

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, NOVEMBER 18, 1965, 8:30 AM.

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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.

65-1184 The invocation was given by Reverend A. R. Nelson, Bethel A.M.E. Church.

Minutes of the meeting of November 11th, 1965, were approved.

65-1185 First item of business taken up was Zoning Case No. 2570, to rezone the east 125' of Lots 128, 129 and the south 95' of Lot 127, NCB 11115, located northwest of the intersection of Gillette Blvd. and Pleasanton Rd. from "B" Residence District to "B-3" Business District.

Mr. Willis T. Taylor, attorney for the applicant, Mr. Juan S. Gonzales, informed the Council he had been retained only last Friday and was unable to properly represent his client and asked that the hearing be continued to a future date.

No one asked to be heard in opposition to the request for continuance.

On motion of Dr. Parker, seconded by Mr. Trevino, Zoning Case No. 2570 was continued to December 16, 1965. The motion carried by the following vote: AYES: McAllister, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: Calderon.

65-1186 Next heard was Case No. 2572, to rezone Lot 25, Blk 79, NCB 2794, located southwest of the intersection of Hildebrand Avenue and Neer Street, from "B" 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. 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, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: Calderon.

AN ORDINANCE 33,867

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 25, BLK 79, NCB 2794 FROM "B" RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT.

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65-1187 Next heard was Case No. 2426, to rezone Lot 1, NCB 13868 from "A" Residence District to "F" Local Retail District and Lot 2, NCB 13868 from "A" Residence District to "E" Office District, located northeast of the intersection of Loop 410 and Stardust Drive.

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

65-1187 Mr. Ralph Bender, representing the applicant, Quincy Lee Company, stated this property is located at the corner of Loop 410 and Starcrest Drive, and is the entrance to Mary Mont Subdivision, which is being developed with fine residences averaging \$40,000 each. He said they were primarily interested in the development of this property because Starcrest will be extended to connect with Bitters Road extension and they want to be able to control development of the entrance to Mary Mont Subdivision. While there are no immediate plans for this property, it was hoped that they would put in a small community shopping center on the property to be zoned "F" and apartments to the rear on the property to be zoned "E" Office. He assured them this property would be developed in the very finest way possible.

Mr. Walter Goetz, owner of adjacent property, stated he was not in opposition to the change, however, he wanted to know why his property was not zoned "J" Commercial. He stated he had obtained a building permit in 1956 which showed the property to be "J" Commercial, however, the official maps have the property designated as "A" Residence District. He asked that this matter be corrected.

No one spoke in opposition to the change.

On motion of Mr. Gatti, 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 33,868

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, NCB 13868 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT AND LOT 2, NCB 13868 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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65-1188 Next heard was Case No. 2543, to rezone Lot 35, NCB 494, subject property is the block bounded on the north by Brooks Street, on the south by Duval Street, on the east by Olive Street and on the west by Hackberry Street, from "J" Commercial and "C" Residence Districts to "I-1" Light Industry 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. James, 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 33,869

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 35, NCB 494 FROM "J" COMMERCIAL AND "C" RESIDENCE DISTRICTS TO "I-1" LIGHT INDUSTRY DISTRICT.

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65-1189 Next heard was Case No. 2564, to rezone Block 11, NCB 12726, located west of the intersection of Orland Park Drive and Jackson-Keller Road, from "B" Residence District to "R-3" Multiple-Family Residence 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: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Bremer; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 33,870

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 BLOCK 11, NCB 12726 FROM "B" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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65-1190 Next heard was Case No. 2593, to rezone Lot 33, NCB 11193, located on the west side of Palo Alto Road 83.2' north of Pima Street, from "B" 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.

On motion of Mr. Bremer, 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, Trevino, Parker and Bremer; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 33,871

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 33, NCB 11193 FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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65-1191 Next heard was Case No. 2585, to rezone Lot 3, Block 17, NCB 6707, located on the north side of North Drive 154' west of Fredericksburg Road, from "A" Residence District to "R-2" Two-Family Residence District.

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

Mr. Mayo Galindo, attorney representing Redeemers Lutheran Church, stated the church wanted to use the property for a parking lot which would give them 23 additional parking spaces and presented a plot plan for that use. He informed the Council that prior to passage of the new zoning ordinance the church could have used the property for a parking lot, as it was permitted under the old zoning ordinance. He stated he had applied to the Board of Adjustment for a variance but did not get it because of the new ordinance, and he had appealed the Board's decision, but had not followed through on it because it would take 1½ years to go through the courts

65-1191

to settle the matter. He felt that by getting the property rezoned would be a much quicker course of action.

Reverend Eric E. Wagner, Pastor, Redeemer Lutheran Church, stated the church had no intention of using the property for other than a parking lot.

Mr. Geo. Newcomb, 122 North Drive, stated there are very fine residences on this street and the use of the property as a parking lot will lower the value of the homes. He did not feel that one lot to park 20 cars will alleviate the Church's problem nor interfere with the growth of the church. He stated that North Drive is a narrow street and parking is presently allowed on only one side of the street. He felt that such a small parking lot would add nothing to the neighborhood.

Present at the meeting in opposition to the change, but not speaking, were Mr. and Mrs. Hitchcock, 130 North Drive.

Mr. Steve Walker, President of the Redeemer Lutheran Church, stated the parking plan has been approved by the Traffic Engineer and the only change is that they will put a chain across the entrance so that it will not be used during the week.

After a lengthy discussion of the matter, Mr. Bremer made a motion that the recommendation of the Planning Commission be overruled and the rezoning be denied. Seconded by Dr. Parker, the motion carried by the following vote: AYES: McAllister, Calderon, Cockrell, Parker and Bremer; NAYS: Jones, James, and Trevino; ABSENT: Gatti.

65-1192

The following ordinance was explained by Mr. Jack Shelley, City Manager, and on motion of Mr. Bremer, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Bremer; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 33,873

ADOPTING PREVAILING WAGE RATES FOR THE CITY OF SAN ANTONIO TO BE USED IN CONNECTION WITH ALL CITY PUBLIC WORKS CONTRACTS AND REPEALING ORDINANCE NO. 32720 PASSED AND APPROVED ON AUGUST 27, 1964, PERTAINING TO THE SAME SUBJECT. (Effective December 1, 1965).

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The following ordinance was read by the City Clerk:

65-1193

AN ORDINANCE 33,874

CREATING A FINE ARTS COMMISSION FOR THE CITY OF SAN ANTONIO AND DEFINING ITS DUTIES.

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The ordinance was explained by Councilwoman Cockrell who stated it would become effective on January 1, 1966. Mrs. Cockrell then moved the adoption of the ordinance. Seconded by Mr. Bremer, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino and Bremer; NAYS: None; ABSENT: Gatti and Parker.

Mr. Cyrus H. Wagner, President of the Fine Arts Council of San Antonio, read a letter to the Mayor and City Council commending them for establishing a Fine Arts Commission.

Mrs. Winfield Hamlin also commended the Council for its action, and Mrs. Cockrell in particular, for her special interest in the matter.

Mrs. Cockrell then congratulated Mrs. Hamlin on her appointment as National Director of the National Historic Trust Foundation.

The following ordinance was read be the City Clerk:

65-65-1194

AN ORDINANCE 33,875

ABOLISHING THE HISTORIC SITES EVALUATION COMMISSION, EFFECTIVE DECEMBER 31, 1965.

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Mrs. Cockrell stated this was a companion ordinance which abolishes the Historic Sites Evaluation Commission after being merged within the structure of the Fine Arts Commission, and moved the adoption of the ordinance. Seconded by Mr. James, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino and Bremer; NAYS: None; ABSENT: Gatti and Parker.

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, Trevino, Parker and Bremer; NAYS: None; ABSENT: Gatti.

65-1195

AN ORDINANCE 33,876

AUTHORIZING AN INCREASE IN THE SALARIES OF THE THREE CORPORATION COURT JUDGES EFFECTIVE DECEMBER 1, 1965.

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65-1196

AN ORDINANCE 33,877

AMENDING ORDINANCE NO. 33856 PERTAINING TO CONSTRUCTION OF THE SOUTH-EAST BRANCH LIBRARY BY INCREASING THE ARCHITECTURAL FEE FROM \$595.77 TO \$6,355.77 AND APPROPRIATING \$5,760.00 OUT OF LIBRARIES IMPROVEMENT BOND FUND NO. 489-06 TO PROVIDE FUNDS FOR SUCH INCREASE.

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65-1197

AN ORDINANCE 33,878

APPROPRIATING \$15,085.00 OUT OF HIGHWAY 90 WEST EXPRESSWAY BONDS, FUND #479-16 PAYABLE TO STEWART TITLE COMPANY AS CONSIDERATION FOR A DEED FROM HAMES AND JERRY McCRAW, FOR ACQUISITION OF 1.3877 ACRES OF LAND OUT OF LOT 16, BLOCK 2, NEW CITY BLOCK 11314, PARKERS GARDENS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, WHICH 1.3877 ACRES OF LAND IS NEEDED AS RIGHT OF WAY FOR U. S. 90 WEST EXPRESSWAY.

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The following ordinance was read by the City Clerk for the first time:

65-1198

AN ORDINANCE 33,872

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 38.197 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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Planning Director Steve Taylor stated the property to be annexed was the Oliver Wendell Holmes High School Site, and the action was being taken at the request of the Northside Independent School District in order to receive City services.

65-1198 No one asked to speak on the matter.

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

65-1199 City Manager Shelley reported on the request of the West Side Civic Action Citizens Council, for a traffic signal at the Brady and Ceralvo intersections with the Southern Pacific Railroad. He stated he met with representatives of the Railroad on Tuesday. While he did not have all of the legal data, several possibilities were discussed. The Railroad specifically requested that the City of San Antonio participate financially in some amount on the crossings. He added he did not have the franchise information or information as to who was crossing who's right-of-way. It was determined that this information was needed before making final decision and it was agreed that when it was obtained, he would contact Mr. Ramsey of the Railroad. He again pointed out to the Council that from information received it indicates that this area is not covered properly by a franchise and it appears they are crossing the City's right-of-way.

After discussion, the Mayor asked the City Manager to press the matter to final conclusion.

65-1200 Dr. Calderon also brought up the matter of the Merida Street crossing which he felt warranted a crossing signal.

The City Manager informed the Council that he had been advised, in reply to request of the City, that the railroad relocate its signals on Quintana and Cupples Road, that the Railroad desired the City to participate in the cost. There are several circumstances involved which are policy matters for the Railroad as well as for the City.

Mr. Remigio Valdez, spokesman for West Side Civic Action Council, commended the City Council for its attitude on the matter.

65-1201 Sgt. Ira Johnson, representing the Lyndon B. Johnson School PTA, requested help to obtain a Mama Patrol and help on the traffic problem at Acme Road and West Commerce Street. He said one child has been killed at West Commerce Street and the bridge. Action has been taken by the City to put a walkway on the bridge. He said there are no school sidewalks in the area.

The City Manager was requested to have a survey made of this area so that consideration may be given by the City Council to this request.

Traffic Engineer Stewart Fischer later in the meeting reported on the foregoing request which is located on Commerce Street, west of the Monterey Park. He reported a controlled intersection is provided. Crosswalks are defined, school signs, portable signs and visibility is good and in addition, Public Works has constructed a temporary footbridge. On a personal check at 8:00 AM, Wednesday, the most obvious thing was that children were crossing everywhere but at the controlled crossing. There was no school patrol out at that time. Children were walking down the street instead of on the school sidewalks.

65-1202 The informal hearing of the application of Emilio Kifuri, for a franchise and/or a license or permit to operate a business to be known as the Alamo Guided Tours was opened.

65-1202 Mr. Pete Tijerina, attorney for Mr. Kifuri, stated he did not know in which form the application should be granted, by a franchise or a license, since the Transit System, which is owned by the City, say they have a franchise to operate a personalized tour service as requested, which however, they have found to be unprofitable.

Mr. Tijerina stated they proposed to furnish a tour service to historic sights by professionally trained guides who would be college men in uniform. He said this service would not offer competition to the Grayline Tours as they will cater to family sized groups. They will have designated routes if the Council desired and close the tour with a meal and entertainment for the tourist. He felt this type of service will be well received and facilities will increase commensurate with the demand. He emphasized that trained guides would be used, and felt taxi cab drivers were not trained to handle this type of service. If a permit for one year is given he would invest in two limousines. Clients would be obtained through hotels, motels and advertising.

Mr. Kifuri stated tours would start at scheduled times and if one person wanted to make it, he would be taken, even though at a loss. He said he had three years experience in operating tours, having worked for his brother-in-law in Mexico who operates the Embassy Tours and has 200 limousines and employs 450 people. He felt that San Antonio as a City has more to offer on a tour than other cities.

Mr. James D. Stewart, attorney for the Red Ball Taxicab Company, opposed the issuance of another franchise. He stated there was no demand for additional service of this kind and that the applicant had not followed the provisions as laid down in the Charter for a franchise. He felt the Grayline Tours and Taxicab companies have sufficient trained personnel and equipment to handle present demand for tours.

Mr. Buster Mumme, supervisor for Red Ball Taxicab Company, stated his company has limousine service available and has it listed in the phone book as such. The regular cab drivers solicit tours from fares picked up at the airport and train stations. He said that Red Ball drivers who work as tour guides are all experienced men, are well educated, informed and able to speak several languages.

Mr. F. Norman Hill, General Manager of the Transit System, stated he had thoroughly reviewed Mr. Kifuri's petition for a franchise. He said the Transit Board felt it was their obligation and duty to advise the Council that the Transit System furnishes this service at this time and it would be unwise to permit another franchise if business does not warrant it. Mr. Hill gave the background on the Grayline Sightseeing Service and explained much of their business is derived from inter-city and inter-state referrals. He explained they have late model buses as well as limousines with rates for different tours which operate on regular schedules and would run even though only one person wanted the tour. Grayline last year operated at an average of one-third capacity and grossed enough to maintain a first class tour service and efforts are being made to increase business.

Mr. Hubert Green, Jr., representing the Checker, Bell and Yellow Cab Companies also protested the application for the same reasons. He stated the main question is whether the Council, under the laws of the State and City, should grant the franchise and whether an exclusive right should be issued to use the streets for profit of an individual which is a matter of public necessity and convenience. He felt there was no demand for this service at this time, although there may be in a few years.

After a discussion, pro and con, the Mayor stated the Council will consider the matter and see if it can come to some decision as to what is the right and proper thing to do and advise the applicant.

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65-1203 City Manager Shelley called on Mr. Walter Mathis to present a plan for the Alamo Walkway, which eliminates the vehicular traffic lane in front of the Alamo and provides a plaza area around the Cenotaph. He described the landscaping and adjustments in sidewalk but which would keep the Alamo unobstructed. He then described the walkway for getting people from Alamo Plaza to the River. He showed a 12' traffic lane going east on Crockett to Alamo Plaza; a 10' sidewalk or pedestrian walk on the south side and a 25' walk on the north side of the traffic lane. The walks would be interspersed with tree plantings and benches.

The main thing to be decided is the relationship of the pedestrian area to vehicular traffic on Crockett Street.

City Manager Shelley stated that the Traffic Engineer felt there is definite need for longrange use of a street in this area. It was the Managers opinion that if two lanes of traffic were maintained, then it would cut the mall to a small area and felt that if a mall was proposed it should be one of recognizable size. Then there is the question of whether one lane of traffic is better than none. In the recommendations of the Paseo del Rio is was recommended that no vehicular traffic be allowed on Crockett Street. He felt that the City could do a much better job on the mall if the street was closed altogether.

After discussion of the plan, Mr. Mathis was asked to contact Mr. Leo Michaud of the Downtowner's Association and make a full explanation to the merchants and property owners in the area affected to get their reactions.

65-1204 City Manager Shelley reported on requests for bridges on the Alazan Creek Project presently under construction from Woodlawn Lake south. He showed on a map the bridges that will remain which includes one that was added. He showed the schools located in the area and how children would reach the school without undue detours. He said there are requests for additional footbridges on Delgado and Kentucky Streets, however, he felt there are footbridges in other locations which are needed more.

After consideration, the City Manager was asked to contact the groups requesting the footbridges and have them meet with Mr. Fischer and go over the current plan with them.

The Clerk read the following letter:

November 18, 1965

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

Gentlemen and Madam:

65-1205 The following petitions were received and forwarded to the City Manager for investigation and report to the City Council.

11-12-65 Petition of Jose M. Mireles and others in the vicinity of West Commerce and Belcross Streets requesting the City to provide sidewalks along the route to the school in this area, a school crossing with a traffic control signal or Mamma Patrol and pedestrian walkway along the narrow bridge so children may walk in safety.

65-1205 11-11-65 Petition of Reverend Erwin A Juraschek, Saint Thomas More Church, amending the previous request that Molokai Street be changed to Saint Thomas More Street. He now asks that the Council consider that the street name be changed to Thomas More, which will comply with the policy of naming streets with not more than two names.

65-1205 11-10-65 Petition of George J. Cowley, requesting the City to deny issuance of a permit to keep horses on the premises at 229 and 301 Rayburn Drive, and to take action to have this horse removed from said premises. Petition further requests that an ordinance be passed prohibiting the keeping of horses and livestock on the premises within the City of San Antonio.

Sincerely,

/s/ J. H. Inselmann
City Clerk

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

A P P R O V E D :


MAYOR

ATTEST: 
City Clerk