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REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, SEPTEMBER 21, 1967 AT 8:30 A.M.

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The meeting 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 TORRES; Absent: NONE.

— — —  
67-566 The invocation was given by Reverend James Giddings, Episcopal Church of the Holy Cross.

— — —  
The minutes of the Regular Meeting of September 14, 1967 were approved.

— — —  
67-506 First heard was zoning case 3043 to rezone Lot 12, Blk. 5, NCB 8935 from "E" Office District to "B-3" Business District located on the north side of S. W. Military Drive, 62.5' east of Logwood Avenue; having 62.5' on S. W. Military Drive and a depth of 150.4'.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council. He stated that this case has been postponed several times in order to allow Mr. Wallace B. Cook, the applicant, time to confer with an attorney and work out a restriction to be recorded with the deed that would assure surrounding property owners that the subject property would not be used for the purpose of a dog kennel.

Mr. Wallace B. Cook explained that he now had such an instrument and that to the best of his knowledge the opposition had all withdrawn their protest.

The Clerk then read the following restriction containing the notarized signatures of Mr. Wallace B. Cook and wife, June Cook.

STATE OF TEXAS )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR )

That we, Wallace B. Cook, and wife, June B. Cook, owners of the following described property:

Lot 12, Block 5, New City Block 8935, situated within the Corporate Limits of the City of San Antonio, Bexar County, Texas;

to hereby impress on said property the following restrictions:

That said property will not be used for the purpose of boarding dogs for hire or a dog kennel.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons subsequently acquiring said property.

WITNESS OUR HANDS this the 20th day of September, 1967.

/s/ Wallace B. Cook

/s/ June B. Cook

STATE OF TEXAS )

COUNTY OF BEXAR )

Before me, the undersigned authority, on this day personally appeared Wallace B. Cook and wife, June B. Cook, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes of consideration therein expressed.

Given under my hand and seal of office, this the 20th day of September , 1967.

/s/ Margaret Williamson  
Notary Public in and for  
Bexar County, Texas

\* \* \*

After further discussion, and on the advice of the City Attorney, Sam Wolf, the instrument was accepted and will be filed with the County Courthouse.

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No one spoke in opposition.

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, Parker and Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 35,762

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, BLK. 5, NCB 8935 FROM "E" OFFICE DISTRICT TO "B-3" BUSINESS DISTRICT.

\* \* \*

67-567 Next heard was zoning case 2993 to rezone Lot 24, Blk. 9, NCB 12479 from "A" Residence District to "R-3" Multiple-Family Residence District; and Lot 25, Blk. 9, NCB 12479 from "A" Residence District to "B-2" Business District located on the northwest side of Northwest Loop Expressway (I.H. 410) 400' southwest of Bredericksburg Road; having 1032.54' on Northwest Loop Expressway and a maximum depth of 492.31'. The "B-2" zoning being on the southeast 423.8' and "R-3" on the remaining portion.

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

Mr. Alfred Rohde of the Rohde Planning and Research Company, agent for the Northwest Center, Inc., stated that he has carefully reviewed his client's request for rezoning and stated that the property lends itself to "R-3" Multiple-Family Residence District and "B-2" Business District as it has over a thousand feet of frontage on Loop 410 which would not be suitable for residences.

He stated his client is planning to erect multiple-family residences on a portion of the property and an auto repair service station on another portion of the property. He stated that this property has been for sale approximately a year and there have been no inquiries of purchasing the tract for residential purposes. He felt the plan submitted for rezoning would be acceptable to surrounding property owners.

Mr. Rohde explained that a non-access easement on the entire rear portion of the property, as well as on the west side would protect the residential property to the north of the subject tract. He then presented plats to the Council as well as pictures of the property.

Mr. Edward Kuekes, 206 Northaven, opposed the rezoning and called the Council's attention to the fact that the tract is on the tax rolls as being valued at \$5,000.00. He compared this with the value of his lot on Northaven.

Dr. Parker stated that this would be investigated.

Mr. Kuekes stated that the Planning Commission had denied a request in 1960 on this same tract of land. He felt that an area should not be rezoned unless it is with the consent of a majority of the residents in the area. He then submitted a petition signed by 139 residents living in the immediate area, all opposed to the rezoning.

He explained that he also represented the Northwest Civic Improvement League, which group had banded together because the City planners did not have the pulse of their area. The League represented 190 families and they also opposed rezoning of the subject tract of land.

With the Council's permission, he asked those present in the Council Chamber who were opposed to the rezoning to stand.

A large number indicated they were opposed to the rezoning.

Mr. Kuekes felt it would be unfair to rezone the property, because the owner had held it as a speculative interest and had the advantage of the low valuation the Tax Department had placed on the property. He then showed a large detailed map of the entire area to the Council and indicated that this property is ideal for "R-1" Residence District zoning.

He stated the Veterans Administration had told him that where multiple housing edges on a residential area, the individual homes depreciate approximately \$2,000.00 in value.

He then showed the Council a plan for 100% residential use of the subject property which the City's Planning Department had drawn. He explained that a non-access easement on the rear and west side of the property would not protect the residences on Northaven from two story apartments that could be constructed on the subject tract.

Mr. Tom West, 210 Northaven opposed the rezoning and stated it would destroy the privacy of the adjoining residences and would devalue the surrounding property. He explained how the traffic generated by the proposed apartments would, because of necessity, use Northaven Street which now is carrying capacity traffic.

Mrs. L. Melcher, also opposed the rezoning and urged the Council to raise the property tax to a fair market value which would tend to have the owner sell and not hold for speculation.

Mr. W. B. Stutts and Mr. Robert Voxlen also opposed the rezoning on the grounds that the intrusion of Commercial and Apartment Zoning has the effect of reducing the residential value of their property.

Mr. Harold Keez, Jr. also spoke in opposition to the rezoning and reviewed the bad results of past rezoning on the eastern edge of this area.

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Mrs. Edward Kuekes and Mrs. A. Thompson also spoke in opposition to the rezoning.

Mr. Rohde stated that after long study of the subject property his planners felt this was by far the best use of the land. He felt that the tax assessment should not be reason for not rezoning as well as the number of people in opposition. He then stated that there have been similar properties rezoned for apartment use and the Traffic Department has approved the request as have all other City Departments.

Councilman Gatti made a motion to approve the rezoning as recommended by the Planning Commission. The motion was seconded by Dr. Parker.

Councilwoman Cockrell spoke against the motion and stated she felt that zoning is a covenant between the City and home owners and the Council does not have to grant every zoning request. Since so many home owners are present and opposed to this rezoning she would vote against it.

Councilman Gatti stated that Mrs. Cockrell had a good point but because a lot of home owners are present and opposed to the rezoning is not sufficient reason to vote against it.

Dr. Calderon also spoke against the motion. He stated that he was not convinced that this property could not be used as residential property and the home owners should not be penalized because of previous poor planning.

Councilman James stated he supported Mrs. Cockrell's opposition.

Councilman Torres stated that while he favored business development as being good for the community, he was opposed to the rezoning.

Councilman Jones also spoke against the motion. He felt that there had not been sufficient planning as to traffic and loss of view.

Mr. Gatti concluded that a vote would not be necessary on his motion.

Mr. Hally, of the Rohde Company, agreed that it was feasible to refer the case back to the Planning Commission for further consideration to see if another plan could be worked out that would be acceptable.

After lengthy discussion, the Mayor recommended that the citizens in opposition appoint one individual to represent them and get together with Mr. Rohde to work out an acceptable arrangement to all concerned.

After further discussion, Mr. Jones made a substitute motion to postpone the case for thirty days and refer it back to the Planning Commission for further study. Seconded by Dr. Calderon, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Trevino, Parker, Torres; NAYS: Cockrell and Gatti; ABSENT: None.

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67-568 The Clerk read the following ordinances, and on motion made and duly seconded were each passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, and Parker; NAYS: None; ABSENT: Torres.

AN ORDINANCE 35,763

APPOINTING LEO C. HEARN AS A MEMBER OF THE JOINT AIRPORT ZONING BOARD.

\* \* \*

AN ORDINANCE 35,764

APPOINTING CARL A. FENSKE AND MAYO J. GALINDO; REAPPOINTING ELOY CENTENO AS MEMBERS OF THE MUNICIPAL CIVIL SERVICE COMMISSION AND DESIGNATING MAYO J. GALINDO AS CHAIRMAN.

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AN ORDINANCE 35,765

APPOINTING E. A. NEUMAN AND HORACE D. WOLFERMAN AS MEMBERS AND CLARENCE WILLIAMS AS ALTERNATE MEMBER; REAPPOINTING MRS. GERALD ASHFORD, PETE CANTU AND M. C. RANDALL AND COL. R. F. HALLOCK AS ALTERNATE MEMBERS OF THE BOARD OF ADJUSTMENT.

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AN ORDINANCE 35,766

APPOINTING PEDRO CORTEZ AND MEL HUGHES; REAPPOINTING JOHN W. CARY, WILBUR FITE, JR. AND JESSE HERRERA AS MEMBERS OF THE PLANNING COMMISSION FOR TERMS ENDING JULY 31, 1969.

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AN ORDINANCE 35,767

APPOINTING VAL G. MORA, JR., MRS. HARRY A. HALFF; REAPPOINTING THE VERY REV. LOUIS J. BLUME, S.M., MRS. L. BONHAM JONES, WAYLAND P. MOODY AND QUINCY LEE AS MEMBERS OF THE BOARD OF TRUSTEES OF THE SAN ANTONIO PUBLIC LIBRARY.

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AN ORDINANCE 35,768

APPOINTING RUBEN SALAZAR AS A MEMBER OF THE FIREMEN'S AND POLICEMEN'S CIVIL SERVICE COMMISSION.

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Mayor McAllister was obliged to leave the meeting and Mayor Pro-Tem John Gatti presided.

67-569 Next heard was zoning case 3024 to rezone Lot 35, NCB 11928 from "A" Residence District to "R-3" Multiple-Family Residence District, located on the west side of Broadway 82.5' north of Nottingham Road; having 71.6' on Broadway and a depth of 306.5'.

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

No one spoke in opposition.

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

AN ORDINANCE 35,769

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 LOT 35, NCB 11928 FROM "A" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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67-570 Next heard was case 3047 to rezone Lot 34, Blk. 3, NCB 11714 from "A" Residence District to "R-3" Multiple-Family Residence District; and Lot 33, Blk. 3, NCB 11714 from "A" Residence District to "B-2" Business District located on the east side of Blanco Road, 943.95' south of McCarty Road. "B-2" zoning being on the west 250' and "R-3" zoning on the east 500' with a 40' strip fronting on Blanco Road.

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

No one spoke in opposition.

On motion of Mrs. Cockrell, 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, Parker and Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 35,770

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 34, BLK. 3, NCB 11714 FROM "A" RESIDENCE TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT AND LOT 33, BLK. 3, NCB 11714 FROM "A" TO "B-2" BUSINESS DISTRICT.

\* \* \*

67-571 Next heard was case 3053 to rezone Lot 3, Blk. 15, NCB 14010 from Temporary "R-A" Residence-Agriculture District to "R-2" Two-Family Residence District located southwest of the intersection of Sunshadow Drive and Sundown Drive; having 743.03' on Sunshadow Drive and 697.38' on Sundown Drive.

Lot 3, Blk. 13, NCB 13706 and Lot 6, Blk. 14, NCB 14009 from "R-A" Residence-Agriculture District to "R-3" Multiple-Family Residence District; Lot 3, is located on the north side of Sun Gate Drive, 362.32' east of Perrin Beitel Road; having 270' on Sun Gate and a maximum depth of 219.54'. Lot 6 is on the west side of Spring Dawn Drive between Sun Gate Drive and Sun Shadow Drive; having 818' on Spring Dawn, 115.01' on Sun Shadow and 185' on Sun Gate.

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Lot 2, Blk. 13, NCB 13706, Lots 2,3,5, Blk. 14, NCB 14009, and Lots 1 and 2, Blk. 15, NCB 14010 from Temporary "R-A" Residence-Agriculture District to "B-2" Business District; Lot, Blk. 13, NCB 13706 is located on the north side of Sun Gate Drive, 200' east of Perrin Beitel Road; having 162.32' on Sun Gate Drive and a depth of 217.30'. Lots 2,3,5, Blk. 14, NCB 14009 are located on the east side of Perrin Beitel Road between Sun Gate Drive and Sun Shadow Drive. Lot 2 being on the south side of Sun Gate Drive, 202.47' east of Perrin Beitel Road. Lot 3 is on the east side of Perrin Beitel Road, 200.02' south of Sun Gate Drive. Lot 5 is located on the north side of Sun Shadow Drive, 200' east of Perrin Beitel Road. Lots 1 and 2, Blk. 15, NCB 14010 are located southeast of the intersection of Perrin Beitel Road and Sun Shadow Drive; having 212.4' on Perrin Beitel Road and 411.78' on Sun Shadow Drive.

Lot 1, Blk. 13, NCB 13706 and Lots 1 and 4, Blk. 14, NCB 14009 from "R-A" Residence-Agriculture District to "B-3" Business District; Lot 1, Blk. 13, NCB 13706 is located northeast of the intersection of Perrin Beitel Road and Sun Gate Dr.; having 200' on Sun Gate Dr. and 216.29' on Perrin Beitel Road. Lot 1, Blk. 14, NCB 14009 is located southeast of the intersection of Sun Gate Drive and Perrin Beitel Road; having 202.47' on Sun Gate Drive and 200.02' on Perrin Beitel. Lot 4, Blk. 14, NCB 14009 is located northeast of the intersection of Perrin Beitel Road and Sun Shadow Drive; having 197.30' on Sun Shadow Drive and 180.03' on Perrin Beitel Road.

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

No one spoke in opposition.

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, Parker and Torres; NAYS: None; ABSENT: McAllister.

#### AN ORDINANCE 35,771

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 LOT 3, BLK. 15, NCB 14010 FROM TEMP. "R-A" TO "R-2"; AND LOT 2, BLK. 13 NCB 13706, LOTS 2,3,5, BLK. 14, NCB 14009, LOTS 1 & 2, BLK. 15, NCB 14010 FROM TEMP. "R-A" TO "B-2"; AND LOT 3, BLK. 13, NCB 13706, LOT 6, BLK. 14, NCB 14009 FROM TEMP. "R-A" TO "R-3"; AND LOT 1, BLK. 13, NCB 13706, LOTS 1 AND 4, BLK. 14, NCB 14009 FROM TEMP. "R-A" TO "B-3".

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67-572 Next heard was zoning case 3054 to rezone Lot 1, Blk. 1, NCB 14098 from "A" Residence District to "O-1" Office District located between Mossrock Drive, Briargate and Loop 410 Expressway, having 391.98' on Mossrock, 116.43' on Briargate and 375.62' on I. H. 410.

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

No one spoke in opposition.

On motion of Dr. Parker, seconded by Mrs. Cockrell, 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, Parker, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 35,772

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 LOT 1, BLK. 1, NCB 14098 FROM "A" RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

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67-573 Next heard was zoning case 3056 to rezone Lot 13, NCB 11170 from "B" Residence District to "I-1" Light Industry District located on the east side of U. S. Hwy 281 (Roosevelt Avenue), 595.57' south of Braubach Road, having 177.65' on U.S. Hwy 281 and a maximum depth of 390.79'.

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

No one spoke in opposition.

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

AN ORDINANCE 35,773

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 LOT 13, NCB 11170 FROM "B" RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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67-574 Next case heard was Case 3065 to rezone Lot 7, the southeast 217.8' of Lot 6 and the southeast 217.8' of Lot 5, NCB 13804 from Temporary "A" Residence District to "B-3" Business District located west of the intersection of I. H. 35 Expressway and Weidner Road, having 228.95' on Weidner Road, 550.8' on I.H. 35 Expressway and 35.88' on the cutback between these two roads.

Lot 4, Lot 5, save and except the southeast 217.8' x 60', Lot 6 save and except the southeast 217.8' x 315.8' located between Weidner Road and Schertz Road and I. H. 35 Expressway, having 2550.21' on Weidner Road and Schertz Road and 380' on I. H. 35 Expressway from Temporary "A" Residence District to "I-1" Light Industry District.

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

No one spoke in opposition.

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

AN ORDINANCE 35,774

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 7, THE SOUTHEAST 217.8' OF LOT 6 AND THE SOUTHEAST 217.8' OF LOT 5, NCB 13804 FROM TEMP. "A" TO "B-3" AND LOT 4, LOT 5, SAVE AND EXCEPT THE SOUTHEAST 217.8' x 60'; LOT 6, SAVE AND EXCEPT THE SOUTHEAST 217.8' x 315.8'.

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67-575 Next heard was zoning case 3090 to rezone Lot 80, NCB 11507 from "A" Residence District to "B-2" Business District located on the southwest side of Bandera Road, 284.7' northwest of Cheryl Drive, having 85' on Bandera Road and a depth of 286.2'.

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

No one spoke in opposition.

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

AN ORDINANCE 35,775

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  
 LOT 80, NCB 11507 FROM "A" RESIDENCE  
 DISTRICT TO "B-2" BUSINESS DISTRICT.

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67-576 Next heard was case 3095 to rezone Lots 65 thru 70, Blk. 1, NCB 13694 from Temporary "R-1" Single-Family Residence District located southwest of the intersection of Clear Spring Drive and Spring Dawn Drive, having 126' on Clear Spring Drive and 390' on Spring Dawn Drive.

Lot 1, Blk. 4, NCB 14062, and Lot 71, Blk. 1, NCB 13694 from Temporary "R-1" Single Family Residence District to "B-3" Business District. Lot 1 is located northeast of the intersection of Perrin Beitel Road and Clear Spring Drive, having 414.4' on Perrin Beitel Road. Lot 71 is located southeast of the intersection of Clear Spring Drive and Perrin Beitel Road, having 414.25' on Clear Spring Drive and 200' on Perrin Beitel Road.

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

No one spoke in opposition.

On motion of Mr. Jones, seconded by Mr. Torres, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: McAllister, Calderon. **SEP 21 1966**

AN ORDINANCE 35,776

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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 65 THRU 70, BLK. 1, NCB 13694 FROM TEMP. "R-1" TO "R-2"; AND LOT 1, BLK. 4, NCB 14062 AND LOT 71, BLK. 1, NCB 13694 FROM TEMP. "R-1" TO "B-3".

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67-568 Mayor McAllister introduced Mr. Ruben Salazar, who was just appointed as member of the Firemen's and Policemen's Civil Service Commission.

At this time Mayor McAllister presented a proclamation to Mr. Dan Quill, Postmaster, designating September 27, 1967 to be "Postal Services Day" in San Antonio.

67-577 Last case heard was Case 3094 to rezone Lot 24, Blk. 2, NCB 2953 from "B" Residence District to "R-3" Multiple-Family Residence District located on the south side of Huisache Avenue, 157.90' east of Belknap Place, having 80' on Huisache and a depth of 129.08'.

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

Mr. W. T. Broderick, Trustee of the Brighton School, explained that the school was a non-profit charitable organization, incorporated under the laws of Texas and was set up to teach children that have a language defect. At present there are approximately twenty-four children and five teachers. Their aim is to teach these children and enable them to return to public school and enjoy a normal education.

He then reviewed the zoning in the area and stated that the foundation wished to increase the student body to approximately forty students. He felt that the present building could accommodate this number easily.

Mr. F. W. Niermann, 214 W. Huisache Avenue, opposed the rezoning and explained that this was not a non-profit school since they charge each student \$60.00 a week. This building was not constructed as a school. There is already one school in the neighborhood. He felt if this property is rezoned it will depreciate the value of homes in this area.

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Dr. John L. Pridgen opposed the rezoning and stated the school had no off street parking and the staff would have to park their cars in the street all day. The street is only 27 feet wide. He felt that the neighborhood would be subject to additional noise at recess time and since the house had only two bathrooms it was not sanitary practice to have thirty to forty children using only two bathrooms.

Mrs. O. E. Jacobson, Mr. William Hicks, Mr. W. R. Smith and Mrs. Mae Harrison, all residents in this area, opposed the rezoning because of additional traffic hazards, noise and lack of sanitary facilities as well as lack of adequate space for the children to play.

After discussion by the Council, Mr. Gatti made a motion to deny the request for rezoning. Seconded by Mrs. Cockrell, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Torres; NAYS: Parker; ABSENT: None.

67-269 At this time the Mayor called upon the Chamber of Commerce to make a presentation in connection with its request for an additional \$70,000 for the purpose of paying one-half the cost of printing and distributing three million pieces of literature on San Antonio and HemisFair.

Mr. Jim Hayne, Member of the Executive Committee of the Chamber made the following statement to the City Council:

My specific role at the Chamber is group chairman of the visitor development group. Among the other committees included in this group is the Tourist Development Committee.

My purpose in addressing you this morning is to reiterate the request we have previously made for a special, one time appropriating of \$70,000 to be used in our tourist program this year.

Five years ago the San Antonio City Council asked the San Antonio Chamber of Commerce to operate, under contract, the City's tourist and industrial development programs. Since the early 1930's after the voters approved a five cent tax levy for this purpose, these programs had been handled by the City itself, just as it handles the airport, public works, housing and inspection, parks and all the other many services rendered the citizens by the City.

Prior to 1962, the Chamber of Commerce had no tourist or industrial programs. But in the last five years we have worked hard to become experts in these fields. We have hired and trained staff people who are now recognized as experts all over the United States. Just as important, we have developed committees of dedicated businessmen who freely volunteer their time and experience as I do to these programs in order to give the tax payers the most for their dollar.

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I point these facts out to you to emphasize that the very best minds and experience have been brought to bear on this question of an additional \$70,000 for the tourist program this year. This figure was not pulled out of the air. Nor was this figure developed just within the last few months.

Over a year ago we had studied the problems and opportunities that would be coming our way in 1967 & 68. In the presentation we made to the City Council last year, in 1966, when we detailed our plans for the upcoming twelve months, we requested an additional amount and explained why this additional amount needed to be expended for the benefit of San Antonio. Since that time, nothing has changed.

In June this year, 1967, Chamber President David Straus, appeared before you to request this same additional amount.. \$70,000.

Nearly two years ago we surveyed Seattle and New York to find out how they handled mail inquiries concerning their world's fair and other local attractions. Their answers shocked us. They told us that they were overwhelmed with hundreds of thousands of requests for information. They told us that their fairs did nothing to answer these requests because the letters for the most part came to the agency in their City that historically had handled the tourist program, and the fair organization took the position that it was someone else's responsibility to answer them.

They told us to expect every conceivable question, not only on the fair but on what else there was to see and do in the City and in the State.

Seattle, which compares better to San Antonio in the size of City and world's fair, got nearly 400,000 letters of inquiry. Seattle ran three weeks to a month and a half behind in answering mail. When their fair closed they had 18,000 unopened letters. This scared us. And we set out to solve the problem before San Antonio got a terrible black eye.

It was obvious that the Municipal Information Bureau operated for the City by the Chamber of Commerce would end up being the fall guy. So we went to HemisFair and asked if they could help us. They said yes. And after we developed a program to answer the 500,000 inquiries that San Antonio can easily expect, HemisFair agreed to pay one half of the \$140,000 cost. The Seattle Fair did not pay a dime for this service.

Then we went to the Texas Highway Department and asked if they would send their beautiful color brochures and highway maps to the people that wrote in. They said yes and this saved us a lot of time, trouble and money. I want to emphasize that we did all these things, did all this careful planning and contact work to save the San Antonio taxpayers money. 500,000 letters cannot be left unopened. If they are, San Antonio will suffer for years to come.

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Next, we spent months and months designing a brochure that would be the cheapest and best ever developed for the tourist advertising program. I have samples of this brochure here for you today. It is a full color brochure that is costing only three cents each. Our Alamo folder cost eleven cents; our simple two-color Visitor Guide cost four cents; our Color Book of last year cost 20 cents. San Antonio businessmen who buy and use color brochures in their businesses all the time call this the best brochure buy they have ever seen. Please note that it is a self-mailer to avoid the cost of an envelope. It qualifies, because of its design, for the cheapest bulk rate postage. It has information on every facet of San Antonio's tourist picture plus complete information on HemisFair.

The careful planning and design of this brochure means that a secretary will not have to type out a letter to answer most inquiries. No envelope will be needed. Bulk rate postage will apply instead of first class postage.

This has not been a haphazard job of planning. The \$70,000 we request will go to match \$70,000 from HemisFair. It will pay for all the necessary brochures to answer these inquiries plus enough brochures to distribute in bulk through travel agents, airlines, bus companies, tourist information booths throughout Texas and the Southwest, travel shows and all the other places we can come in contact with potential visitors to San Antonio. It will pay for the clerical help to open, read and route these inquiries and the data processing and mailing service that will speed an answer on the way within two and a half days.

Mr. Mayor and members of the City Council, the Municipal Information Bureau must answer these 500,000 inquiries that are coming. It is more important to do this than to do anything else in the tourist development field in San Antonio during the next twelve months.

If you decide that you cannot underwrite this additional \$70,000 expenditure, we feel that we will have to trim this sum from the City's budgeted advertising program in order to meet this need and to insure that San Antonio reaps the benefits of good will and hospitality.

It is that important. If every penny of the City tourist advertising must be cancelled in order to handle this inquiry program, we feel it must be done. Our tourist advertising committee, our professional staff, our Executive Committee and our Board of Directors all concur in this position.

However, we all sincerely urge that San Antonio's tourist advertising program not be cut back one dollar. Through our businesses and our homes we are all taxpayers in San Antonio. We know how thin the City budget is stretched. We would not ask for this additional \$70,000 if we did not earnestly feel that it was justified by the once in a life time opportunity facing us

I would like to bring to your attention the tourist advertising budget we have previously recommended for this year. We have for your further study the budget breakdown sheets from President Straus' presentation to you on June 22nd of this summer.

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Please notice that it amounts to \$70,383.00. In the United States we have recommended spending \$45,695.00 in magazines and newspapers. Part of this would be spent right away this fall to bring tourists during the important eight months before HemisFair.

The rest of it would be spent later this winter and next spring to convince HemisFair visitors that there is enough else to see and do in San Antonio for them to plan extra days here instead of going to Six-Flags, or the coast or to the border. Every travel survey over the past ten years shows that tourist make up their minds where they are going and how long they will stay before they ever leave home. Therefore our ads about San Antonio must do their job before the tourists start for HemisFair. If we could hold HemisFair's visitors just one extra day, it would yield \$45 million to the Alamo City next year.

In Mexico we want to spend \$24,000 just as we did last year. And may I point out that while we spent \$24,000 of City tax money in Mexico last year, we also spent an additional \$25,000 of Chamber dues to promote in Mexico. We feel it is absolutely essential that we carry out this same strong program again this year. We cannot afford to cut back. Dallas and Houston are building a strong challenge south of the border.

The truth is, we are unable to say that any one of these programs can be cut out. You the City Council have charged us, the Chamber of Commerce, with the responsibility of recommending and carrying out the City's tourist and industrial program.

We say to you today, that we have studied and planned long and hard. We have given this task our best. When will our City have another world's Fair? When will opportunities of this magnitude come our way again? We applaud your decision of two weeks ago when you approved the regular \$220,000 budget request. Now we urge you approve this supplemental request of \$70,000.

Just yesterday we received this letter which I believe sums up our problem and our opportunity:

September 9, 1967

Chamber of Commerce  
San Antonio, Texas

Dear Sirs,

I would appreciate any material and information concerning "Come to HemisFair" and also any information on your historic sites in San Antonio.

Thank you.  
Sincerely,

/s/ Mrs. Louis A. Abbott  
959 Bruce Avenue  
Monticello, Ind. 47960

P.S. I saw the article in the August issue of Better Homes and Gardens.

The article in Better Homes & Gardens was one that we wrote and submitted to them. The request for information can be answered by this brochure we submit to you today.

According to our best estimates, there are 499,999 letters just like this on the way.

Mr. Hayne also presented to the Council suggested procedures for handling of HemisFair inquiries as well as tourist promotion and development budget for 1967-68.

Dr. Calderon stated he could not reconcile in his mind that this additional request is not for tourist advertising and there are two things that made him disagree. One, the City Public Service Board spent \$80,000 advertising San Antonio and, second, the Chamber of Commerce is also advertising. He saw no need for the Chamber of Commerce to continue to evolve the present format.

Mr. Hayne advised that this is not a direct advertising situation. The brochures will not be sent out indiscriminately, but only to answer inquiries in direct response to any advertising programs the City might have. HemisFair has no means to answer inquiries in response to direct advertising.

Councilman Torres asked if the Chamber of Commerce has consulted with the City Public Service Board or HemisFair to see who will answer inquiries.

Mr. Hayne advised that the Chamber of Commerce Staff will coordinate with Hemis Fair and the State Highway Department and there will just be one agency handling the inquiries. He said most of the inquiries will start coming in during the six months before HemisFair. He advised that the Chamber has receive 4,000 inquiries, Visitor's Services 500, HemisFair 4,000 or more and they will peak about Christmas.

Mr. Jimmy Gause of the Chamber of Commerce advised that it was not their desire to duplicate any advertising that HemisFair is doing. In answer to Dr. Calderon, he said that HemisFair is trying to sell tickets to the Fair and their campaign is geared to the sale of tickets. He pointed out their ads do not say anything about the Missions, Brackenridge Park or other sites to visit. The Chamber's aim is to make these people stay an extra day which will mean \$45 million. On the other hand, HemisFair is trying to get people to come here after April 6, 1968. This is not helping to bring winter tourists. He said the Chamber will probably spend \$25,000 to \$30,000 during this period for winter tourist advertising. They will not get any money from HemisFair for a year round advertising program in Mexico. He said many people come here from Mexico and Houston and Dallas are working to get these people. He urged that a strong program must be continued in Mexico.

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In answer to a question, Mr. Torres, was advised that Visitor's Services is not contributing anything toward the cost of brochures and the Chamber of Commerce will do the mailing.

Mrs. Cockrell stated that this is something the City can't afford to turn down as they certainly must be prepared to take advantage of it and at the price, it is a great bargain. She then made a motion that the Council make this special appropriation and that it come from the Contingency Account so that it will not have any effect on the tax rate.

Dr. Calderon agreed that advertising is needed from the present time until April, as the HemisFair project is geared to bringing in people between April and October, and therefore seconded the motion.

Councilman Torres made a substitute motion that all members of the City Council who are members of the Chamber of Commerce be disqualified from voting on this proposal.

The Mayor asked if Mr. Torres did not want the Council to vote on the proposal.

Mr. Torres stated that is not the idea. He would like for the Council to vote on the matter but he certainly thought it is wrong.

The Mayor then asked if Mr. Torres is a member of the Chamber of Commerce.

Mr. Torres advised that he had heard through a newspaper article that he has not paid his dues and as a consequence he did not think he is a member any longer and if there is a question of whether he is, he is resigning.

Mr. Gatti advised that he has about nine memberships in the Chamber of Commerce.

Mrs. Cockrell stated that they should ask the City Attorney whether or not simply by having membership in the Chamber of Commerce is any reason for disqualification.

Mr. Sam Wolf, City Attorney, stated that in his opinion membership in the Chamber of Commerce is not a disqualification.

Mr. Raul Rodriguez protested the appropriation to the Chamber of Commerce.

The City Clerk read the following ordinance:

## AN ORDINANCE 35,777

APPROPRIATING \$70,000.00 OUT OF THE RESERVE FOR CONTINGENCY ACCOUNT 70-01-01 OF THE GENERAL FUND; TRANSFERRING SAID AMOUNT TO GENERAL FUND ACCOUNT 50-19-01 AND AUTHORIZING PAYMENT FOR ADVERTISING AND TOURIST PROMOTION OF SAN ANTONIO AND HEMISFAIR.

\* \* \*

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

67-578 Mayor McAllister was obliged to leave the meeting and Mayor Pro-Tem Gatti presided.

67-578 The following ordinance was explained by City Manager Jack Shelley and on motion of Dr. Parker, seconded by Mrs. Cockrell, was passed and approved by the following vote: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: McAllister.

## AN ORDINANCE 35,778

AUTHORIZING A CONTRACT WITH CLARENCE RINARD, ARCHITECT, FOR PROFESSIONAL SERVICES RELATING TO THE CONSTRUCTION OF ANIMAL SHELTER BUILDING NO. 3 AND MODIFICATION OF EXISTING ANIMAL SHELTER NO. 1.

\* \* \*

66-386 The following ordinance was explained by City Manager Jack Shelley and on motion of Mrs. Cockrell, seconded by Dr. Calderon, was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: McAllister and Jones.

## AN ORDINANCE 35,779

AUTHORIZING A CONTRACT WITH JERRY ROGERS AND ARTHUR MATHIS, JR., ARCHITECTS, FOR PROFESSIONAL SERVICES PERTAINING TO THE CONSTRUCTION OF CERTAIN IMPROVEMENTS IN THE LA VILLITA AREA.

\* \* \*

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67-579 The following ordinance was explained by Mr. Sam Granata, Director of Public Works, and on motion of Dr. Calderon, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker; NAYS: None; ABSTAINING: Torres; ABSENT: McAllister.

AN ORDINANCE 35,780

ACCEPTING THE LOW BID OF H. B. ZACHRY CO. FOR CONSTRUCTION OF THE SAN PEDRO AVENUE MEDIAN PROJECT; AUTHORIZING EXECUTION OF A CONTRACT THEREFOR; AUTHORIZING PAYMENT OF \$34,756.02 OUT OF THE GENERAL FUND TO H. B. ZACHRY CO., \$1,000.00 TO BE USED AS A CONSTRUCTION CONTINGENCY ACCOUNT AND \$300.00 AS A MISCELLANEOUS EXPENSES ACCOUNT AND ALSO AUTHORIZING A TRANSFER OF FUNDS.

\* \* \*

67-580 The Clerk read the following ordinance and on motion of Mr. Trevino, seconded by Mr. James, was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino, Parker and Torres; NAYS: None; ABSENT: McAllister, Jones.

AN ORDINANCE 35,781

OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO APPROVING THE UNDERTAKING OF SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT WESTSIDE III AND APPROVING THE SUBMISSION BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF AN APPLICATION FOR AN ADVANCE OF FEDERAL FUNDS FOR SAID PURPOSE.

\* \* \*

67-426 The following ordinance was explained by City Manager, Jack Shelley and on motion of Dr. Calderon, seconded by Mr. James was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSTAINING: Jones; ABSENT: McAllister.

## AN ORDINANCE 35,782

AMENDING THE CURRENT BUDGET BY ESTABLISHING A RIVER MAINTENANCE ACCOUNT WITHIN THE PUBLIC WORKS DEPARTMENT; APPROPRIATING \$100,000.00 OUT OF THE UNAPPROPRIATED SURPLUS OF THE GENERAL FUND AND ALLOCATING THE SAME WITHIN THE PUBLIC WORKS DEPARTMENT BUDGET; ALSO AUTHORIZING FOUR (4) ADDITIONAL PERSONNEL IN SAID DEPARTMENT.

\* \* \*

67-581 Dr. Calderon discussed the question of the City paying for heating and cooling of the Tower Restaurant area. He felt the concessionaire could pay a prorated portion of the bill.

Mr. Al Tripp, Purchasing Agent, advised that at the time the specifications were drawn, the concessionaire was to pay for installation and utilities of levels 1 and 2, and the City Public Service Board has one meter directly to these levels. Also level 3 has been added and the concessionaire has agreed to take on the responsibility for that level. The City Water Board cannot put in separate meters. The only water used, except in the restaurant, will be in the restrooms and the janitor closet. He stated that it was never the intent that the concessionaire would pay the heating and air conditioning because this was regarded as being the landlord's function.

In connection with the contract with Tower Foods, Inc., Mrs. Cockrell advised that she was not satisfied with the food menus and operation, and would like that to be settled before action is taken on the contract.

Mr. Gatti stated he did not know how soon all details would be resolved, as the architect for the Tower and the architect for the concessionaire are not reconciled on certain matters. He added that he would like to see the contract signed and then the necessary equipment for the restaurant can be ordered as the Council has the right to final design and approval of the menus during the term of the contract.

The Clerk read the following ordinance:

## AN ORDINANCE 35,783

AUTHORIZING EXECUTION OF A CONTRACT WITH TOWER FOODS, INC., FOR FOOD AND BEVERAGE OPERATIONS IN THE TOWER OF THE AMERICAS.

\* \* \*

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Dr. Parker made a motion that the ordinance be passed and approved. The motion was seconded by Mr. Jones. On roll call the ordinance was passed and approved by the following vote: AYES: Calderon, Jones, James, Gatti, Trevino, Parker and Torres; NAYS: Cockrell; ABSENT: McAllister. 821-31-183

67-566

The Clerk read the following letter.

September 18, 1967

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

Gentlemen and Madam:

The following petitions were received by my office and forwarded to the City Manager for investigation and report to the City Council.

9-15-67      Petition of United Services Organization Council of Metropolitan San Antonio and Pearl Brewing Company requesting the Pearl Pavilion be designated a permanent structure in the Civic Center area and that the Council approve a lease agreement granting the Metropolitan USO use of the area described on the plat submitted for USO use in servicing the needs of the military personnel in the San Antonio area for a period of years to be determined by the USO and the City at a nominal rental. The USO and Pearl Brewing Company agree that all structures placed on the area by them shall be at no cost to the City and shall be used for USO purposes only.

9-19-67      Petition of Mr. Newton W. Jackson requesting a temporary variance from March 1, 1968 to December 1, 1968 in the space requirements of the trailer park ordinance for the purpose of constructing a 150 unit trailer motel at 2930 Austin Highway.

9-19-67      Petition of the Saunders-Trieschmann Development Corporation requesting the City annex a 8.506 acre tract and a 28.800 acre tract of land; subject petitioner being the owner and developer.

/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:

  
M A Y O R

ATTEST:

  
City Clerk

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