

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JUNE 17, 1976.

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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, HARTMAN, ROHDE, TENIENTE, NIELSEN, COCKRELL; Absent: BLACK.

76-29 The invocation was given by Mayor Lila Cockrell.

76-29 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

76-29 The minutes of the meetings of June 3 and June 10, 1976 were approved.

76-29 SOUTH SAN BOBCATS BASEBALL TEAM

The Clerk read the following Resolution:

A RESOLUTION
NO. 76-29-42

CONGRATULATING THE SOUTH SAN
ANTONIO BOBCATS BASEBALL TEAM.

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Dr. Cisneros explained that this Resolution is long overdue. This baseball team has dominated high school baseball in San Antonio with their outstanding performances. Dr. Cisneros then introduced the members of the Bobcats Baseball Team and the coaches and read the entire Resolution.

WHEREAS, the South San Antonio High School Bobcats are the winningest team in baseball and have gained the respect and admiration of San Antonio's sports loving fans, and

WHEREAS, the Bobcats have played in 11 Texas Interscholastic League State Championship Tournaments and 7 times have come away as State Champions, and

WHEREAS, the 1976 Bobcats have compiled a phenomenal record of 30 wins, 2 losses and 1 tie and have won the Regional Championship and runner-up honors in the State Tournament, and

WHEREAS, the accomplishments of this great team have brought much honor and publicity to our City; NOW, THEREFORE:

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

SECTION 1. The South San Antonio High School Bobcats be congratulated for having another outstanding season.

SECTION 2. The players, coaches, faculty and the entire student body of South San Antonio High School are hereby commended for their intense school spirit and sportsmanship.

SECTION 3. It is directed that a copy of this Resolution be spread upon the minutes of the City Council and that a suitable copy be presented to the Bobcats.

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

Mayor Cockrell, Dr. Cisneros and Mr. Teniente then presented the Resolution to the members of the Bobcats Team. They along with all other Council Members congratulated the Bobcats on their tremendous achievements and for being the "winningest team" in baseball.

76-29

PRESENTATION OF CITATION TO THE ZAMORA BROTHERS

Dr. Cisneros stated that one of the principal reasons why the South San Bobcats have been so successful in baseball history has been the participation of the six Zamora Brothers. He then read the following Citation:

CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

CITATION

to

THE ZAMORA BROTHERS

IN RECOGNITION OF THEIR CONTRIBUTIONS TO THE ATHLETIC PROGRAM AT SOUTH SAN ANTONIO HIGH SCHOOL. SINCE 1947, THESE SIX BROTHERS - ROBERT, JOHNNY, YNOCENCIO, RICHARD, TONY AND RAUL - HAVE ALL PLAYED BASEBALL AND FOOTBALL FOR THE SCHOOL AND HAVE BROUGHT MANY HONORS.

SPECIAL COMMENDATION IS AWARDED TO ROBERT WHO HAS BEEN BASEBALL COACH FOR 8 YEARS. HIS 1976 BOBCATS HAD AN OUTSTANDING SEASON COMPILING A RECORD OF 30 WINS, 2 LOSSES AND 1 TIE.

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Mr. Robert Zamora, Baseball Coach at South San High School gratefully accepted the Citation on behalf of the entire family, and introduced the other five Zamora brothers and their parents.

Mayor Cockrell and Members of the Council congratulated the entire Zamora family for their achievements.

76-29

STONEWALL PEACH JAMBOREE

Mr. Werner Moehr, on behalf of Stonewall and Gillespie County, invited the Mayor and Members of the Council to the Stonewall Peach Jamboree to be held on June 18 and 19. He introduced the Peach Queen and Princesses who presented the Mayor and Council members with peaches.

Mayor Cockrell on behalf of the Council thanked Mr. Moehr for his invitation and for the presentation of the peaches.

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PRESENTATION OF SAFETY AWARD TO
THE SAN ANTONIO TRANSIT SYSTEM

Mayor Cockrell stated that the American Public Transit Association has given the Silver Plaque Award to the San Antonio Transit System in recognition of outstanding performance in traffic and passenger safety among Transit Systems of the United States and Canada serving urban populations of 500,000 to one million during 1975.

Mayor Cockrell stated that on behalf of the City Council she would like to read and present the following Resolution:

A RESOLUTION
NO. 76-29-43

CONGRATULATING THE TRUSTEES, STAFF AND
DRIVERS OF THE SAN ANTONIO TRANSIT SYSTEM
ON BEING AWARDED THE SILVER PLAQUE FOR
THE THIRD CONSECUTIVE YEAR IN RECOGNITION
OF THEIR BEST OVERALL SAFETY RECORD.

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

Mr. Norman Hill, General Manager, introduced Mr. Don Launer, Bus Operator with the best driving record, and Mr. Rudy Fernandez, Instructor Supervisor. Mr. Hill thanked the Mayor and Members of the Council for the recognition given to the Transit System.

In response to Mr. Rohde, Mr. Hill stated that ridership is up eight percent due to merchandising and promotion. He also reported that the new mini buses are on the road to San Antonio.

76-29

The Clerk read the following Ordinance:

AN ORDINANCE 46,763

APPROVING PURCHASE OF THE WESTWOOD VILLAGE
SWIMMING POOL, AUTHORIZING A COST OF
\$125,000 00 FOR THE PROJECT PAYABLE FROM
FEDERAL REVENUE SHARING FUNDS, AND APPROVING
REVISIONS TO THE FEDERAL REVENUE SHARING AND
CETA BUDGETS.

* * * *

Mr. John Rinehart, Operations Manager of Fiscal Planning and Control, explained that this ordinance is in accordance with the Council's desire to purchase the Westwood Village Swimming Pool. This ordinance establishes funds necessary to carry out the purchase and renovation.

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

76-29

LANIER SWIMMING POOL

Councilman Teniente asked for a status report on the Lanier Swimming Pool.

76-29

The Clerk read the following Ordinance:

AN ORDINANCE 46,764

RETAINING PAT MALONEY TO ATTEND COURT PROCEEDINGS IN CONNECTION WITH THE NATIONAL BASKETBALL ASSOCIATION-AMERICAN BASKETBALL ASSOCIATION ANTI-TRUST LITIGATION.

* * * *

Mayor Cockrell explained that the Council had passed a Resolution retaining Pat Maloney to attend the court proceedings in connection with the NBA and ABA discussions last month. This Resolution is necessary to retain Mr. Maloney to attend the next meeting scheduled for Friday, June 18, 1976.

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

76-29

ZONING HEARINGS

1. CASE 6483 - to rezone Parcel 100, NCB 12201, 2400 Block of N. E. Loop 410, from "B" Two Family Residential District to "I-1" Light Industry District, located southwest of the cutback between I. H. 35 Expressway and Loop 410 Expressway, having 319.61' on I. H. 35 Expressway and 170' on the cutback between I. H. 35 Expressway and Loop 410 Expressway.

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

No one spoke in opposition.

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

AN ORDINANCE 46,765

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS PARCEL 100, NCB 12201, 2400 BLOCK OF N. E. LOOP 410, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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2. CASE 6513 - to rezone a 1.0 acre tract of land out of NCB 15331, being further described by field notes filed in the office of the City Clerk, 9500 Block of W. Commerce Street, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the south side of W. Commerce Street, being 4500' west of the cutback between Callaghan Road and W. Commerce Street, having 100' on W. Commerce Street and a depth of 435.8'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,766

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS A 1.0 ACRE TRACT OF LAND OUT OF NCB 15331, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 9500 BLOCK OF W. COMMERCE STREET, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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3. CASE 6470 - to rezone a 1.852 acre tract of land out of NCB 15228, being further described by field notes filed in the office of the City Clerk, 7200 Block of S. W. Loop 410 Expressway, from Temporary "R-1" Single Family Residential District to "B-3" Business District, located southeast of the cutback between S. W. Loop 410 Expressway and Ray Ellison Drive, having 360.05' on S. W. Loop 410 Expressway, 329.8' on Ray Ellison Drive and 92.32' on the cutback between S. W. Loop 410 Expressway and Ray Ellison Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 46,767

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 1.852 ACRE TRACT OF LAND OUT OF NCB 15228, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 7200 BLOCK OF S. W. LOOP 410 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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4. CASE 6488 - to rezone a 1.650 acre tract of land out of NCB 13663, being further described by field notes filed in the office of the City Clerk, 8400 Block of Wurzbach Road, 8500 Block of Fredericksburg Road, from Temporary "A" Single Family Residential District to "B-2" Business District, located northwest of the cutback between Fredericksburg Road and Wurzbach Road, having 202.92' on Wurzbach Road, 238.13' on Fredericksburg Road and 89.08' on the cutback between Wurzbach Road and Fredericksburg Road.

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

No one spoke in opposition.

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

AN ORDINANCE 46,768

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 1.650 ACRE TRACT
 OF LAND OUT OF NCB 13663, BEING FURTHER
 DESCRIBED BY FIELD NOTES FILED IN THE
 OFFICE OF THE CITY CLERK, 8400 BLOCK
 OF WURZBACH ROAD, 8500 BLOCK OF FREDERICKS-
 BURG ROAD, FROM TEMPORARY "A" SINGLE
 FAMILY RESIDENTIAL DISTRICT TO "B-2"
 BUSINESS DISTRICT, PROVIDED THAT PROPER
 REPLATting IS ACCOMPLISHED.

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5. CASE 6497 - to rezone a 0.921 acre tract of land out of NCB 11790, being further described by field notes filed in the office of the City Clerk, 12015 San Pedro Avenue, from "A" Single Family Residential District to "I-1" Light Industry District, located on the southeast side of North Loop Road being 190' northeast of the intersection of North Loop Road and Nakoma Drive, having 311.59' on North Loop Road and a maximum depth of 170'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,769

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 0.921 ACRE TRACT OF LAND OUT OF NCB 11790, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12015 SAN PEDRO AVENUE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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6. CASE 6492 - to rezone Lot 13, Block 2, NCB 216, 924 Cameron Street, from "C" Apartment District to "O-1" Office District, located southeast of the intersection of W. Euclid Street and Cameron Street, having 64.8' on Cameron Street and 85' on W. Euclid Street.

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

No one spoke in opposition.

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

AN ORDINANCE 46,770

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, BLOCK 2, NCB 216, 924 CAMERON STREET, FROM "C" APARTMENT DISTRICT TO "O-1" OFFICE DISTRICT.

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7. CASE 6464 - to rezone the north 125' of Lots 29 and 30, and the remaining portion of Lot 28, Block 2, NCB 8674, 8600 Block of Airport Blvd., from "A" Single Family Residential District to "B-3" Business District, located on the west side of Airport Blvd., being 100' north of the intersection of Airport Blvd. and Parkridge Drive, having 125' on Airport Blvd. and a maximum depth of 100'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,771

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 125' OF LOTS 29 AND 30, AND THE REMAINING PORTION OF LOT 28, BLOCK 2, NCB 8674, 8600 BLOCK OF AIRPORT BLVD., FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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8. CASE 6504 - to rezone a 0.668 and 4.884 acre tracts of land out of NCB 12065, being further described by field notes filed in the office of the City Clerk, 1100 Block of Bitters Road, from "A" Single Family Residential District to "R-5" Single Family Residential District.

The 0.668 acre tract of land is located on the southwest side of Bitters Road, being 790' southeast of the intersection of Country Trail and Bitters Road, having 205.08' on Bitters Road and a maximum depth of 142.4'.

The 4.884 acre tract of land is located 604.60' southwest of Bitters Road, being a tract of land having 459.45' in length and a width of 463.64'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,772

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 0.668 AND 4.884 ACRE TRACTS OF LAND OUT OF NCB 12065, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 1100 BLOCK OF BITTERS ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-5" SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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9. CASE 6525 - to rezone Lots 4 and 5, Block 70, NCB 9307, 1600 Block of S. W. Military Drive, from "C" Apartment District to "B-3" Business District; located on the south side of S. W. Military Drive being 150' west of the intersection of S. W. Military Drive and Tacoma Avenue, having 100' on S. W. Military Drive and a depth of 152.1'.

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

Mr. Rohde moved that the request for rezoning be granted, provided that the fence requirement be deleted. He said that he is familiar with this area and there are no fences in this neighborhood. Mr. Pyndus seconded the motion.

In response to Dr. Nielsen, Mr. Camargo stated that a fence is usually recommended by the Zoning Commission as a form of screen fencing between residential and commercial zoning.

Mr. Harold Reich, the applicant, stated that placing a fence on the south property line will prevent them from using the alley for deliveries and for customers egress. He distributed photographs of the area and described the new construction which will beautify the area and result in additional revenue for the City. He asked the Council to waive requirements for a screen fence.

No citizen appeared to speak in opposition.

In response to Dr. Nielsen's question, Mr. Camargo stated that this evidence was not presented to the Zoning Commission.

Mayor Cockrell stated that it would be her recommendation that if the Council desired to delete the fence that the case be referred back to the Zoning Commission for their recommendation.

A discussion of the surrounding area then took place by the Council.

On roll call the motion to approve the Ordinance and delete the fence requirement failed by the following vote: AYES: Pyndus, Billa, Cisneros, Rohde; NAYS: Nielsen, Cockrell; ABSTAIN: Teniente; ABSENT: Black, Hartman.

Mr. Rohde then made a motion to send this case back to the Zoning Commission. Dr. Nielsen seconded the motion.

After discussion, it was determined that the case would have to be readvertised, and it would be one month before the case would come up before the Council for vote again.

After reconsideration, Mr. Teniente stated that he had abstained from the last vote, and would now vote for the motion to approve the zoning, provided that proper platting is accomplished and that the fence requirement be deleted. On roll call, the motion of Mr. Rohde, seconded by Mr. Pyndus, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Pyndus, Billa, Cisneros, Rohde, Teniente, Nielsen; NAYS: None; ABSTAIN: Cockrell; ABSENT: Black, Hartman.

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AN ORDINANCE 46,773

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 4 AND 5, BLOCK 70, NCB 9307, 1600 BLOCK OF S. W. MILITARY DRIVE, FROM "C" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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10. CASE 6498 - to rezone Lot 3 and a 7.1093 acre tract of land out of NCB 13631, being further described by field notes filed in the Office of the City Clerk, 4710 North Panam Expressway, from Temporary "R-1" Single Family Residential District and "LL" First Manufacturing District to "I-1" Light Industry District; located on the east side of Industry Park Drive being 490.6' northwest of the intersection of Industry Park Drive and Space Center Drive, having 1000' on Industry Park Drive and a maximum depth of 2685.59'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,774

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 AND A 7.1093 ACRE TRACT OF LAND OUT OF NCB 13631, (BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK) FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT AND "LL" FIRST MANUFACTURING DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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11. CASE 6500 - to rezone Lots 4 and 5, Block 1, NCB 12909, 5100 Block of East Rigsby Avenue, from "A" Single Family Residential District to "B-3" Business District; located southwest of the intersection of East Rigsby Avenue and Hollyhill Drive, having 120' on Hollyhill Drive and 112' on East Rigsby Avenue.

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

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that an additional 5' of right-of-way be dedicated. 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, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black, Hartman.

AN ORDINANCE 46,775

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOTS 4 AND 5,
BLOCK 1, NCB 12909, 5100 BLOCK OF
EAST RIGSBY AVENUE, FROM "A" SINGLE
FAMILY RESIDENTIAL DISTRICT TO "B-3"
BUSINESS DISTRICT, PROVIDED THAT
PROPER REPLATTING IS ACCOMPLISHED
AND THAT AN ADDITIONAL FIVE FOOT
OF RIGHT-OF-WAY BE DEDICATED.

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12. CASE 6484 - to rezone Lot 78, the northwest 114' of Lot 65 and the northwest 225' of Lot 66, NCB 11627, 7600 Block of Mockingbird Road, from "A" Single Family Residential District to "R-6" Townhouse District; located east of the intersection of Pleasure Hill Drive and Mockingbird Road, having 51.88' on Pleasure Hill Drive and 365' on Mockingbird Road.

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

No one spoke in opposition.

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

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AN ORDINANCE 46,776

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 78, THE NORTHWEST 114' OF LOT 65 AND THE NORTHWEST 225' OF LOT 66, NCB 11627, 7600 BLOCK OF MOCKINGBIRD ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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13. CASE 6493 - to rezone Lot 5, Block 2, NCB 9793, 1343 Basse Road, from "B" Two Family Residential District to "B-1" Business District; located on the north side of Basse Road being 228' east of the intersection of Milo Drive and Basse Road, having 57' on Basse Road and a depth of 123.56'.

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

No one spoke in opposition.

After consideration, Mr. Pyndus made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the north 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, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Black, Hartman, Nielsen.

AN ORDINANCE 46,777

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 5, BLOCK 2, NCB 9793, 1343 BASSE ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

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14. CASE 6512 - to rezone the south irregular 60' of the east irregular 65' of Lot 25, NCB 8410, 807 Vance Jackson Road, from "B" Two Family Residential District to "B-2" Business District; located on the

west side of Vance Jackson Road, being 215' south of the intersection of Vance Jackson Road and Gardina Street, having 60' on Vance Jackson Road and a depth of 65'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,778

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 IRREGULAR
60' OF THE EAST IRREGULAR 65' OF LOT 25,
NCB 8410, 807 VANCE JACKSON ROAD, FROM
"B" TWO FAMILY RESIDENTIAL DISTRICT
TO "B-2" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

15. CASE 6478 - to rezone Tract 1-A, Block H, NCB 8357, 1326 Bandera Road, from "A" Single Family Residential District and "B" Two Family Residential District to "B-3" Business District; located on the northeast side of Bandera Road, being 115' southeast of the intersection of Sutton Drive and Bandera Road, having 115.4' on Bandera Road and a depth of 225'.

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

No one spoke in opposition.

After consideration, Dr. Cisneros made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained on the northeast 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, Rohde, Teniente, Cockrell; NAYS: None; ABSENT: Black, Hartman, Nielsen.

AN ORDINANCE 46,779

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-A, BLOCK H, NCB 8357, 1326 BANDERA ROAD, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT AND "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ON THE NORTH EAST PROPERTY LINE.

* * * *

16. CASE 6477 - to rezone Lot 5 and the west 22.18' of Lot 6, Block 18, NCB 1747, 123 East Myrtle Street, from "D" Apartment District to "B-2" Business District; located on the north side of East Myrtle Street, being 66.52' west of the intersection of Ogden Street and West Myrtle Street, having 66.52' on West Myrtle Street and a depth of 156.6'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,780

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 5, AND THE WEST 22.18' OF LOT 6, BLOCK 18, NCB 1747, 123 EAST MYRTLE STREET, FROM "D" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

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17. CASE 6481 - to rezone Lots 14 and 15, Block 13, NCB 11488, 4200 Block of Culebra Road, from "A" Single Family Residential District to "B-3" Business District; located on the north side of Culebra Road, being 145' west of the intersection of Brendell Street and Culebra Road, having 100' on Culebra Road and a depth of 150'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,781

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 14 AND 15,
BLOCK 13, NCB 11488, 4200 BLOCK OF
CULEBRA ROAD, FROM "A" SINGLE FAMILY
RESIDENTIAL DISTRICT TO "B-3" BUSINESS
DISTRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED.

* * * *

18. CASE 6487 - to rezone Lot 21, Block 16, NCB 16526, 2342 Pinn Road, from Temporary "R-1" Single Family Residential District to "B-2" Business District; located northeast of the intersection of Westfield Drive and Pinn Road, having 50' on Pinn Road and 150' on Westfield Drive.

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

No one spoke in opposition.

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

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 21, BLOCK 16, NCB 16526, 2342 PINN ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

19. CASE 6491 - to rezone the remaining portions of Lots 3 and 4, Block 59, NCB 7193, 1126 - 1130 Fresno Drive, from "B" Two Family Residential District to "B-2" Business District; located on the south side of Fresno Drive being 118' east of the intersection of Capitol Avenue and Fresno Drive, having approximately 82' on Fresno Drive and a maximum depth of 132.5'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,783

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 3 AND 4, BLOCK 59, NCB 7193, 1126-1130 FRESNO DRIVE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

20. CASE 6506 - to rezone Lot 79, NCB 11886, 8000 Block of Broadway, from "O-1" Office District to "B-2" Business District; located northeast of the intersection of Broadway and Sunset Road, having 145' on Broadway and 108.2' on Sunset Road.

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

No one spoke in opposition.

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

AN ORDINANCE 46,784

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 79, NCB 11886, 8000 BLOCK OF BROADWAY, FROM "O-1" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATting IS ACCOMPLISHED.

* * * *

21. CASE 6502 - to rezone Tract 16, save and except the northeast 200', NCB 9855, 4000 Block of S. W. Military Drive, from "B-3" Business District to "I-1" Light Industry District; located north-east of the intersection of S. W. Military Drive and Quintana Road, having 1200' on Quintana Road and 815' on S. W. Military Drive.

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

No one spoke in opposition.

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

AN ORDINANCE 46,785

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 16, SAVE AND EXCEPT THE NORTHEAST 200', NCB 9855, 4000 BLOCK OF S. W. MILITARY DRIVE, FROM "B-3" BUSINESS DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATting IS ACCOMPLISHED.

* * * *

22. CASE 6469 - to rezone the east 114.4' of Lots 12, 13 and 14, Block 9, NCB 1748, 206 East Locust Street, from "D" Apartment District to "B-2" Business District; located on the south side of East Locust Street, being 65' east of the intersection of Ogden Street and East Locust Street, having 114.4' on East Locust Street and a depth of 191.6'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,786

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 114.14'
OF LOTS 12, 13 AND 14, BLOCK 9, NCB
1748, 206 EAST LOCUST STREET, FROM
"D" APARTMENT DISTRICT TO "B-2" BUSINESS
DISTRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED.

* * * *

23. CASE 6474 - to rezone the east 408' of the south 230' of Block 31, NCB 11130, 4459 Pleasanton Road, from "B" Two Family Residential District to "B-2" Business District, located northwest of the intersection of Buchanan Blvd. and Pleasanton Road, having 230' on Pleasanton Road and 408' on Buchanan Blvd.

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

Mr. Pyndus made a motion that the recommendation of the Zoning Commission be overruled and the rezoning be denied based on the staff's recommendation, to protect the neighborhood by not introducing heavy commercial traffic. Mr. Billa seconded the motion.

Mr. Johnny Dean, the applicant, stated he has owned and lived on the subject property for 23 years, and is asking for a change in zone to operate a retail plant nursery with sale of nursery stock and supplies. He asked for favorable consideration of his request.

No citizen appeared to speak in opposition.

Mr. Teniente stated that he is very familiar with this area and that Pleasanton Road just dead-ends one block from the subject property. He then made a substitute motion that the recommendation of the Zoning Commission be upheld, and the ordinance be approved.

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

AN ORDINANCE 46,787

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 408' OF THE SOUTH 230' OF BLOCK 31, NCB 11130, 4459 PLEASANTON ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

24. CASE 6510 - to rezone the north 50' of Tract K, NCB 12116, 8700 Block of Perrin-Beitel Road, from Temporary "A" Single Family Residential District to "B-1" Business District; and Tract K, save and except the north 50', NCB 12116, 8700 Block of Perrin-Beitel Road from Temporary "A" Single Family Residential District to "B-3" Business District.

The "B-1" zoning is located on the west side of Perrin-Beitel Road being 110' south of the intersection of Bretton Ridge and Perrin-Beitel Road, having 50' on Perrin-Beitel Road and a maximum depth of 602'.

The "B-3" zoning is located on the west side of Perrin-Beitel Road being 160' south of the intersection of Bretton Ridge and Perrin-Beitel Road, having 167' on Perrin-Beitel Road and a maximum depth of 602'.

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

Mr. John D. Baines, the applicant, stated he is representing the purchaser of the property in question and would like the requested change in zone for the purpose of developing a wholesale and retail auto parts distribution center. They are proposing to build an approximate 10,000 square foot structure on the property as far away from the single family residences as possible. Mr. Baines stated he will abide by any stipulations that might be imposed. Mr. Baines stated that he had spoken to the neighbors and explained the proposed plans. At the conclusion of the conversations, the neighborhood agreed to the proposed use of the subject property, and asked for favorable consideration of his request.

Mr. Lawrence Haass spoke in opposition. He would prefer "B-2" zoning instead of the "B-3" being requested because if the business would fail, then the property could be used for sale of alcoholic beverages, a lounge, or a dancehall. He asked the Council to deny the request.

In rebuttal, Mr. Baines described the existing businesses in the area and the traffic on Perrin-Beitel Road.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be approved, provided that proper platting is accomplished and that a six foot solid screen fence is erected and maintained along the north 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: Pyndus, Cisneros, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Billa, Black, Hartman.

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 50' OF TRACT K, NCB 12116, 8700 BLOCK OF PERRIN-BEITEL ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; AND TRACT K, SAVE AND EXCEPT THE NORTH 50', NCB 12116, 8700 BLOCK OF PERRIN-BEITEL ROAD, FROM TEMPORARY "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

* * * *

76-29 The meeting recessed at 10:20 A. M. and reconvened at 10:35 A. M.

76-29 NBA-ABA MERGER

Mayor Cockrell stated that she has been advised of the successful merger between the National Basketball Association and the American Basketball Association.

Members of the Council commended Mayor Cockrell in her efforts in pursuing this subject.

Mayor Cockrell asked City Manager Granata for a preliminary report on increasing the size of the Arena.

76-29 ZONING HEARINGS (continued)

25. CASE 6434 - to rezone Lot 99, NCB 7895, 1030 Commercial Avenue, from "B" Two Family Residential District to "B-3" Business District, located between Commercial Avenue and Panam Expressway, being 126.5' north of W. Harlan Street, having 48.82' on both Commercial Avenue and Panam Expressway and a distance of 162.33' between Commercial Avenue and Panam Expressway.

Mr. Richard Gonzales, the applicant, stated he would like the requested change in zoning to operate an auto repair shop on the subject property. He stated most of his neighbors are in agreement with his request, and he will only be using the accessory building on the rear portion of the subject property. He asked for favorable consideration of his request.

Mr. Teniente said that it appeared he did not have enough land to accommodate the necessary parking.

Mrs. Nicolasa Salinas, Vice President of Columbia Heights COPS, stated that they have been trying to improve their neighborhood. She said they are opposed to the request because they want to maintain the residential character of the neighborhood.

Mrs. Maria Fuentes spoke in Spanish also in opposition to the request for rezoning.

Mrs. Janie Gonzales, 1010 Keats, Executive Secretary of COPS, stated that in April of 1975, the City Council approved a comprehensive plan for the Columbia Heights area. They have met with several Department Heads and have arranged for services to improve their area. She also asked that the Council deny the request.

In rebuttal, Mr. Gonzales said that his neighbors are not opposed to his request. He also stated that the zoning change will not interfere with children traveling to and from school. He asked for favorable consideration.

Mr. Pyndus stated that the staff had recommended against the rezoning because of the residential character of the neighborhood, and he then moved to overrule the recommendation of the Zoning Commission and deny the request for rezoning. Mr. Billa seconded the motion. On roll call, the motion carried by the following vote: AYES: Pyndus, Billa, Cisneros, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black, Hartman.

The rezoning was denied.

26. CASE 6459 - to rezone Lot 11, Block 10, NCB 8965, 719 Brighton Avenue, from "B" Two Family Residential District to "B-3" Business District, located on the north side of Brighton Avenue, being 50' east of the intersection of U. S. Highway 81 South and Brighton Avenue having 50' on Brighton Avenue and a depth of 125'.

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

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Zoning 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: Billa, Cisneros, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: Black, Hartman.

AN ORDINANCE 46,789

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 10, NCB 8965, 719 BRIGHTON AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

27. CASE 6495 - to rezone Lots 7 thru 10, save and except the north 150', NCB 11970, from "B" Two Family Residential District to "B-1" Business District; and the north 150' of Lots 7 thru 10, NCB 11970, 500 Block of E. Ramsey Road, from "B" Two Family Residential District to "B-3" Business District.

The "B-1" zoning is located on the east side of Plymouth Avenue 150' southeast of the intersection of Plymouth Avenue and E. Ramsey Road, having 173.4' on Plymouth Avenue and a depth of 280'.

The "B-3" zoning is located southeast of the intersection of Plymouth Avenue and E. Ramsey Road, having 150' on Plymouth Avenue and 280' on E. Ramsey Road.

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

No one spoke in opposition.

After consideration, Dr. Nielsen made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the south 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, Cisneros, Rohde, Teniente, Nielsen, Cockrell; NAYS: Billa; ABSENT: Black, Hartman.

AN ORDINANCE 46,790

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 THRU 10, SAVE AND EXCEPT THE NORTH 150', NCB 11970, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT; AND THE NORTH 150' OF LOTS 7 THRU 10, NCB 11970, 500 BLOCK OF E. RAMSEY ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTH PROPERTY LINE.

* * * *

28. CASE 6509 - to rezone the north 50' of Lots 11 and 12, Block 10, NCB 10790, 101 Talisman Road, from "B" Two Family Residential District to "B-2" Business District, located southwest of the intersection of Talisman Road and Chickering Avenue, having 50' on Talisman Road and 98.6' on Chickering Avenue.

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

Mr. Pyndus moved that the recommendation of the staff to deny this request be approved. His motion died for lack of a second.

Mr. C. J. Terpening, owner of the property, said that he has operated this neighborhood grocery for many years as a non-conforming use. His request for business zoning is so that he can get a permit for sale of beer off-premises.

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

AN ORDINANCE 46,791

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 50' OF
LOTS 11 AND 12, BLOCK 10, NCB 10790
101 TALISMAN ROAD, FROM "B" TWO FAMILY
RESIDENTIAL DISTRICT TO "B-2" BUSINESS
DISTRICT, PROVIDED THAT PROPER REPLATTING
IS ACCOMPLISHED.

* * * *

29. CASE 6473 - to rezone Lots 3 and 4, Block 3, NCB 7239, 1214 Basse Road, from "H" Local Retail District to "B-3" Business District, located on the south side of Basse Road, being 100' west of the intersection of N. Flores Avenue, and Basse Road, having 100' on Basse Road and a depth of 130'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,792

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 AND 4,
BLOCK 3, NCB 7239, 1214 BASSE ROAD,
FROM "H" LOCAL RETAIL DISTRICT TO
"B-3" BUSINESS DISTRICT, PROVIDED
THAT PROPER REPLATTING IS ACCOMPLISHED
AND THAT A SIX FOOT SOLID SCREEN FENCE
IS ERECTED AND MAINTAINED ALONG THE
SOUTH PROPERTY LINE.

* * * *

30. CASE 6482 - to rezone Lots 5 and 6, NCB 6861, 419 King Roger Street, from "C" Apartment District to "B-2" Business District, located northwest of the intersection of Carle Avenue and King Roger Street, having 22.49' on Carle Avenue and 140.98' on King Roger Street.

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

No one spoke in opposition.

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

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 5 AND 6, NCB 6861, 419 KING ROGER STREET, FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE NORTH PROPERTY LINE.

* * * *

31. CASE 6284 - to rezone Lot 80, NCB 11887, 100 Block of W. Sunset Road, from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the north side of Sunset Road, being 603.0' west of the intersection of Sunset Road and Broadway, having 72.6' on Sunset Road and a depth of 300'.

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

Mr. Camargo reminded the Council that on May 20, 1976 it had voted to deny this request for rezoning. Later in that same meeting the Council voted to rescind its action and requested that this case be reheard on June 17, 1976.

Mr. Marquis E. Whittington, representing the applicant, said that his client is the owner of the TARA Apartment Complex on the adjoining property. At the time the apartments were built, the lot under consideration was acquired. The owners wish to construct non-lighted tennis courts on the property for use by the apartment tenants only. There would be no access to Sunset Road. He displayed engineering drawings of the proposed construction and said that an existing drainage problem in the area would be improved. He said also that he has been in touch with the residents in the area but had not been able to overcome all of the opposition. He asked for the Council's favorable consideration.

Mr. Roy Arnold, 127 W. Sunset and Mr. John E. Chamberlain, 156 W. Sunset spoke in oppsoition. They described the drainage problem that exists and expressed fear that the problem would increase. They said that they wished to retain the area as strictly residential.

Mr. Whittington then spoke in rebuttal assuring the Council that tennis courts would be built and that they would be constructed as shown on the drawings presented.

After consideration, Dr. Nielsen made a motion that the recommendation of the Zoning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected and maintained along the east and west property lines, adjacent to the single family dwellings. 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, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black, Hartman.

AN ORDINANCE 46,794

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 80, NCB 11887,
100 BLOCK OF W. SUNSET ROAD, FROM "A"
SINGLE FAMILY RESIDENTIAL DISTRICT TO
"R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT,
PROVIDED THAT PROPER REPLATTING IS ACCOM-
PLISHED AND THAT A SIX FOOT SOLID SCREEN
FENCE IS ERECTED AND MAINTAINED ALONG THE
EAST AND THE WEST PROPERTY LINES, ADJACENT
TO THE SINGLE FAMILY DWELLINGS.

* * * *

Mayor Cockrell requested that the City Manager have members of the staff visit with Mr. Arnold and go over the drainage problem with him to determine if the City should make any adjustments.

32. CASE 6401 - to rezone a 2.615 acre tract of land out of NCB 14890, being further described by field notes filed in the office of the City Clerk, 5600 Block of U.T.S.A. Blvd., from Temporary "R-1" Single Family Residential District to "B-2" Business District, located on the south side of U.T.S.A. Blvd., being 379.21' southwest of the intersection of I. H. 10 Expressway and U.T.S.A. Blvd., having 547.78' on U.T.S.A. Blvd. and a maximum depth of 205.12'.

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

Mr. Charles Dempsey, representing the applicant, said that the property being considered is in the drainage area of the Edwards Aquifer but is not in the recharge zone. The requested change in zoning is so that a fast food restaurant can be constructed to serve the University area. He said that the proposed use meets all of the rules and regulations imposed on the area. In addition, the owner plans to drain all the property over to one corner on the west end where a retention basin will be constructed. Runoff water would collect in the basin and settle out there.

Councilman Cisneros said that an unofficial committee composed of himself, some developers, representatives from C.O.P.S. and A.P.A. have been working on interim standards to be used for construction over the aquifer. The group is very close to an agreement and he asked that a decision in this case be postponed until an agreement is reached.

Councilmen Billa and Nielsen urged that zoning cases over the aquifer be heard on a case by case basis. They stressed that a hardship is being imposed on property owners.

Councilman Nielsen moved that the recommendation of the Zoning Commission be approved and the ordinance adopted. The motion was seconded by Councilman Billa.

After discussion, Mr. Pyndus made a substitute motion that consideration of this case be postponed for 30 days. His motion died for lack of a second.

Councilman Rohde then moved to table action on this case for 30 days. The motion was seconded by Mr. Pyndus and on the following roll call vote, failed to carry: AYES: Pyndus, Cisneros, Rohde, Cockrell; NAYS: Billa, Teniente, Nielsen; ABSENT: Black, Hartman.

In answer to Mayor Cockrell's question, Assistant City Attorney Tom Finlay said that the Council could legitimately continue this case until next week without the necessity of additional legal advertising.

After consideration, Mr. Billa moved that this case be continued and placed as No. 1 on the agenda on June 24, 1976. The motion was seconded by Councilman Nielsen and carried by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black, Hartman.

This case was continued to June 24, 1976.

33. CASE 6467 - to rezone Lots 14 thru 17, Block 12, NCB 3096, 300 Block of Stadium Drive, from Historic "B" Two Family Residential District to Historic "O-1" Office District, located on the west side of Stadium Drive, being 160' north of the intersection of Stadium Drive and E. Mulberry Avenue, having 200' on Stadium Drive and a depth of 150'.

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

No one spoke in opposition.

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

AN ORDINANCE 46,795

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 14 THRU 17,
 BLOCK 12, NCB 3096, 300 BLOCK OF
 STADIUM DRIVE, FROM HISTORIC "B" TWO
 FAMILY RESIDENTIAL DISTRICT TO HISTORIC
 "O-1" OFFICE DISTRICT, PROVIDED THAT
 PROPER REPLATTING IS ACCOMPLISHED AND
 THAT A SIX FOOT SOLID SCREEN FENCE IS
 ERECTED AND MAINTAINED ALONG THE WEST
 PROPERTY LINE AND THAT A NON-ACCESS
 EASEMENT BE IMPOSED ON THE WEST
 PROPERTY LINE.

* * * *

36. CASE 6501 - to rezone Parcel 6 and 6A, Block K, NCB 14663, 8862 Rochelle Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the east side of Rochelle Road, being 222.83' south of the intersection of Oxford Road and Rochelle Road, having 214.6' on Rochelle Road and a depth of 406.5'.

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

Mrs. Gladys Jones, the applicant, stated she would like the requested change in zoning to conform with the existing sign manufacturing shop which was in operation prior to annexation in 1972. Mrs. Jones also stated she needs this rezoning in order to install a new meter-loop for the existing business.

No one spoke in opposition.

Members of the Council then discussed the staff's and Zoning Commission's recommendation that this case be denied.

Mr. Teniente said he is familiar with the operation and moved that the recommendation of the Zoning Commission be overruled and the rezoning be granted provided that "B-3" Business District is granted instead of "I-1" Industrial District. Mr. Rohde seconded the motion. On roll call, the motion failed by the following vote: AYES: Rohde, Teniente; NAYS: Pyndus, Billa, Cisneros, Cockrell; ABSENT: Black, Hartman, Nielsen.

The request for rezoning was denied.

76-29

CITIZENS TO BE HEARD

MULBERRY TRAFFIC FLOW

A coalition of Communities Organized for Public Service, residents of Laurel Heights, Monte Vista, and River Road areas, appeared to speak before the Council. They were represented by:

Mrs. Linda Avena, 326 E. Mulberry
Mr. Greg Davenport, 318 W. Magnolia
Mr. Burt Clayton, 115 E. Magnolia

They spoke urging the Council to approve a plan for easing neighborhood traffic that will increase with the opening of the North Expressway. They emphasized that they are not against the expressway just to interim traffic problems that they will encounter if the Mulberry Avenue exit is opened before the expressway is finished.

They displayed a map of the area around Trinity University. They are proposing that the access road which is almost completed be completed all the way up to the top of the hill by Alamo Stadium. This plan allows access on Devine Road and Hildebrand Avenue.

They also stated that they would oppose the widening of Mulberry or making it a one-way street.

After discussion of the matter, the Council directed City Manager Granata to contact representatives of the Texas Highway Dept. and the Department of Traffic and Transportation to meet with the City Council for discussion of this plan next week. It was concurred by the Council that a Resolution be prepared for consideration at next week's meeting.

MR. KARL WURZ

Mr. Karl Wurz read a prepared statement on the proposed budget and the cost of living pay increase proposed by the staff. He said that the raise is (1) inflationary; (2) creates a vicious cycle; (3) is based on a false, mathematical assumption wrongfully applied; (4) the greatest profit goes to those with higher based wages; and (5) it has a great detrimental economic impact on the low wage earners. Mr. Wurz also presented an exhibit to the Council and asked them to study it and make their recommendations to the City Manager.

MR. LOUIS J. TOUPAL

Mr. Louis J. Toupal, 5019 Round Table, spoke representing homeowners that live along the street of Round Table. He complained about the Windsor Park Shopping Center which was approved by the City Council at a rezoning meeting. He complained about the brick fence which was supposed to have been built, the glaring lights, the noise, and a dirty ditch which breeds rats and insects.

Mayor Cockrell asked the City Manager to review each of these points and come back with a staff report.

City Manager Granata stated they will investigate the points and will contact Mr. Toupal and give him a report.

MRS. EMMA JEAN TALK

Mrs. Emma Jean Talk spoke to the Council concerning a traffic ticket she had received for failure to stop at a stop sign at Sahara and San Pedro on December 20, 1975. She complained about Mr. Rohde's similar traffic violation being dismissed.

City Attorney Parker advised her that the City Council can take no legal action to reverse the \$17.50 traffic fine paid by Mrs. Talk. It is not within the Council's jurisdiction to strike the ticket violation from Mrs. Talk's record.

76-29 ZONING HEARINGS (continued)

34. CASE 6494 - to rezone a 0.015 acre tract of land out of NCB 10838, being further described by field notes filed in the office of the City Clerk, 4032 E. Southcross Blvd., from "R-3" Multiple Family Residential District to "B-1" Business District, located 600' south of Southcross Blvd. and 530' north of Chandler Road, being a tract of land having 32.1' in width and 33.5' in length.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be denied by the City Council. It will take seven affirmative votes to overrule the Commission and approve the zoning.

Mr. Jerry Houser, representing the applicants, stated that denial of their request by the staff and the Zoning Commission was due to a lack of presentation. He stated his clients would like to operate a barber and beauty salon within the Southcross Villa Apartment complex. This is a facility very much desired by the tenants of the apartment complex. He said that he did not feel this was spot zoning since the salon would be within the complex.

In response to a question by Mr. Hartman, Mr. Camargo stated that the state requires a property to be zoned commercial before a license is issued.

No one spoke in opposition.

After consideration, Mr. Teniente made a motion that the recommendation of the Zoning Commission be overruled and the rezoning be granted. 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, Hartman, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Black.

AN ORDINANCE 46,796

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 0.015 ACRE
TRACT OF LAND OUT OF NCB 10838, BEING
FURTHER DESCRIBED BY FIELD NOTES FILED
IN THE OFFICE OF THE CITY CLERK, 4032
E. SOUTHCROSS BLVD., FROM "R-3" MULTIPLE
FAMILY RESIDENTIAL DISTRICT TO "B-1"
BUSINESS DISTRICT.

* * * *

35. CASE 6480 - to rezone Lot 20, Block 63, NCB 7209, 1039 Fresno Drive, from "B" Two Family Residential District to "B-3" Business District, located northeast of the intersection of Michigan Avenue and Fresno Drive, being 50' on Fresno Drive and 132.5' on Michigan Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Zoning Commission recommended be denied by the City Council. It will take seven affirmative votes to overrule the Commission and grant the rezoning.

Mr. Marchall L. Turner, the applicant, stated he would like the requested change in zoning to establish an office for a tree service operation and storage which will be completely enclosed. Mr. Turner stated he loses a lot of pieces of equipment so he needs to have his equipment enclosed. He presented a petition with 25 signatures in favor of the rezoning. He asked for favorable consideration of his request.

In response to Dr. Nielsen's question, Mr. Camargo described the uses permitted under the "B-3" classification.

No one appeared to speak in opposition.

After consideration, Mr. Teniente made a motion to overrule the Zoning Commission and grant the rezoning. Dr. Cisneros seconded the motion. On roll call, the motion failed to obtain the necessary seven affirmative votes and the rezoning was denied by the following vote: AYES: Cisneros, Hartman, Teniente; NAYS: Pyndus, Billa, Rohde, Nielsen, Cockrell; ABSENT: Black.

The rezoning was denied.

76-29 The Clerk read the following letter:

June 11, 1976

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

Madam and Gentlemen:

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

June 11, 1976

Petition submitted by Mr. Glenn E. Galbraith, P. E. of Brown Engineering Company and Archbishop Francis J. Furey in behalf of St. Helena's Catholic Church, requesting annexation of 5.640 acres of land located northeast of the City of San Antonio.

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

* * * *

There being no further business to come before the Council, the meeting adjourned at 3:35 P. M.

A P P R O V E D

Lila Cockrell
M A Y O R

ATTEST:

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

June 17, 1976

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