block 2, NCB 8417, 100 Block of Sherwood Drive, located on the south side of I. H. 10 Expressway and Sherwood Drive, having 97.23' on Sherwood Drive and 110.42' on I. H. 10 Expressway, from "O-1" Office District to "B-3" Business District.

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 and that a six foot solid screen fence is erected along the westerly and southerly property line. 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 45,486

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 57, BLOCK 2, NCB 8417, 100 BLOCK OF SHERWOOD DRIVE, FROM "O-1" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THE WESTERLY AND SOUTHERLY PROPERTY LINE.

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13. CASE 6065 - to rezone lot 27, NCB 9491, 259 Lorita Drive, located on the north side of Lorita Drive being 254.05' west of the intersection of Roosevelt Avenue and Lorita Drive, having 90' on Lorita Drive and a depth of 240.04', from "A" Single Family Residential District to "R-3" Multiple Family Residential District.

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

No one spoke in opposition.

After consideration, Mr. Billa made a motion that the recommendation of the Planning Commission be approved, provided that a six foot solid screen fence is erected along the west 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, Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,487

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 27, NCB 9491, 259 LORITA DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THE WEST PROPERTY LINE.

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14. CASE 6078 - to rezone lot 22, Block 30, NCB 15195, save and except the southeast 120', 300 Block of Valley Hi Drive, located southeast of the intersection of Valley Hi Drive and S. W. Loop 410 Expressway, having a total frontage of 1310' on Valley Hi Drive and approximately 840' on S. W. Loop 410 Expressway, from Temporary "R-1" Single Family Residential District to "B-3" Business District; and the southeast 120' of lot 22, Block 30, NCB 15195, 300 Block of Valley Hi Drive, located approximately 895.62' southeast of the cutback at the intersection of Valley Hi Drive and S. W. Loop 410 Expressway, being 358.86' northeast of S. W. Loop 410 Expressway having a maximum width of 120' and a maximum depth of 1,301.26', from Temporary "R-1" 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.

No one spoke in opposition.

After consideration, Mr. Rohde 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 45,488

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 22, BLOCK 30, NCB 15191, SAVE AND EXCEPT THE SOUTHEAST 120', FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND THE SOUTHEAST 120' OF LOT 22, BLOCK 30, NCB 15195, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, LOCATED ON THE 300 BLOCK OF VALLEY HI DRIVE.

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15. CASE 5998 - to rezone the south 50' of lot A-19, Block 3, NCB 2073, 1715 North Calaveras Street, located on the west side of North Calaveras Street being 147.81' south of the intersection of Kentucky Avenue and North Calaveras Street, having 50' on North Calaveras Street with a depth of 107.66', from "F" Local Retail District and "B-3" Business District.

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 45,489

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY DESCRIBED
HEREIN AS THE SOUTH 50' OF LOT A-19,
BLOCK 3, NCB 2073, 1715 NORTH CALAVERAS
STREET, FROM "F" LOCAL RETAIL DISTRICT
TO "B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED.

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16. CASE 6112 - to rezone the west 100' of lot 540, Block D, NCB 7882, 1200 Block of Commercial Avenue, located northeast of the intersection of Commercial Avenue and West Southcross Boulevard, having 100' on West Southcross Boulevard and 105.6' on Commercial Avenue, from "B" Two 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.

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. 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 45,490

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS THE WEST 100'
OF LOT 540, BLOCK D, NCB 7882,

1200 BLOCK OF COMMERCIAL AVENUE, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT TO
"B-2" BUSINESS DISTRICT, PROVIDED THAT
PROPER PLATTING IS ACCOMPLISHED.

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17. CASE 6117 - to rezone a 0.830 acre tract of land out of lot 2, Block 1, NCB 15650, 6400 Block of Wurzbach Road, located on the southeast side of Wurzbach Road, being 389.49' northeast of the cutback between Wurzbach Road and Evers Road, having 220' on Wurzbach Road with a depth of 160', being further described by field notes filed in the office of the City Clerk, from "R-3" Multiple 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.

No one spoke in opposition.

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

AN ORDINANCE 45,491

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 0.830 ACRE TRACT
OF LAND OUT OF LOT 2, BLOCK 1, NCB
15650, (BEING FURTHER DESCRIBED BY
FIELD NOTES FILED IN THE OFFICE OF
THE CITY CLERK) 6400 BLOCK OF WURZBACH
ROAD, FROM "R-3" MULTIPLE FAMILY
RESIDENTIAL DISTRICT TO "B-2" BUSINESS
DISTRICT, PROVIDED THAT PROPER PLATTING
IS ACCOMPLISHED.

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18. CASE 6089 - to rezone lot 56-E, NCB 11803, 342 West Sunset Road, located on the south side of Sunset Road being 1326.54' south-east of the intersection of the Missouri Pacific Railroad Tracks and Sunset Road, having 65' on West Sunset Road and a maximum depth of 286.47', 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.

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

AN ORDINANCE 45,492

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 56-E, NCB 11883, 342 WEST SUNSET ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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19. CASE 5984 - to rezone lot 395 and lot 394, save and except the east 100' of the south 120', Block 57, NCB 11104, 700 Block of West Baetz Boulevard and 3900 Block of Commercial Avenue, located northeast of the intersection of Commercial Avenue and West Baetz Boulevard, having 320' on Commercial Avenue and 197.5' on West Baetz Boulevard, from "B" Two Family Residential District to "R-3" Multiple Family Residential District for a day care center caring for over 20 children.

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. 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, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: None.

AN ORDINANCE 45,493

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 395 AND LOT 394, SAVE AND EXCEPT THE EAST 100' OF THE SOUTH 120', BLOCK 57, NCB 11104, 700 BLOCK OF WEST BAETZ BOULEVARD, 3900 BLOCK OF COMMERCIAL AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT FOR A DAY CARE CENTER CARING FOR OVER 20 CHILDREN, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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20. 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; and 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. Sergio Villarreal, representing Mr. Bernard L. Lifshutz, the applicant, stated that Culebra Road is rapidly changing and the "B-2" Business classification would be the highest and best use for this property. He said that a client tentatively plans to build a convenience store there.

Mr. Miguel Ruiz, 551 Griggs, spoke in opposition. He said that traffic generated by additional businesses would be hazardous to his children and could be a generator of more crime in the neighborhood. He also said that he felt that this rezoning would cause the Loma Park area to deteriorate. Mr. Ruiz said that there would be more persons appearing in opposition but many of them are on vacation and out of the City. He asked that the case be postponed until a later time to accommodate them.

Mr. Pyndus made a motion that action on this case be postponed. The motion died for lack of a second.

After discussion, Mayor Pro-Tem Teniente moved that the recommendation of the Planning Commission be approved and the rezoning be granted. The motion was seconded by Mr. Hartman.

Rev. Black said that he felt it only fair to give persons in the neighborhood a chance to be heard and made a substitute motion that the case be postponed. The motion was seconded by Mr. Cisneros and carried by the following roll call vote: AYES: Pyndus, Cisneros, Black, Nielsen, Cockrell; NAYS: Billa, Hartman, Teniente; ABSTAIN: Rohde.

Case No. 6006 was postponed.

21. CASE 6091 - to rezone Lots 7 & 8, Block 3, NCB 1172, 705 Sandmeyer Street, from "C" Apartment District to "O-1" Office District, located northeast of the intersection of Roper Street and Sandmeyer Street; having 122.22' on Sandmeyer Street and 150' on Roper 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 be 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 45,494

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 3, NCB 1172, 705 SANDMEYER STREET, FROM "C" APARTMENT DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

22. CASE 6092 - to rezone a 32.362 acre tract of land out of NCB 15052, being further described by field notes filed in the office of the City Clerk, 6100 Block of N.W. Loop 410 Expressway, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located on the northwest side of N.W. Loop 410 Expressway, being 274.27' southwest of the intersection of Daughtry Drive and N.W. Loop 410 Expressway, having 2799.40' on N.W. Loop 410 Expressway and a maximum depth of 516.38'.

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 be 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 45,495

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 32.362 ACRE TRACT OF LAND OUT OF NCB 15052, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 6100 BLOCK OF N. W. LOOP 410 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

23. CASE 6109 - to rezone Lot 3, Block 13, NCB 8990, 4610 Eldridge Avenue, from "C" Apartment District to "B-2" Business District, located southwest of the intersection of S. W. 39th Street and Eldridge Avenue; having 61.25' on S. W. 39th Street and 170.26' on Eldridge Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council. Mr. Camargo stated that a petition opposing this rezoning had been filed and since more than 20 percent of the area within 200 feet was represented in the petition, seven affirmative votes would be required to overrule the Planning Commission.

Mr. Florencio K. Hernandez, the applicant, said that this small neighborhood grocery has been in business for many years. The area was annexed to the City in 1972. The purpose of requesting the rezoning is to make it possible for the business to be expanded.

Mr. Teniente read a portion of the petition saying that consumption of liquor would be permitted on premises. He said that this is in error and would not be allowed under a "B-2" classification.

Mr. Guy Bonham, an attorney, said that he represented persons in the neighborhood who oppose the rezoning. They fear that the place could be used for consumption of liquor and would depreciate the value of their homes.

Mrs. Barrera, 707 S. W. 39th Street also spoke in opposition. She said that if the property were zoned "B-2" then it would be very easy to take the next step to "B-3". She said she opposed any change in zoning.

Mrs. Margaret Castro stated that this is a very quiet neighborhood and feared that enlargement of the grocery store would create more noise.

Mr. Hernandez spoke in rebuttal. He said that he would not have an on-premises beer license but only wanted to enlarge his business.

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

The rezoning was denied.

24. CASE 6096 - to rezone a 13.114 acre tract of land out of NCB 15600, being further described by field notes filed in the office of the City Clerk, 6800 Block of Highway 90 West, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located northeast of the intersection of S. W. Military Drive and Highway 90 West; having 762.92' on S. W. Military Drive, 810.91' on Highway 90 West and 62.5' on the cut-back between S. W. Military Drive and Highway 90 West.

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

AN ORDINANCE 45,496

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 13.114 ACRE TRACT OF LAND OUT OF NCB 15600, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 6800 BLOCK OF HIGHWAY 90 WEST, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

25. CASE 6079 - to rezone a 20.80 acre tract of land out of NCB 15894, being further described by field notes filed in the office of the City Clerk, 5600 and 5700 Blocks of Walzem Road, from Temporary "R-1" Single Family Residential District to "B-3" Business District; and a 14.14 acre tract of land out of NCB 15894, 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.

The "B-3" zoning being located on the south side of Walzem Road, being 1140' east of the intersection of Midcrown Drive and Walzem Road; having 1561.43' on Walzem Road and a maximum depth of 600'.

The "B-2" zoning being located 600' south of Walzem Road being approximately 1230' east of Midcrown Drive, having 1540.34' in length and 400' in width.

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

Mr. Kenneth Stachurski, representing B. B. Smith Company, a subsidiary of Ray Ellison Company, spoke in favor of the request. He said that Ray Ellison Company owns all of the acreage surrounding this tract and would make sure that it is developed properly. A small shopping center is to be developed there.

Mr. Frank Larson spoke in opposition. He said that the fine homes of Windcrest are just across Walzem Road and he would not want "B-3" zoning so close to these single family homes mainly because consumption of alcoholic beverages is permitted in this zone. He would not oppose "B-2" zoning.

Mr. Stachurski spoke in rebuttal. He pointed out that Walzem Road is a major thoroughfare and is in the process of being widened and improved. The property under consideration is too

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large to be restricted to "B-2" uses and he insisted that "B-3" would provide the highest and best uses. He asked that the Council consider his request favorably.

After consideration, Mr. Teniente moved that the recommendation of the Planning Commission be overruled and that both tracts of land in this application be rezoned "B-2" Business District. The motion was seconded by Mr. Rohde. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Cisneros, Hartman, Rohde, Teniente, Cockrell; NAYS: Billa; ABSTAIN: Black; ABSENT: Nielsen.

AN ORDINANCE 45,497

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 20.80 ACRE TRACT OF LAND OUT OF NCB 15894, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 5600 AND 5700 BLOCKS OF WALZEM ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 14.14 ACRE TRACT OF LAND OUT OF NCB 15894, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 5600 AND 5700 BLOCKS OF WALZEM ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

26. CASE 6107 - to rezone a 13.70 and a 1.455 acre tracts of land out of NCB 15356 and a 1.485 and 14.216 acre tracts of land out of NCB 15363, being further described by field notes filed in the office of the City Clerk, 7900 - 8100 Blocks of Marbach Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District; and a 28.924 acre tract of land out of NCB 15356, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District.

The "B-2" zoning:

The 13.70 acre tract of land is located on the east side of I. H. 410 Expressway, being 1,459.70' north of the cutback between I. H. 410 Expressway and Marbach Road; having 200' on I. H. 410 Expressway and a maximum depth of 1473.82'.

The 1.455 and the 1.485 acre tracts being located on the north side of Marbach Road, approximately 968.18' east of the cutback at the intersection of Marbach Road and I. H. 410 Expressway, having a total frontage of 311.82' on Marbach Road and a maximum depth of 415'.

The 14.216 acre tract being located on the north side of Marbach Road approximately 1705.00' east of the cutback at the intersection of Marbach Road and I. H. 410 Expressway; having 319.40' on Marbach and a maximum depth of 1111'.

The "B-3" zoning:

The 28.924 acre tract of land being located 250' north and 250' east of the cutback at the intersection of Marbach Road and I. H. 410 Expressway; having 300.76' on Marbach Road and 1,209.70' on I. H. 410 Expressway.

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

Mr. Kenneth Stachurski, representing the applicant, B. B. Smith Company, said that on the tract proposed for "B-3" there is a shopping center which was constructed before this area was annexed in 1972. In order to expand the development rezoning is necessary. The other tracts are also to be developed commercially.

Mr. Pyndus said he felt that the 14.216 acre tract is too near to John Jay High School and should be zoned more restrictive.

Mr. William Ricks, Jr., 7818 Marbach Road, spoke in opposition. He felt that further encroachment of business on Marbach Road and the immediate area would create too much traffic near the high school. He said that there would be more litter and noise pollution and that existing businesses were adequate to serve this area.

Mr. Stachurski spoke in rebuttal. He said that his company develops large areas with homes and reserves some areas for commercial usage. By reserving large tracts such as this it prevents businesses from being scattered throughout the neighborhood. The property being located on two major arteries is a good location for development of a large retail center.

After consideration, Mr. Billa moved that the recommendation of the Planning Commission be approved save and except the 14.216 acre tract adjacent to John Jay High School and the 1.456 acre tract fronting on Marbach Road. The motion was seconded by Mr. Rohde. On the following roll call vote, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote:
 AYES: Pyndus, Billa, Black, Hartman, Rohde, Teniente, Cockrell;
 NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,498

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 13.70 TRACT OF LAND OUT OF NCB 15356, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 8100 BLOCK OF MARBACH ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; AND A 28.924 ACRE TRACT OF LAND OUT OF NCB 15356, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 7900 - 8100 BLOCKS OF MARBACH ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING

IS ACCOMPLISHED AND THAT A SIX FOOT
SOLID SCREEN FENCE IS ERECTED ALONG
THE NORTH PROPERTY LINE BETWEEN N.
W. LOOP 410 AND MEADOW WAY DRIVE.

* * * *

Mr. Otto Koehler, 7922 Marbach Road, asked to have the Council's action explained to him. This was done and Mr. Koehler was satisfied.

27. CASE 6050 - to rezone a 2.702 acre tract of land out of NCB 11642, being further described by field notes filed in the office of the City Clerk, 9200 Block of Callaghan Road, from "A" Single Family Residential District to "P-1" (R-1) Planned Unit Development Single Family Residential District, located west of the intersection of Callaghan Road and Vance Jackson; having 244.65' on Callaghan Road and 398.81' on Vance Jackson Road.

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

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished and that screening is provided along the southwest and northwest property lines. 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, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,499

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 2.702 ACRE
TRACT OF LAND OUT OF NCB 11642,
BEING FURTHER DESCRIBED BY FIELD
NOTES FILED IN THE OFFICE OF THE
CITY CLERK, 9200 BLOCK OF CALLAGHAN
ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL
DISTRICT TO "P-1" (R-1) PLANNED UNIT
DEVELOPMENT SINGLE FAMILY RESIDENTIAL
DISTRICT, PROVIDED THAT PROPER PLATTING
IS ACCOMPLISHED AND THAT SCREENING IS
PROVIDED ALONG THE SOUTHWEST AND NORTH-
WEST PROPERTY LINES.

* * * *

28. CASE 6072 - to rezone Lots 1, 2 and 5 through 32, NCB 16340, Lots 1 through 53, NCB 16341, 6100 Block of Business Park, 6100 Block of Distribution Drive, and 5000 Block of Service Center Drive, from Temporary "R-1" Single Family Residential District to "I-1" Light

Industry District, located on the south side of Rittiman Road, being 792.59' east of the intersection of Goldfield Drive and Rittiman Road having 1180' on Rittiman Road and a maximum depth of 3900'.

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. 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, Cockrell; NAYS: None; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,500

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1, 2 AND 5, THROUGH 32, NCB 16340, LOTS 1 THROUGH 53, NCB 16341, 6100 BLOCK OF BUSINESS PARK, 6100 BLOCK OF DISTRIBUTION DRIVE, AND 5000 BLOCK OF SERVICE CENTER DRIVE, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * * *

29. CASE 6074 - to rezone a 10.988 acre tract of land out of NCB 14862, being further described by field notes filed in the office of the City Clerk, 12800 Block of Interstate Highway 10 West, from "B-2" Business District and "B-3" Business District to "I-1" Light Industry District, located on the southwest side of I. H. 10 West, being 1666.88' southeast of the cutback between I. H. 10 West and De Zavala Road; having 559' on I. H. 10 West and a maximum depth of 1033.67'.

Mr. Gene Camargo, Planning Administrator, stated that the Planning Commission had recommended approval of the "I-1" zoning request on that portion of the property that does not drain onto the recharge zone of the Edwards Aquifer. The applicant's engineer submitted today a letter to the City certifying that the property does not drain to the recharge area to the north. A swale has been constructed along the north side of the tract to carry storm water runoff from the northeast corner of the tract to the northwest corner of the tract and thence in a southwesterly direction to discharge into Huebner Creek below the Edwards recharge zone.

No one spoke in opposition.

Mr. Steven Q. Lee, the applicant, addressed the Council. He said that he would be agreeable to dedicating a drainage easement along the north boundary of this tract at the time it is replatted. He said that he was unaware that the property might be near the recharge zone drainage area when he applied for rezoning. His engineer had surveyed the tract and suggested the drainage structure to make certain that runoff would not go to the recharge zone.

Mr. Dan Crow, 6307 Broadway, stated that he is the applicant in Zoning Case 6019 concerning property adjacent to the property being considered, and asked if, in the case of No. 6019, the Council is going to be concerned there also about drainage from a "B-2" zone going into the drainage area.

Mr. Pyndus said that a resolution is soon to be considered by the Council establishing policy for the Edwards Aquifer. He agreed that this is a problem and will have to be resolved.

After consideration, Mr. Rohde moved that the recommendation of the Planning Commission be approved, and the rezoning granted provided that proper platting is accomplished and that proper drainage facilities are constructed to divert runoff waters away from the drainage area of the Edwards recharge zone and toward Huebner Creek. 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: Billa, Black, Hartman, Rohde, Teniente, Cockrell; NAYS: Pyndus; ABSENT: Cisneros, Nielsen.

AN ORDINANCE 45,501

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 10.988 ACRE TRACT OF LAND OUT OF NCB 14862, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12800 BLOCK OF INTERSTATE HIGHWAY 10 WEST, FROM "B-2" BUSINESS DISTRICT AND "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED, AND THAT PROPER DRAINAGE FACILITIES ARE CONSTRUCTED TO DIVERT RUNOFF WATERS AWAY FROM THE DRAINAGE AREA OF THE EDWARDS RECHARGE ZONE AND TOWARD HUEBNER CREEK.

* * * *

30. Zoning Case No. 6019 was postponed at the request of the applicant to allow additional time for engineering studies to be completed.

31. CASE 6104 - to rezone lot 23, Block 11, NCB 8891, 2339 Rivas Street, located on the north side of Rivas Street being 143.3' east of the intersection of N. W. 28th Street and Rivas Street, having 50' on Rivas Street with a depth of 157.6', from "C" Apartment District to "B-2" Business District.

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

Mr. Raymundo M. Gutierrez, the applicant, said that he presently leases a location in the same block where he operates a convenience store. He said that he had purchased a lot and wants to rezone it so that he can build his own store.

No one spoke in opposition.

After consideration, Mr. Rohde moved that the recommendation of the Planning Commission be overruled and the request for rezoning be granted. The motion was seconded by Mr. Teniente. 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, Cockrell; NAYS: Pyndus; ABSENT: Nielsen.

AN ORDINANCE 45,502

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 23, BLOCK 11,
NCB 8891, 2339 RIVAS STREET, FROM "C"
APARTMENT DISTRICT TO "B-2" BUSINESS
DISTRICT.

* * * *

32. CASE 6071 - to rezone lots 27 and 28, Block 82, NCB 3350, 455 Bailey Avenue, located northwest of the intersection of Bailey Avenue and S. Palmetto Avenue, having 102.5' on Bailey Avenue and 150' on S. Palmetto Avenue, from "B" Two Family Residential District to "B-2" Business District.

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

Mr. Carl E. Hartranft, the applicant, said that he had purchased this property with the idea of living there and having a ceramics shop there also. He said that the neighbors seem to object as they see the possibility of an ice house being placed there. Some neighbors think their taxes will be raised if it is zoned for business.

Mrs. Hartranft also spoke in favor of the application. She said that she needs the rezoning as this will be a retail business. She also hopes to have ceramic classes in the evening.

Speaking in opposition were:

Mrs. Leon Martin
Mr. W. S. Beck
Mrs. George Rilling

The opponents said that this is a very nice residential area and they wish it to remain that way with no commercial zoning. They felt that if the property were ever sold after it is rezoned, it could be converted into a saloon or beer parlor.

Speaking in rebuttal, Mrs. Hartranft said that she had no intention of selling the property or moving and asked that the application be approved.

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

The rezoning was denied.

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

This property is 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. Sam Parnes, representing Morton/Southwest said that he would prefer to delay the hearing of this case until a full Council could hear it since it would require seven affirmative votes and asked the Council to postpone it.

Mrs. Olive Roen spoke in opposition to the request for postponement saying that it is an imposition to ask people to come to City Hall with their small children time after time. She asked the Council to deny the postponement.

After discussion, Mr. Teniente moved that this case be postponed one month and that it be scheduled as the first case to be heard to accommodate persons wishing to speak. The motion was seconded by Mr. Cisneros and carried on the following roll call vote: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente; NAYS: Pyndus, Cockrell; ABSENT: Nielsen.

The case was postponed.

75-42 The following Ordinance was read by the Clerk and explained by Mr. Thomas A. Raffety, Director of Aviation, and after consideration, on motion of Mr. Billa, seconded by Mr. Hartman, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Hartman, Teniente, Cockrell; NAYS: None; ABSENT: Rohde, Nielsen.

AN ORDINANCE 45,503

ACCEPTING THE FINAL REPORT OF QUINTON-BUDLONG, CONSULTANTS, FOR AIRPORT DEVELOPMENT AND APPROVING SAME AS THE DEVELOPMENT PLAN FOR SAN ANTONIO INTERNATIONAL AIRPORT.

* * * *

75-42

MR. GENE CAMARGO

The following comments were made:

MR. HENRY CISNEROS: I would like to take advantage of the end of a day of zoning to comment, if I may, on what I think is a really impressive performance on our own Zoning Department in preparing the cases and so forth.

I want to particularly single out Mr. Gene Camargo if I could because at several points this morning I was impressed once again with the very objective manner and professional manner in which he has conducted the discussions. He has been available for recommendations and has been able to clarify sticky technical questions as to what a particular zoning classification means. I asked him to come back in for that reason. I really think that having that kind of professionalism on our staff smooths the process along and helps us make wiser decisions. I'm really happy that we have municipal employees of that caliber supporting the Council's decisions.

75-42

CITIZENS TO BE HEARD

HENRY MUNOZ

Mr. Henry Munoz, Business Manager of Local 2399, asked the Council to remember the little people when budget approving time rolls around.

Mr. Munoz said that he agreed with comments made by Mr. Cisneros last week about the need to do some long range planning instead of having a crisis each year when it is time to adopt a budget. He said that collective bargaining will be a fact in the future and this fact should be seriously considered by the City staff in its future planning.

Mr. Cisneros agreed with statements made by Mr. Munoz and said that all members of the City family - City Council, Personnel Director, unions, City Manager, Finance Director, citizens - should join together in charting a plan for long term cost - benefit commitments to public employees.

MR. ROBERT THOMPSON

Mr. Robert Thompson, President of the Public Employees Council of San Antonio and Bexar County, said that the City's policy

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toward its employees is forcing them to unionize so they can seek a fair wage. He called attention to a six percent wage increase given to City Public Service employees in May, but the City has given nothing and is just talking about a possible 2.5 percent increase. He urged the Council to provide funds in the new budget for a wage increase.

Mayor Cockrell advised Mr. Thompson that the City Council has not formally discussed wages yet. This will be a matter for discussion at a meeting next week.

75-42 The meeting recessed at 12:05 P. M. and reconvened at 2:10 P. M.

75-42 Mayor Cockrell said that Zoning Case No. 6061 was to be heard. She said that she owns property in the area under discussion and would therefore disqualify herself. She retired from the Council Chamber, and Mayor Pro-Tem Teniente presided.

(CASE NO. 6061)

The rezoning and reclassification of property to place the below mentioned in the "H" Historic Zone:

All of New City Blocks

A-54	1838	3001	3966	6532
1700	1839	3002	3967	6533
1701	1858	3058	3968	6534
1702	1859	3059	3969	6535
1703	1860	3085	3970	6536
1704	1861	3087	3971	6537
1705	1862	3089	6120	6580
1706	1863	3090	6327	6581
1721	1880	3093	6328	6725
1722	1881	3094	6381	6726
1723	1882	3095	6382	6727
1724	1883	3096	6383	6728
1767	1884	3257	6384	6816
1768	1885	3258	6385	6817
1769	1886	3259	6386	6882
1770	1887	3260	6387	6883
1834	1888	3261	6388	6884
1835	1889	3262	6458	6885
1836	2952	3263	6459	7053
1837	2953	3264	6460	7054

The above-mentioned properties are bounded by San Pedro Avenue on the west, Hildebrand Avenue on the north, Ashby Place on the south with McCullough Avenue, Huisache Avenue, Stadium Drive and Shook Avenue generally representing the eastern boundary. A map showing the above-mentioned properties is on file in the office of the City Clerk.

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Miss Marge Jordan, Planning Administrator, said that the Board of Review for Historic Districts on April 21, 1975 recommended to the Planning Commission and the City Council the approval of the Monte Vista District as a historic district. The Planning Commission has also recommended approval of the request. There were 1,581 notices mailed out. Five hundred and four (504) were returned in favor and forty-one (41) were returned in opposition.

Ms. Virginia Von Steenberg, President of the Monte Vista Historical Association, read a prepared statement outlining the structure of the Association and stating its goals. She said that the purpose of the Association is to encourage the preservation of the distinctive heritage of the Monte Vista - Laurel Heights area and to maintain its attractiveness. (A copy of Ms. Von Steenberg's statement is included with the papers of this meeting.)

Dr. Donald E. Everett, Vice President of the Association, showed colored slides of many of the homes in the area which illustrated the distinctive types of architecture to be found. He also related these old homes to well known persons who lived in the area.

Mrs. Jerry Ursin, Land Use Chairman of the League of Women Voters, read a prepared statement in support of the application and urged the Council to approve it.

Mr. Gene Lanfear, representing Trinity Baptist Church, spoke in opposition. He said that his church is not historic having been in existence only about 25 years. He said that the area east of McCullough, South of Kings Highway, and North on Huisache does not belong in a historic district and asked that this area be excluded from consideration. To support his request he was assisted by Mr. Dick Peacock in showing colored slides of typical small homes in the area.

Mr. Ray Crites, representing Keystone School, said that individual residences should be designated as historic landmarks and that the entire area should not be designated. He especially requested that the Keystone School property be excluded from the application.

Mr. Tom Martin, Attorney for St. Anthony Seminar, said that the 22 acres occupied by the seminary is not residential property and should be excluded from the historic designation. He said that restraints imposed by the historic zoning would be too much of a burden for the school.

Mrs. Grace Mauerman Allen said that she had two vacant lots facing the expressway which are of no historic value and asked that they, too, be excluded.

Speaking in rebuttal, Mrs. Von Steenberg said that her organization had given no thought to designating individual properties as historic landmarks. They prefer that the entire area be treated as one unit. She also pointed out that historic zoning does not change anything. Nor does historic zoning "freeze" an area. She urged the Council to approve the request for historic zoning.

Dr. Nielsen moved that the recommendation of the Planning Commission be upheld and the application for Historic Zoning be granted. The motion was seconded by Mr. Cisneros.

Mr. Teniente said that this is a major area being considered and it is the Council's responsibility to protect the property rights of all citizens. He suggested the appointment of a subcommittee

to review this Case with a representative of the Trinity Baptist Church and Mrs. Von Steenberg. He asked Mr. Billa to represent the City Council. He suggested that the committee report back to the Council in 30 days. Possibly a compromise could be worked out with the opponents.

Mr. Pyndus moved that the suggestions made by Mr. Teniente be adopted.

Mr. Billa moved to amend the motion made by Dr. Nielsen to continue this zoning case. Mr. Pyndus seconded the motion to amend. The motion to amend was defeated by the following roll call vote: AYES: Pyndus, Billa; NAYS: Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; ABSENT: Cockrell.

The meeting recessed at 3:45 P. M., and reconvened at 3:55 P. M.

On roll call, the original motion by Dr. Nielsen which was seconded by Mr. Cisneros, carrying with it adoption of the following Ordinance was passed and approved by the following vote: AYES: AYES: Billa, Cisneros, Black, Hartman, Rohde, Teniente, Nielsen; NAYS: Pyndus; ABSENT: Cockrell.

AN ORDINANCE 45,504

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 PROPERTIES BOUNDED BY SAN PEDRO AVENUE ON THE WEST, HILDEBRAND AVENUE ON THE NORTH, ASHBY PLACE ON THE SOUTH WITH McCULLOUGH AVENUE, HUISACHE AVENUE, STADIUM DRIVE, AND SHOOK AVENUE GENERALLY REPRESENTING THE EASTERN BOUNDARY TO "H" HISTORIC DISTRICT.

* * * *

Mr. Hartman suggested that the staff meet with the institutions included in the historic district and be sure that they fully understand the procedures under the historic zone.

75-42 Mayor Cockrell returned to the meeting and presided.

75-42 EDWARDS AQUIFER

Mr. Hartman reported for the Planning and Policy Objectives Committee on its effort to develop a Resolution for Council consideration establishing policy for the Edwards Aquifer. The committee had prepared the following Resolution for the Council to consider. He then read the entire Resolution:

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A RESOLUTION
NO. 75-42-63

ADOPTING COUNCIL POLICY REGARDING
DEVELOPMENT OVER THE AQUIFER.

* * * *

- WHEREAS, the Edwards Underground Aquifer is the sole water supply for the City of San Antonio and surrounding area providing pure drinking water inexpensively and in a reservoir capable of being recharged, and
- WHEREAS, various concerns have been raised regarding possible land use over the Aquifer which could prove economically detrimental and cause pollution, and
- WHEREAS, various regulatory agencies are involved in undertakings to insure the continued purity of this water source, and
- WHEREAS, the City Council of the City of San Antonio recognizes the vital benefits of this natural reservoir and wishes to promulgate land use policy designed to insure the continued availability and purity of the Aquifer, and
- WHEREAS, zoning and subdivision regulations presently are not designed for these purposes and do not provide land use regulations deemed proper for land located over this water supply, and
- WHEREAS, the City Council wishes to state its policy concerning development over the Aquifer for the benefit of the public generally and the Planning and Zoning Commission for its consideration in addressing all questions of development in this area;
NOW, THEREFORE:

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

- SECTION 1. That the City Manager and his staff be directed to draft new zoning classifications designed for properties located over the Edwards Underground Aquifer Recharge Zone and which would assure the continued purity of this water source. The staff shall use the best information available in prescribing the uses to be allowed in such areas, with a view toward preventing any use which could result in spills or seepage of toxic or harmful materials into the water of the Aquifer. Such new zoning regulations shall be presented to the Planning and Zoning Commission for a public hearing by September 1, 1975, and recommendations thereon should be forwarded to the City Council within 30 days thereafter.
- SECTION 2. Pending adoption of such zoning regulations, the City Council hereby states its intentions not to approve any industrial zoning, either I-1 or I-2, over the recharge zone. Other zoning changes in this area will be considered on a case by case basis, with the protection of the water supply being the primary factor in the consideration.

- SECTION 3. That the City Manager and his staff be directed to draft amendments to subdivision regulations pertaining to properties over the Edwards Underground Recharge Zone and which would assure the continued purity of this water source. The staff should take into account such factors as preliminary submission of master plans, conformity with TWQB order #75-0128-20, use of PUDs, Council review of subdivision plats, and such other procedures as may be deemed necessary. Such recommendations shall be submitted to the Planning and Zoning Commission for a public hearing by September 1, 1975, and recommendations thereon should be forwarded to the City Council within 30 days thereafter.
- SECTION 4. Pending adoption of such amendments, the City Council will review all subdivisions plats or re-plats relating to development over the Edwards Aquifer Recharge Zone before submission to the Planning Commission.
- SECTION 5. The City Council supports the standards established by the Texas Water Quality Board in TWQB order #75-0128-20, and directs the incorporation of those standards by reference through City ordinances, where applicable. Recommendations for specific incorporation shall be made to the Planning Commission by September 1, 1975, and forwarded to the City Council within 30 days thereafter.
- SECTION 6. The City Council directs the City Manager and his staff to develop procedures to assure the City's capacity to adequately monitor compliance with TWQB order #75-0128-20, both inside the city limits and its ETJ, including inspection provisions, and that such procedures be presented to the City Council by September 1, 1975.
- SECTION 7. The actions delineated herein shall be applicable to the recharge zone as shown on the official map of the Texas Water Quality Board and to the related "sensitive" areas within the city limits and the ETJ. The city staff is hereby directed to acquire the technical expertise necessary to define such "sensitive" areas and to study alternatives to assure adequate protection of such "sensitive" areas.
- SECTION 8. The City Council intends to meet with county officials and the Bexar County Legislative Delegation to discuss city/county zoning and taxing issues and hereby directs the city staff to initiate appropriate preparations for such a meeting.
- SECTION 9. The City Council urges that the various agencies concerned with protection of the aquifer join in the employment of technical assistance as may be deemed necessary to assure commonly acceptable data for use in their decision making process.
- SECTION 10. The City Manager and his staff be directed to achieve a master plan covering the city limits and the ETJ that will serve as a basis for developing future growth policy, including utility extension policy, by January 1, 1976.

* * * *

Mr. Cisneros said that the Aquifer drainage area is comprised of many acres of land. While all of it is important, only a portion of it can be monitored. He suggested that the City should employ a consultant to define what the "sensitive" areas in the recharge zone are and to explore ways to protect those areas.

Mrs. Fay Sinkin, representing the Aquifer Protection Association, read a prepared statement restating her position that the sensitive areas be purchased by the City or County. (A copy of her statement is included with the papers of this meeting.)

Mrs. Rowena Rodgers, President of the League of Women Voters, said that the League is pleased at the Council's response to pleas that City Council adopt a policy toward protection of the Aquifer. She said that she hoped that the Council would adopt the Resolution but would want it to include something about surface water runoff.

Mrs. Kathy Powell, President of Citizens for a Better Environment, spoke in favor of the Resolution and urged the Council to adopt it.

Mr. William Watson, President of the San Antonio Homebuilders Association, said that he felt this is a good Resolution. He did express some concern about the need for the Council to review plats and replats as set out in Section 4 of the Resolution. As long as this is a temporary measure to be in effect until the subdivision code can be amended, he agreed that it probably be all right and urged its adoption.

Mr. Stanley Rosenberg said that he felt this Resolution is an excellent effort and urged its adoption.

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

75-42 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Hartman, seconded by Mr. Cisneros, was passed and approved by the following vote: AYES: Pyndus, Cisneros, Black, Hartman, Rohde, Cockrell; NAYS: None; ABSENT: Billa, Teniente, Nielsen.

AN ORDINANCE 45,505

GRANTING PERMISSION TO THE SAN ANTONIO WINGS TO CONDUCT FIREWORKS DISPLAYS AT ALAMO STADIUM AT EVERY HOME GAME.

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75-42

CITY WATER BOARD INCREASE

Mayor Cockrell stated that she has instructed the staff to take a look at the request of the City Water Board for a rate increase to see the scope of the problem in terms of several issues. They are delving into the matter now. The City Manager will report to the Council as soon as possible.

Mr. Cisneros said that this is an extremely important issue because it involves some policy matters that have caused the need for a rate increase. He said that he felt that since it is a job of such magnitude it would be well to get the best advice possible.

Mayor Cockrell said that she would prefer to see the staff's report on this matter before considering the employment of a consultant. If it appears that an outside investigation is needed, steps could be taken in that regard.

75-42

CITIZENS TO BE HEARD (Continued)

MR. KARL WURZ

Mr. Karl Wurz, 820 Florida, spoke to the Council regarding inequities in the rates charged by the City Water Board. He said that the small user really subsidizes the larger users and said that if rates were equalized there would be no need for a rate increase.

Mayor Cockrell suggested to City Manager Granata that his staff evaluation of the rate increase request should include a new look at rates to see if a flat rate would be advisable.

HISTORIC ZONING

Mr. Louis Viramontes read a prepared statement endorsing historic zoning. He pointed out that there are economic benefits accruing to present property owners and to the detriment of non-mainstream Americans. (A copy of Mr. Viramontes' statement is included with the papers of this meeting.)

Mayor Cockrell referred this matter to the Planning and Policy Committee and asked Mr. Viramontes to meet with them.

There being no further business to come before the Council, the meeting was adjourned at 5:30 P. M.

A P P R O V E D

Lila Cockrell
M A Y O R

ATTEST: *JH Inselmann*
C i t y C l e r k

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