

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, SEPTEMBER 2, 1965, 8:30 AM.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor Pro-Tem Gatti, with the following members present: CALDERON, JONES, JAMES, COCKRELL, GATTI, TREVINO and BREMER; ABSENT: McALLISTER and PARKER.

65-885 Invocation was given by Councilman Robert C. Jones.

The minutes of the meeting of August 28, 1965, were approved.

65-885 Mayor Pro-Tem Gatti read the following citation:

"On August 23, 1965, while driving his truck in the 1000 block of West Commerce Street, Mr. Roger Rosas saw Police Officer J. N. Martinez being beaten as he attempted to make an arrest in Milam Square. Observing that no one in the huge crowd that gathered went to the officer's assistance, Mr. Rosas did not roll up the windows and shut out the call for help. He did not ignore or plead some excuse, but instead, stopped the truck and without regard to consequences of involvement, responded to duty as a citizen and helped subdue the man, thereby preventing serious injury to Officer Martinez and restoring law and order.

Such an outstanding act stands as an example for others to follow and merits the sincere thanks and appreciation of a grateful community."

Mayor Pro-Tem Gatti introduced Mr. Roger Rosas, who was present along with Police Officer J. N. Martinez and Police Chief Geo. W. Bichsel, and presented him with the citation.

65-885 Mr. Stanford M. Kennady, of the Bexar County Red Cross was introduced and presented the following awards:

"Mr. Robert Frazer, Director of Parks and Recreation, received the Red Cross Certificate of Grateful Appreciation for assistance given during disaster relief operations following the west side flash floods of last May which sent the Alazan, Apache and Martinez Creeks out of their banks, damaging the homes and personal property of 590 families."

"Mr. Ken Pierce received a Red Cross Certificate of Recognition for saving the life of a woman who had fallen off a boat into the San Antonio River."

"Mr. Kurt Philippus, Jr. and Harold C. Schade were presented the Certificate of Merit, highest individual award of the American National Red Cross, and signed by President Lyndon B. Johnson, for saving the life of an 11 year old boy who had fallen into the North-east Swimming Pool last July, 1964."

65-886 At the request of Mrs. Ina Dickson, the applicant in Case No. 2118, the Council agreed to hear this case first due to the fact she had to attend a funeral.

Case No. 2118, to rezone Lot 12, NCB 560, located on the north side of Dawson Street 118.06' west of Mesquite Street from "D" Apartment District to "B-1" Business District, was then heard.

Assistant Planning Director Burt Lawrence explained 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 Mr. James, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino, and Bremer; NAYS: None; ABSENT: McAllister and Parker.

AN ORDINANCE 33,632

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 12, NCB 560 FROM "D" APARTMENT DISTRICT TO "B-1" BUSINESS DISTRICT.

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65-886

65-887 Next heard was Case No. 2519, to rezone Lot 5, NCB 11868, located on the south side of I. H. 410 approximately 635' west of the cutback to Nacogdoches Road from "A" Residence District to "B-2" Business District.

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

No one spoke in opposition to the change.

Mr. L. S. Busby, applicant, explained this particular lot is a remnant lot and is to be used with the 14 acre lot adjacent to it which is already "F" Local Retail District.

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

AN ORDINANCE 33,633

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 5, NCB 11868 FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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65-887

65-888 Next heard was Case No. 2527, to rezone Lots 10, and 12, Blk 32, NCB 386, located northwest of the intersection of East Evergreen Street and Ogden Street from "D" Apartment District to "B-1" Business District.

Assistant Planning Director Burt Lawrence explained 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, the vote being as follows: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: McAllister and Parker.

65-888

AN ORDINANCE 33,634

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 10 AND 12, BLK 32, NCB 386 FROM "D" APARTMENT DISTRICT TO "B-1" BUSINESS DISTRICT.

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65-889 Next heard was Case No. 2480, to rezone that portion of Lot 12, NCB 11622 inside the City limits and not presently zoned "F" Local Retail, located on the northeast side of Fredericksburg Road 468' northwest of Donore Place, from "A" Residence District to "F" Local Retail District.

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

65-889

AN ORDINANCE 33,635

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THAT PORTION OF LOT 12, NCB 11622 INSIDE THE CITY LIMITS AND NOT PRESENTLY ZONED "F" LOCAL RETAIL DISTRICT, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-890 Next heard was Case No. 2470, to rezone Lot 2-D, NCB 10923, located on the east side of South Presa Street (U.S. Hwy 181) approximately 700' south of Henderson Court, from "B" Residence District to "J" Commercial District.

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

65-890

AN ORDINANCE 33,636

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 2-D, NCB 10923 FROM "B" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT.

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65-891 Next heard was Case No. 2534, to rezone Lot 24, Blk 2A, NCB 11952, located northeast of the intersection of Chulie Drive and Jones Maltsberger Road, from "A" Residence District to "B-1" Business District.

Assistant Planning Director Burt Lawrence explained 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: Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: McAllister and Parker.

65-891

AN ORDINANCE 33,637

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 24, BLK 2A, NCB 11952.

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65-892

Next heard was Zoning Case No. 2531, to rezone the east 20' of Lot 64, and the west 15' of Lot 65, Blk 6, NCB 8673, from "A" Residence District to "I-1" Light Industry District, and the east 85' of Lot 65, Blk 6, NCB 8673, from "A" Residence District to "B-3" Business District, located between I. H. 410 and Halm Blvd. 422.52' west of Western Blvd., from "A" Residence District to "B-3" Business District.

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

65-892

AN ORDINANCE 33,638

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 20' OF LOT 64 AND THE WEST 15' OF LOT 65, BLK 6, NCB 8673 FROM "A" RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT; AND THE EAST 85' OF LOT 65, BLK 6, NCB 8673 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

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65-893

Next heard was Case No. 2530, to rezone Lot 111, NCB 7896, located on the east side of I. H. 35, Pan Am Expressway, 72' south of Flanders Street, from "B" Residence District to "B-3" Business District.

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

Mr. Clarence W. Riddles, applicant, stated he bought this property with the intention of living there, however, the adjacent drainage ditch which was to be covered, is still open in which water stands before and after each rain. In addition, traffic from the Expressway is terrific and he did not think he could live there. He wanted to use the property for business such as a used car lot. He said the property adjacent to his, which is owned by his Father, is zoned "F" Local Retail and the neighbors next to him do not object to this change.

65-893 Mr. Stegel, original owner of the property, who lives at 685 Stonewall, stated he had no objection to the change. He did not think it could be used for residential purposes.

Objecting to the change was Mr. George Rios, 682 Stonewall, who stated what the applicant wants to do has been going on for three years, in fact there are used cars, second hand lawn mowers, electric fans and what have you. He stated most of the people in the area are opposed to the change and asked the Council to deny the request.

Mr. Burt Lawrence was asked to comment on the actual use of property zoned "F" Local Retail. He stated that on the Planning Commission's tour he had observed used refrigerators and used cars on the property, and from appearances there have been changes in the use of the property and felt it was an eye-sore on the Expressway and the Planning Commission had recommended this property remain residential.

After further discussion, on motion of Dr. Calderon, seconded by Mrs. Cockrell, the recommendation of the Planning Commission was upheld and the rezoning denied, the vote being as follows: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: McAllister and Parker.

65-894 Next heard was Zoning Case No 2496, to rezone Lots 38 through 53, inclusive, Blk 10, NCB 13635, Lots 1, 2, 31, 32, 33, Blk 3, NCB 13745, Lots 1, 2, 24, 25, 26, Blk 4, NCB 13746 and Lots 1 and 2, Blk 5, NCB 13747, located along the east side of West Avenue between an alley north of Patricia Drive to a property line south of Fabulous Drive also extending along the south side of Fabulous Drive to Mt. Boracho Drive and along the west side of Mt. Boracho Drive to a point approximately 630' south of Fabulous Drive, from "A" Residence District to "R-3" Multiple Family Residence District; and Lot 55, Blk 10, NCB 13635, located 300' east of West Avenue and bounded south by a line 156' north of Mt. Ida Drive and on the east by the rear of the lots facing Mt. Boracho Drive and Mauna Kea Drive, from "A" Residence District to "B-1" Business District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council as outlined above. He informed the Council that the applicant, Oak Glen Park Development Company, had since the Planning Commission hearing, amended the request for rezoning of all of Lot 55 to "B-3" to provide that a 3.816 acre tract, which would provide a 150' buffer zone along the south and east boundaries of the property, be rezoned "R-3" Multiple-Family Residence District.

Mr. Lloyd Denton, representing the proponents, stated he had amended the request in order to satisfy the objections raised by Mr. W. Thrift, owner of the property to the south and east.

After consideration, on motion of Mr. Bremer, seconded by Mr. Trevino, the recommendation of the Planning Commission was upheld, with the exception that a buffer zone of 150' containing a 3.816 acre tract out of Lot 55, be rezoned to "R-3" Multiple-Family Residence District. The motion, carrying with it passage of the following ordinance, passed by the following vote: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: McAllister and Parker.

65-894

AN ORDINANCE 33,639

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 38 THROUGH 53 INCLUSIVE, BLK 10, NCB 13635, LOTS 1, 2, 31, 32, 33, BLK 3, NCB 13745, LOTS 1, 2, 24, 25, 26, BLK 4, NCB 13746 AND LOTS 1 & 2, BLK 5, NCB 13747 FROM "A" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT; AND A 3.816 ACRE TRACT OF LAND OUT OF LOT 55, BLK 10, NCB 13635 FROM "A" RESIDENCE DISTRICT TO "R-3" MULTIPLE -FAMILY RESIDENCE DISTRICT; AND LOT 55, BLK 10, NCB 13635 SAVE AND EXCEPT THE 3.816 ACRE TRACT OF LAND FROM "A" RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT.

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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: Calderon, Jones, James, Cockrell, Gatti, Trevino, and Bremer; NAYS: None; ABSENT: McAllister and Parker.

65-895

AN ORDINANCE 33,640

ACCEPTING THE LOW BID OF WALLACE L. BOLDT, GENERAL CONTRACTOR, INC., FOR ADDITIONS AND ALTERATIONS TO TERMINAL BUILDING AT SAN ANTONIO INTERNATIONAL AIRPORT; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT THEREFOR; APPROPRIATING THE SUM OF \$131,243.00 OUT OF INTERNATIONAL AIRPORT REVENUE BOND FUND 803-11, PAYABLE TO WALLACE L. BOLDT, GENERAL CONTRACTOR, AS A CONSTRUCTION CONTINGENCY ACCOUNT; \$1,000.00 AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT; AND \$2,342.88 PAYABLE TO FRANK M. VALDEZ FOR ARCHITECTURAL SERVICES.

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65-896

AN ORDINANCE 33,641

AUTHORIZING EXECUTION OF A ONE YEAR LEASE OF SPACE AT SAN ANTONIO INTERNATIONAL AIRPORT TO AMERICAN AERIAL SURVEY, INC.

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65-897

AN ORDINANCE 33,642

MANIFESTING AN AGREEMENT EXTENDING THE TERM OF A LEASE OF SPACE AT INTERNATIONAL AIRPORT TO WILLIAMS-STACKHOUSE & ASSOCIATES FOR AN ADDITIONAL ONE YEAR PERIOD.

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65-898

AN ORDINANCE 33,643

MANIFESTING AN AGREEMENT EXTENDING THE TERM OF THE LEASE AMENDMENT WHICH AUTHORIZES THE SALE OF PACKAGE LIQUOR BY JAS. K. DOBBS COMPANY, INC., AT INTERNATIONAL AIRPORT.

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65-899

AN ORDINANCE 33,644

REAPPOINTING MRS. GERALD ASHFORD, A. L. DRAMBERGER, DR. A. R. REES, LEROY SMITH AND RICHARD VILLASANA AS MEMBERS OF THE BOARD OF ADJUSTMENT, REAPPOINTING COL. R. F. HALLOCK AS AN ALTERNATE MEMBER OF THE BOARD OF ADJUSTMENT, AND APPOINTING HORACE D. WOLFERMAN AS AN ALTERNATE MEMBER OF THE BOARD OF ADJUSTMENT, (Terms ending July 31, 1967).

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65-900

AN ORDINANCE 33,645

REAPPOINTING AND APPOINTING MEMBERS TO THE COMMUNITY RELATIONS COMMISSION. (C. Don Baugh, Chairman, General John Foster, Everett Jennings, George Ortiz, Andrew Rendon and Richard Teniente-reappointed, terms ending July 31, 1966; and O. C. Booker, Samuel Shaw and John Wilkins-appointed, terms ending July 31, 1966.)

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65-901

AN ORDINANCE 33,646

APPOINTING DR. EFRAIM A. GONZALES, JR., TO THE CITY-COUNTY TUBERCULOSIS CONTROL BOARD. (Term ending July 31, 1967.)

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65-902

AN ORDINANCE 33,647

AUTHORIZING AN ADDITIONAL \$1,000.00 TO BE USED AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT IN CONNECTION WITH THE MUNICIPAL AUDITORIUM ELECTRICAL WORK CONTRACT AND AUTHORIZING A TRANSFER OF FUNDS.

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65-885 At this time Mayor Pro-Tem Gatti, in connection with the ordinance approved for airport improvements, publicly acknowledged the work of Mr. Charles Pope, Director of the Aviation Committee for the Chamber of Commerce, who is doing a tremendous job. He stated he attended a hearing in New Orleans on Wednesday, September 1st, before the Civil Aeronautics Board, to improve airline service to the Northwest part of the country. Mr. Pope, who is a nationally known expert on airline rates, presented San Antonio's case with the help of the Chamber of Commerce. Mr. Pope sat on the witness stand for about two hours and never before has he seen anyone who was so completely competent in his field, continued Mayor Pro-Tem Gatti. He extended to Mr. Pope the thanks and appreciation of the City Council for this fine public service.

65-903 Mr. Joe Clark, 3218 Tillie Drive, presented a petition signed by residents on Kaiser, Spokane, Winneway and Tillie Drive, requesting that immediate action be taken to alleviate the flood conditions on these streets. He presented pictures showing flooding after recent rains.

Other residents speaking on the same matter were Mrs. J. J. Hancock, 2710 Kaiser, and Mr. Herman Schmidt, 4835 Sinclair Road, who made certain suggestions to alleviate the condition.

Assistant City Manager Dave Harner informed the Council that this drainage project had been presented to the Citizens Bond Committee but was not one of those chosen and voted upon in the 1964 Drainage Bond Issue. This project will cost an estimated \$500,000 and it will be presented to the Bond Committee when the next bond issue is proposed, possibly, in three or four years.

Public Works Director Sam Granata stated he plans to lower Tillie Drive in order to alleviate the flooding conditions, however, he stressed this was not a permanent solution and during rains will make Tillie Drive impassable but will keep the water in the street and out of the houses.

Mr. Granata was instructed to look into the suggestions made by the citizens, and try to get started as soon as possible to give them relief.

65-885 Mr. Lloyd Jary, Architect representing Mr. Thomas Streeter, for whom he designed a building in the 2300 block of Blanco Road, brought to the attention of the Council what he thought was too expensive cost for extension of sanitary sewers to this property and the delay encountered having them installed.

Public Works Director Sam Granata explained the sewer extension policy and stated the City does not install its part of the sewer until the private contractor does its work. He reported that the Gable Construction Company was in a hurry to complete the connection and agreed to do the whole job with the City furnishing the materials. Due to this there was added costs to the owner.

After discussion of the problem, the Administrative Staff was instructed to review the matter and make a report to the City Council on it.

The Clerk read the following letter:

September 2, 1965

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

65-885 Gentlemen and Madam:

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

8-30-65 Petition of residents of Park North Village Apartments requesting the City to take action to have the owners of Lots 4, 5, 6, 8 and 11, NCB 11961 clean the property which is full of weeds and debris to eliminate a health and traffic hazard.

Sincerely,

/s/ J. H. Inselmann  
City Clerk

The following report was made on petitions:

65-885 Petition of Joe Flores, 402 Morelia Street, requesting a street light at the corner of Morelia Calle and Arispe Calle, and also requesting speed limit signs in the area.

The request of Mr. Flores has been investigated. Speed limit signs have been installed and a street light authorized for installation.

There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D :

*John Galt*  
MAYOR PRO-TEM

ATTEST:

*J. H. Inselmann*  
City Clerk