

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, OCTOBER 21, 1965, 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, JONES, JAMES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; ABSENT: None.

65-1067 The invocation was given by the Reverend John Price, Saint Mark's Episcopal Church.

Minutes of the meeting held on October 14, 1965, were approved.

65-1068 First heard was Zoning Case No. 2561, to rezone Lot 10, the west 25' of Lot 9, NCB 6229 and the 24' strip out of NCB A-49 to the rear of these lots, located on the north side of Perry Court, 350' east of Broadway; having 75' on Perry Court and a depth of 164', from "B" Residence District to "R-3" Multiple-Family Residence.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Stanley L. Moore, owner and applicant, requested this case be heard first on the agenda as he is on Jury duty and is to be available at 9:15 AM. He explained that the property was bought by his parents in 1917, and they occupied it in 1918, and that he has inherited it from them. He said that this area contains almost all multiple residence buildings, most of which are rented rather than being occupied by owners. He felt that this area would continue to devaluate unless some type of development other than single residences are built. His financial advisor has assured him the property is large enough, and could be financed, for a six-unit apartment complex, although he only proposes to build a four-unit complex.

No one spoke in opposition to the change.

Councilman Jones expressed an opinion that perhaps this area should be studied by the Planning Commission and rezoned as a complete area. He also asked the Assistant Planning Director if this area was included in the Master Plan, to which Mr. Lawrence replied no, however, area zoning could be established at some other scheduled zoning hearing in the future.

After discussion of the Council, Mr. Gatti made a motion to overrule the recommendation of the Planning Commission to deny the request to rezone the property, and approve rezoning the property to "R-3" Multiple-Family District. Seconded by Dr. Parker, the motion, carrying with it passage of the following ordinance, was approved by the following vote: AYES: McAllister, Jones, James, Gatti, Trevino, Parker and Bremer; NAYS: Calderon and Cockrell; ABSENT: None.

AN ORDINANCE 33,787

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 LOT 10, THE WEST 25' OF LOT 9, NCB 6229 AND THE 24' STRIP OUT OF NCB A-49 TO THE REAR OF THESE LOTS, FROM "B" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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55-1069 Next heard was Case No. 2554, to rezone Lots 27 thru 39, Lots 41, 64 and 65, NCB 13555, Lots 1 and 30, 31, and 20, NCB 13554, Lots 9 and 17, NCB 13553 from "R-A" Residence-Agriculture District to "R-2" Two-Family Residence District, Lot 3, NCB 13559 from "R-A" Residence District to "R-3" Multiple-Family Residence District, and Lots 1 and 2, NCB 13558, Lots 1 & 2, NCB 13559, from "R-A" Residence-Agriculture District to "B-3" Business District.

Assistant Planning Director Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the change.

On motion of Dr. Parker, seconded by Mr. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 33,788

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 27 THRU 39, LOTS 41, 64 AND 65, NCB 13555, LOTS 1 AND 30, 31, AND 20, NCB 13554, LOTS 9 AND 17, NCB 13553 FROM "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "R-2" TWO-FAMILY RESIDENCE DISTRICT, LOT 3, NCB 13559 FROM "R-A" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT, AND LOTS 1 AND 2, NCB 13558, LOTS 1 & 2, NCB 13559 FROM "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "B-3" BUSINESS DISTRICT.

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55-1070 Next heard was Case No. 2542, to rezone Lot 18, Blk 10, NCB 10506, save and except the northwest 24.94' x 123.89' strip, more particularly described by field notes in the proposed ordinance, and generally located on the northwest side of Pecan Valley Drive, 102.0' southwest side of Dollarhide Avenue, from "D" Apartment District to "B-2" Business District.

Assistant Planning Director Burt Lawrence briefed the Council on the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition to the change.

On motion of Mr. Jones, seconded by Dr. Calderon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino and Parker; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 33,789

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 18, BLK 10, NCB 10506 SAVE AND EXCEPT THE NORTHWEST 24.94' x 123.89' STRIP FROM "D" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT.

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65-1071 Next case heard was Case No. 2466, to rezone Lot 2, NCB 13867, located west of the intersection of Fredericksburg Road, and Callaghan Road; having 638.89' on Fredericksburg Road, and 419.46' on Callaghan Road, and 70.43' on the cutback between these roads, from "A" Residence and Temporary "A" Residence District to "D" Apartment District.

Assistant Planning Director Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be approved by the City Council.

No one asked to speak in opposition.

On motion of Mr. Gatti, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino and Parker; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 33,790

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 LOT 2, NCB 13867 FROM "A" RESIDENCE DISTRICT AND TEMPORARY "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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65-1072 Next heard was Case No. 2548, to rezone Lot 21, Blk. 5, NCB 10244, located on the northwest corner of Claver Street and Nebraska Street; having 125' on Claver Street and 50' on Nebraska Street, from "B" Residence District to "B-3" Business District.

Assistant Planning Director Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Arnold Rodriguez, Contractor, representing Mr. Quon, stated this was the third time the owner has tried to have the property rezoned. He presented pictures to the Council showing the type of building he proposes to build and stated that they had requested "B-3" Business District, however, they were willing to settle for "B-2" Business District in order to build a grocery store on the property and use the property across the street, which is presently the Bamboo Inn, as a drive-inn. After questions from the Council Mr. Rodriguez stated his client would, if the property was rezoned, change his plans and build the grocery store where the Bamboo Inn is located and move the Bamboo Inn to the subject property.

Mr. William Y. Quon, owner and applicant, stated he would not sell beer on the property if rezoned. He is interested in a grocery store and would only sell beer to go. He stated he would like very much to have the grocery store located on the property that is to be rezoned.

Mrs. G. Galindo, 3007 Nebraska, whose residence is immediately adjacent to the east side of the Bamboo Inn, opposed the change in zone to business district. After several questions, it was explained to Mrs. Galindo that the term "business district" meant only that the one lot was being considered for rezoning and not the entire area. Mrs. Galindo then withdrew her opposition.

Councilman Jones then moved that the hearing be postponed for thirty days in order for the members of the Council to go to the location and

determine what type of operation Mr. Quon has at the Bamboo Inn.

The motion failed to carry due to the lack of a second.

After further consideration and discussion by the Council, Dr. Calderon made a motion to overrule the recommendation of the Planning Commission that the rezoning be denied, and rezone the property to "B-2" Business District. Seconded by Mr. Gatti, the motion, carrying with it passage of the following ordinance, was approved by the following vote: AYES: McAllister, Calderon, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: Jones; ABSENT: None.

AN ORDINANCE 33,791

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 LOT 21, BLK 5, NCB 10244 FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.  
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65-1073 Last case heard was Case No. 2569, to rezone Lot 6, NCB 11868, located northwest of the intersection of Lindenwood Drive and Nacogdoches Road; having 459.92' on Lindenwood and 212' on Nacogdoches Road, from "A" Residence District to "B-1" Business District.

Assistant Planning Director Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Charles Cheever, Jr., Vice-President of Northeast National Bank, and applicant, stated he wished to amend their request for "B-1" Business District to "R-3" Multiple-Family Residence, and discussed the economic background of the property which they purchased with the plan to construct the Northeast Nat'l. Bank. He stated that after they had purchased this property they located a larger piece of property across Loop 410, which they also purchased and on which they built the bank, thus causing them to become interested in reselling the subject property and would like to have it rezoned in order to make a final contract of sale.

Mr. Alfred Rhode, of Rhode Planning & Research Company, also represented the applicant. He presented a plat showing the use of the surrounding property and stated the subject property had a variance to be used as a parking lot. He stated "R-3" Multiple-Family Residence would be a better use of the land than "B-1" Business District.

Mr. L. S. Busby, President of Busby the Builder, Inc., stated he was opposed to any change in zone other than "R-3" Multiple-Family Residence District.

Mr. James Bell, who is building a residence on Treasure Way, across from the subject property, stated he opposed any rezoning except to "R-3" Multiple-Family Residence District.

After discussion by the Council, Mr. Gatti made a motion to overrule the recommendation of the Planning Commission that the request be denied, and rezone the property to "R-3" Multiple-Family Residence District. Seconded by Mr. Trevino, the motion, carrying with it passage of the following ordinance, was approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 33,792

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 6, NCB 11868, FROM "A" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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The Clerk read the following ordinance:

65-1074

AN ORDINANCE 33,793

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF A 38.197 ACRE TRACT OF LAND BY THE CITY OF SAN ANTONIO; AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING AND DECLARING AN EMERGENCY. (Hearing set for 10:00 A.M., November 4, 1965).

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On motion of Dr. Calderon, seconded by Mr. Jones, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

The following ordinances were explained by members of the Administrative Staff, and on motion made and duly seconded were each passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

65-1075

AN ORDINANCE 33,794

AMENDING ORDINANCE NO. 33742 BY CHANGING THE SALE DATE OF 94 BICYCLES, 25 FRAMES AND ASSORTED PARTS IN THE POSSESSION OF THE POLICE DEPARTMENT AND UNCLAIMED BY THE OWNERS THEREOF FROM OCTOBER 23, 1965, TO NOVEMBER 6, 1965.

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65-1076

AN ORDINANCE 33,795

REQUIRING COMPLIANCE WITH THE APPLICABLE STATUTES OF THE STATE OF TEXAS AND CITY ORDINANCES BY THE DEVELOPER OF AN AREA KNOWN AS AIRPORT INDUSTRIAL PARK AND BY THE OWNERS OF PROPERTIES LOCATED THEREIN.

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65-1077

AN ORDINANCE 33,796

MAKING AND MANIFESTING AN AMENDMENT TO THE COOPERATION AGREEMENT BY AND BETWEEN THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO DATED AUGUST 27, 1964, BY REDUCING THE CITY'S CASH PARTICIPATION FROM \$3,262,211.00 TO AN ESTIMATED \$2,313,088.00 AND APPROPRIATING \$1,000,000.00 OUT OF URBAN RENEWAL IMPROVEMENT BONDS, SERIES 1964, PAYABLE TO THE URBAN RENEWAL AGENCY.

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65-1078 Mayor McAllister recognized Mr. Jim Comer, Chairman of the Trinity University Homecoming Committee.

Mr. Comer asked the Council for permission to have a helicopter at

Trinity's homecoming celebration on October 29 and 30, 1965. He stated they would use the copter to give students rides at the campus Friday evening, October 29th from 7:00 to 10:00 PM, and that permission has been granted from F.A.A.

Mr. Gatti made a motion to grant Trinity University permission to use a helicopter for their homecoming activities on Friday, October 29, 1965, from 7:00 to 10:00 PM, in accordance with the City Ordinance regulating helicopters. Seconded by Dr. Parker, the motion carried by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

The City Manager made the following report on petitions:

65-1079 Petition of St. Thomas More Church Parish requesting the City to change the name of Molokai Drive to St. Thomas More Street.

"Our investigation revealed that 10 residents were in favor of the change, 7 were against the change; we were unable to contact 7 and 4 houses were vacant. The petition was then referred to the Planning Commission who recommended denial because of the bad precedent that would be set by using a three-word name.

We, therefore, recommend denial of the petition because of the opposition of some of the residents and the denial recommendation of the Planning Commission."

The Council concurred with the recommendation of the City Manager.

65-1080 Petition of Mr. Charles C. Thrash, 142 Dwight Avenue, et al, requesting the removal of all auto salvage and junk yards from the entire length of Somerset Road and all cross streets on Somerset Road, East and West, that have such lots, up to and including U. S. 81 South.

"Our investigation reveals that Somerset Road and U. S. 81, the area in question, are zoned under the old ordinance (L, LL and MM). Automobile wrecking, salvaging and junk yards are specifically permitted in these zones. Therefore, these uses are legal and even though zoned more restrictively under the new zoning ordinance, they could remain as non-conforming uses.

Much of the area in the vicinity of Somerset Road zoned "L" and "M" is actually residential. The Planning Staff proposes to up-grade this zone to "Residential" at the Zoning Hearings which are to be held in approximately four months. Although this would not accomplish the desires of the petition, it would provide the greatest relief possible in the future."

After discussion of the above petition, the Mayor directed City Attorney Sam Wolf to investigate every means of controlling the unsightly and unsanitary conditions existing in junk yards.

The Clerk read the following letter:

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October 21, 1965

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

Gentlemen and Madam:

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

65-1067

10-15-65 Petition of Arthur Veltman and Sons, requesting the  
City to release the License granted the City by D. N. Arreguin,  
Jr., for use of Lot 8, Block 2, NCB 6565, as a fill area  
and temporary construction easement during construction of  
Drainage Project No. 43. Request is made in order to clear  
title of the property.

Sincerely,

/s/ J. H. Inselmann  
City Clerk

(Report on Above Petition)

This License expired on December 31, 1963 and the City has so  
informed the petitioners. No other action is necessary.

There being no further business to come before the Council, the meet-  
ing adjourned.

A P P R O V E D :



M A Y O R

ATTEST:

  
City Clerk

