

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MARCH 4, 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 Pro-Tem John Gatti, with the following members present: CALDERON, JONES, KAUFMAN, COCKRELL, GATTI, PADILLA, PARKER and BREMER; ABSENT: McALLISTER.

65-198 The invocation was given by Councilwoman, Mrs. S. E. Cockrell, Jr.

Minutes of the previous meeting were approved.

65-198 Mayor Pro-Tem Gatti read a proclamation designating the period of March 8 through March 14, 1965 as "Science Fair Week" and presented it to Miss Kathora Remy.

65-199 First zoning case taken up was Case No. 2332, to rezone Lot 20, NCB 12892, located on the east side of Tillie Drive, 131.51' south of Rigsby Avenue from "A" Residence District to "F" Local Retail District. (Continued from February 18, 1965.)

Mr. Burt Lawrence informed the Council that due to a death in the family of the applicant, a request had been made for continuation of the hearing for two weeks, to March 18, 1965.

On motion of Mr. Bremer, seconded by Mr. Kaufman, Case No. 2332 was continued to March 18, 1965, the vote being as follows: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

65-200 Next case heard was Case No. 2319, to rezone that portion of Lot 18, NCB 12180, not presently zoned "JJ" Commercial, located on the south side of Austin Highway, 905.43' southwest of Bobby Lou Drive; and Lot 19, NCB 12180, located on the south side of Austin Highway, 1105.43' southwest of Bobby Lou Dr., from "A" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change.

No one spoke in opposition.

On motion of Mr. Kaufman, 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, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 33,110

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THAT PORTION OF LOT 18, NCB 12180 NOT PRESENTLY ZONED "JJ" COMMERCIAL FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-201 Next heard was Case No. 2369, to rezone Lot 10, Blk 21, NCB 1325, located southwest of the intersection of Lamar Street and N. Gevers Street, from "C" Residence District to "F" Local Retail District; and Lot 9, Blk 21, NCB 1325, located on the south side of Lamar Street, 43' west of N. Gevers, from "C" Residence District to "D" Apartment District.

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

After discussion, on motion of Mrs. Cockrell, seconded by Mr. Kaufman, the hearing was continued for two weeks in order for the School District to be notified of the proposed change and obtain their position in the matter, and to ask the Applicant what type of business is planned by the prospective purchaser of the property. The motion carried by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Parker and Bremer; NAYS: Padilla; ABSENT: McAllister.

65-202 Next heard was Case No. 2376, to rezone Lots 23, 24 and the north 40' of Lot 22, Blk. 14, NCB 10541, located southwest of the intersection of Culebra Road and Yolanda Drive, from "C" 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. He stated that the applicants proposed to use the property for new and used auto parts. They would install parts that they sold, but would not take autos apart and repair them. He also stated that the applicants representative at the Planning Commission hearing had said that as long as they could have an auto parts sales or a barber shop in "F" zone, it would be agreeable.

While no one present opposed the change in zone the applicant was not present to answer questions by the Council, and on motion of Mr. Kaufman, seconded by Dr. Parker, Zoning Case No. 2376 was continued for two weeks with the request that the applicant be notified to be present to present his case and explain the proposed operation for this property. The motion carried by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Parker and Bremer; NAYS: Padilla; ABSENT: McAllister.

65-203 Next heard was Case No. 2377, to rezone the north 50' of Lot 8 (Arb. A-9) Blk 3, NCB 2734, located on the west side of Nesbit Street, 100' north of Cypress Street, from "D" Apartment 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.

Mr. Fred Staacke, President of Metzger Dairy, wants to use the building on the property for a small office building and the rest of the property to be used for truck parking. He stated he understood that "J" zone was required for this property and would like to have it zoned as such for the future.

No one spoke in opposition.

After discussion, on motion of Mr. Bremer, seconded by Mr. Kaufman, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

65-203

AN ORDINANCE 33,111

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTH 50' OF LOT 8 (ARB. A-9) BLK 3, NCB 2734 FROM "D" APARTMENT DISTRICT TO "J" COMMERCIAL DISTRICT.

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Next heard was Case No. 2328, to rezone Lot 3, Blk 1, NCB 13748, located on the west side of River Valley Drive, 253.16' south of Nacogdoches Road, from Temporary "A" Residence District to "D" Apartment District; Lot 1, Blk 1, NCB 13748, located on the south side of Nacogdoches Road, 167.21' west of River Valley Drive, from Temporary "A" Residence District to "E" Office District; Lot 2, Blk 1, NCB 13748, located southwest of the intersection of River Valley Drive and Nacogdoches Road, and Lots 1 and 2, Blk 2, NCB 13749, located southeast of the intersection of Nacogdoches Road and River Valley Drive, from Temporary "A" Residence District to "F" Local Retail District; Lots 3, 4, and 5, Blk 2, NCB 13749, located on the south side of Nacogdoches Road on the north side of Dead Oak Drive and on the west side of Twisted Oak Road, from Temporary "A" Residence District to "J" Commercial District; and Lot 1, Blk 3, NCB 13750, located southeast of the intersection of Nacogdoches Road and Twisted Oak Road, from Temporary "A" Residence District to "L" Manufacturing District.

Assistant Planning Director Burt Lawrence explained the proposed change which was recommended by the Planning Commission.

No one spoke in opposition.

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: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

65-204

AN ORDINANCE 33,112

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 3, BLK 1, NCB 13748 FROM TEMPORARY "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT, LOT 1, BLK 1, NCB 13748 FROM TEMPORARY "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT; LOT 2, BLK 1, NCB 13748 AND LOTS 1 AND 2, BLK 2, NCB 13749 FROM TEMPORARY "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT; LOTS 3, 4, AND 5, BLK 2, NCB 13749, FROM TEMPORARY "A" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT; AND LOT 1, BLK 3, NCB 13750, FROM TEMPORARY "A" RESIDENCE DISTRICT TO "L" MANUFACTURING DISTRICT.

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65-205 Next heard was Case No. 2354, to rezone Lots 1 and 2, NCB 3264, located southwest of the intersection of Summit Avenue and San Pedro Avenue, from "A" Residence District to "D" Apartment District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council. He informed the Council that the applicant was not present at the hearing.

Mr. Jess Young, Attorney representing Mr. L. O. Cosner, Mrs. Helen B. Hunt and Mr. Charles M. Heard, protested the change in zone as the neighborhood has been the same for thirty years. The property is vacant and has deed restrictions. He stated an attempt to rezone it was made once before and there was a law suit in which the contestant won. He felt rezoning will increase traffic to the detriment of the neighborhood. While he had not seen the plans, he understood that entrance and exit is proposed to be on Summit.

Also speaking against the change were Mrs. Hunt, Mr. Heard.

After discussion of the matter, Mrs. Cockrell stated she could not conscientiously vote for a proposal to build a clinic with entrance on Summit, and felt it was inappropriate. She then moved that the Planning Commission's recommendation be overruled and the rezoning denied. Seconded by Dr. Parker, the motion carried by the following vote: AYES: Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: Calderon and Jones; ABSENT: McAllister.

65-65-206 Next heard was Case No. 2360, to rezone Lots 10, 11, 16, and 17, Blk b, NCB 10110, located between Nova Mae and Avenue Del Ray, approximately 115' east of Ave Maria Drive.

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

Mr. Robert Nalbach, 116 Nova Mae, owner of the property, stated Mr. Anthony Nicaastro has made application for rezoning of his property from "B" zone to "F" zone and was interested in purchasing it for an Italian Restaurant. He stated that he has been advised that a potential buyer would be interested in the property if it is rezoned to "E" Office. He asked that at this time the Council consider "E" Office, and if not, then to consider "C" Office. In "E" Office there would be ample space for off-street parking and he presented pictures of the property he said had long been a buffer for the neighborhood, and "E" zone would still preserve the dignity of the area and would not add to the traffic problem.

Speaking in opposition were Mr. Joseph J. Hanes, 167 Avenue Del Rey, Mr. Carl Hoffman, 120 Ave Maria Drive and Mr. A. H. Ottersetter, 125 Ave Maria Drive.

Mr. William Bedell, owner of Lot 48, across from the property, presented deed restrictions certified by the County Clerk, which stated the property is residential and everyone from the developer on has intended this property to remain residential.

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

65-207 The following ordinance was explained by Public Works Director Sam Granata, and on motion of Mr. Bremer, seconded by Dr. Calderon, was passed and approved by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

MAR 4 1965

MAR 4 1965

AN ORDINANCE 33,113

ACCEPTING THE LOW BID OF P.S. & F. CONSTRUCTION COMPANY, INC., FOR RELOCATION OF BITTERS ROAD FROM JONES-MALTSEBERGER ROAD TO WETMORE ROAD AND REJECTING ALL OTHER BIDS RECEIVED ON THIS PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SAID WORK; APPROPRIATING THE SUM OF \$132,489.91 OUT OF INTERNATIONAL AIRPORT CONSTRUCTION BOND FUND NO. 803-09 PAYABLE TO P. S. & F. CONSTRUCTION COMPANY, INC.; APPROPRIATING \$5,000.00 OUT OF THE SAME FUND AS A CONSTRUCTION CONTINGENCY ACCOUNT AND \$1,000.00 AS A MISCELLANEOUS ACCOUNT.

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65-208 Mayor Pro-Tem Gatti, at this time recognized Mr. Leroy Denman, Chairman of the City Public Service Board of Trustees.

Mr. Denman presented proposals to the City Council for a reduction in electric and gas rates, and recommended that the Council pass an ordinance as follows:

- "1. Approving a reduction of \$3.4 million in electric rates based on estimated revenues for the present fiscal year 1965-66. This reduction is to come, for the most part, from decreases in the Residential, Commercial, and Large Lighting and Power Electric Rates as presented, herein, along with other minor changes.
2. Changing the application of Industrial Gas Rates resulting in a reduction of cost to some industrial consumers in an amount of \$60,000.
3. Making the reductions in the electric and gas rates effective on the date ordered by the City Council. The Board will require a minimum of three weeks to make the necessary revision in billing procedures after Council action."

Mr. Tom Deely, Assistant General Manager, then made a comprehensive presentation of the proposal for a 1965 rate reduction.

After discussion, Mayor Pro-Tem Gatti thanked Mr. Denman and the City Public Service Board, and stated the Council was not in position to make a decision this morning and the matter was taken under consideration.

To a question by Mr. Al Chapa, Mr. Gatti stated that in all probability there will be a public hearing on the rate proposal.

65-209 Sgt. Yandell stated someone had sent him a notice of a hearing before the City Council on the question of a traffic signal light at the intersection of Palfrey Drive and Goliad Road.

At this time Assistant City Manager Harner asked Mr. Stewart Fischer, Director of Traffic and Transportation to make a report on the matter, which had been requested by the City Council last week.

Mr. Fischer made a comprehensive report and showed the traffic flow on charts at this intersection and traffic in the whole general area.

After a lengthy discussion by the Council and Mr. Wayne Ullrich and Mr. Charles Peterson, Mr. Harner stated there were three alternatives that are sound from an engineering traffic standpoint.

1. Install a flasher light at the intersection.
2. The Council agree now that interconnected traffic signal system along Goliad Road is to be included in the next budget and installed during the next fiscal year. Such a system would cost approximately \$15,000 and there is not money available in this year's budget for this proposal.
3. The Council indicate its desire that an interconnected system be installed (as in 2) but allow the staff to present this system proposal and alternate proposals for similar systems on other streets at the time the Council considers the budget.

It was reported that an interconnected system would almost certainly not result in a light at Palfrey and Goliad.

After further discussion of the matter, Mayor Pro-Tem Gatti stated the Council will look into this matter, with a view to an overall program as it is interested in doing everything that can be done, and will give it major consideration.

65-210 Mr. Remigio Valdez, President of the Westside Civic Action Council, presented a petition requesting a traffic light for the offset intersection located on Cupples Road and Saltillo. The petition was referred to the City Manager for investigation and report.

65-216 Councilman Padilla asked Assistant City Manager Harner if the vacation schedule for the Firemen was put into effect.

Mr. Harner replied in the affirmative and stated it had been in effect since February 18, 1965.

The Clerk read the following letter:

March 4, 1965

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

Gentlemen and Madam:

The following petitions were received and forwarded to the Office of the City Manager for investigation and report to the City Council.

- 65-2113-1-65 Petition of Mr. W. A. Rogers and others, protesting the proposed erection of a building at 133 Cedar Street to be used as a Children's Shelter.
- 65-2123-1-65 Petition of Mr. Morgan K. Cartwright and others, stating widening of Palfrey Drive has not solved all the problems at the intersection of Goliad Road and Palfrey Drive and that installation of a traffic control signal is the only real solution.
- 65-2133-1-65 Petition of Lamar School PTA opposing the proposed extension of Parland Place through Mahncke Park to the Austin Road.
- 65-2143-1-65 Petition of Mr. Victor Amaya and others, requesting the City to correct the drainage condition existing on Escalon Street.

MAR 4 1965
259

65-215 3-1-65 Petition of Northeast Independent School District & B.B. Smith Co., Inc., requesting the City to annex 40.901 acres of land which includes a 35-acre high school site and the proposed relocation of Fratt Road from Walzem Road to the south line of the east-west portion of Fratt Road.

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 :

J. W. McAllister
MAYOR

ATTEST:

J. H. Inselmann
City Clerk

MAR 4 1965

MAR 4 1965