

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 19, 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 BREMER; Absent: NONE.

67-29 The invocation was given by Reverend Gerald N. Blackburn, St. Stephens Presbyterian Church.

The minutes of the January 12, 1967 Meeting were approved.

67-30 First heard was zoning case 2868 to rezone Lot 46, Blk. 6, NCB 11716 from "F" Local Retail District to "B-3" Business District located northeast of the intersection of U. S. Hwy 281 (San Pedro) and Isom Road; having 1784.27' on U. S. Hwy. 281, 1448.72' on Isom Road and 179.36' on the cutback between these two streets.

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

Mr. Stanley Rosenberg, attorney representing the applicant, Mr. Tom Benson, Jr., advised the Council that this will be one of the most complete automobile dealership facilities in the Southwest. It will cost one million dollars and will be ready for HemisFair 1968.

Mr. Tom Benson, Jr. introduced Tom Henson, architect, who showed the Council a prospective sketch of the development. He showed the location of the show room, which will be the largest in the Southwest and will be of Mexican Architectural design. He pointed out the locations of other facilities and felt it would be an asset to the City of San Antonio.

No one asked to speak in opposition.

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

JAN 19 1967

70010100

AN ORDINANCE 35,123

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 46, BLK. 6, NCB 11716 FROM "F" LOCAL
RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

67-31 Next heard was zoning case 2872 to rezone the south
200.19' of Lot 2, Block 2, NCB 14043 from Temporary "A" Residence to
"B-3" Business District located on the west side of I.H. 35 Express-
way (Austin Highway) approximately 2248' southwest of Starlight;
having 200.19' on I.H. 35 and a depth of 322.33'.

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

AN ORDINANCE 35,124

AMENDING CHAPTER 42 OF THE CITY CODE THAT
CONSTITUTES THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICATION AND REZONING
OF CERTAIN PROPERTY DESCRIBED HEREIN AS
THE SOUTH 200.19' OF LOT 2, BLOCK 2, NCB
14043 FROM TEMPORARY "A" RESIDENCE DISTRICT
TO "B-3" BUSINESS DISTRICT.

* * *

67-32 Next heard was zoning case 2875 to rezone Lot 12, NCB
11492 from "A" Residence District to "B-3" Business District located
northeast of the intersection of Bandera Road and Callaghan Road;
having 53.34' on Bandera and 264.91' on Callaghan.

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

AN ORDINANCE 35,125

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 12, NCB 11492 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

67-33 Next heard was zoning case 2877 to rezone the north 100' of Lot 10, NCB 11910 from "D" Apartment District to "O-1" Office District located on the east side of Curtis St. 183.05' north of S. E. Military Drive; having 100' on Curtis St. and a depth of 140'; and the north 100' of Lot 9, NCB 11910 from "D" Apartment District to "B-2" Business District located on the west side of Quintard St., 330.52' north of S. E. Military Dr.; having 100' on Quintard St. and a depth of 305.14' and the south 330.52' of Lot 9, NCB 11910 and the south 183.05' of Lot 10, NCB 11910 from "D" Apartment District to "B-3" Business District located on the north side of S.E. Military Drive between Curtis St. and Quintard St.; having 395.55' on S. E. Military Dr., 183.05' on Curtis St. and 330.52' on Quintard St.

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

No one spoke in opposition.

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

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AN ORDINANCE 35, 126

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THE NORTH 100' OF LOT 10, NCB 11910 FROM "D" APARTMENT DISTRICT TO "O-1" OFFICE DISTRICT; AND THE NORTH 100' OF LOT 9, NCB 11910 FROM "D" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT; AND THE SOUTH 330.52' OF LOT 9, NCB 11910 AND THE SOUTH 183.05' OF LOT 10, NCB 11910 FROM "D" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

67-34 Next heard was zoning case 2879 to rezone Lot 19, NCB 8673 from "A" Residence District to "B-2" Business District located southeast of the intersection of Halm Road and Jones Maltsberger Rd; having 149.86' on Halm Road and 252.7' on Jones Maltsberger Rd.; and Lot 20, NCB 8673 from "A" Residence District to "O-1" Office District located northeast of the intersection of Parkridge Road and Jones Maltsberger Rd.; having 300' on Parkridge and 150' on Jones Maltsberger.

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

No one spoke in opposition.

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

AN ORDINANCE 35,127

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 19, NCB 8673 FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT; AND LOT 20, NCB 8673, FROM "A" RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

* * *

67-35 Next heard was zoning case 2898 to rezone Lot 128, Blk. 13, NCB 9313 from "C" Residence District to "B-2" Business District located on the southside of S. W. Military Drive, 175' east of Mango Avenue; having 75' on Military Drive and a depth of 147.50'.

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

AN ORDINANCE 35,128

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 128, BLK. 13, NCB 9313 FROM "C" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

* * *

67-36 Next heard was zoning case 2901 to rezone Lot 36, NCB 11688 from "D" Apartment District to "B-3" Business District located on the east side of West Ave., 1134.4' south of Jackson Keller Road; having 105' on West Ave. and a depth of 209'.

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

No one spoke in opposition.

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

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AN ORDINANCE 35,129

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 36, NCB 11688 FROM "D" APARTMENT DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

67-37 Next heard was zoning case 2909 to rezone Lots 26 and 27, Blk. 1, NCB 13758 from Temporary "A" Residence District to "I-1" Light Industry District located on the northwest side of Randolph Blvd., 98.8' southeast of Weidner Road, having 110' on Randolph and a depth of 150'.

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

Councilman Bremer stated that he felt the applicant needed relief since he is operating under a non-conforming use and had done so for two years prior to annexation, however, he was against taking action at this time because the adjoining property owners would come in and ask for Industrial zoning, which should not be encouraged in this area.

After discussion, on motion of Mr. Bremer, seconded by Mr. Parker, zoning case 2909 was referred back to the Planning Commission with the suggestion that it make a recommendation to rezone the entire block. The motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

67-38 Next heard was zoning case 2911 to rezone Lots 31 and 32, Blk. 19, NCB 3502 from "B" Residence District to "B-2" Business District located southeast of the intersection of Taft Blvd. and Phyllis St., having 50' on Taft and 130' on Phyllis.

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. Calderon, 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 35,130

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 31 AND 32, BLK. 19, NCB 3502, FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

* * *

66-1247 Last heard was zoning case 2859 to rezone Lot I, NCB 10102 from "B" Residence District to "B-2" Business District located northwest of the intersection of Veda Mae Drive and San Pedro Ave.; having 184.47' on San Pedro and 198.25' on Veda Mae Drive.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be denied by the City Council. It was explained that this request was denied on November 10, 1966 and the Council granted a rehearing on December 22, 1966.

Mr. Don Harrell, representing the applicant, Mrs. Betsy Harrell, reviewed the history of the property on San Pedro, its development and zoning changes approved to the present time. He stated that on January 13, 1955, 42% of the block was zoned "F" Local Retail. In 1963 the Supreme Court upheld the decision of the lower courts that the highest and best use of the property was for commercial. He contended the only alternative offered by the City was a "B-1" zone. He listed the retail and non-retail uses allowed under "B-1" and felt none were conducive to financing for new construction.

In the "B-2" zone for which they applied, Mr. Harrell stated all operations must be in a fully enclosed building with no outside activities or storage of any kind. Also no alcoholic beverages would be allowed except in connection with a food operation.

He added that there was always a misconception regarding the intended use of this block. It has been said that Mr. Shearer had stated it would be developed for residences, although the records show that he only owned two lots.

Since the last hearing in November, the Board of Equalization had increased the valuation to a sum higher than the Robert Hall store across the street.

He concluded by stating they had not offered enough evidence in the past but felt they now have sufficient evidence to support a change to "B-2".

Mrs. Arthur G. Coley, 202 Grotto, protested the change to "B-2". She felt the "B-1" classification was made to be fair to both the residence owner and commercial property owner. She stated that a restaurant would add to the traffic on Grotto and be a greater hazard to the many children in the area.

She felt that "B-2" uses would allow a nightclub or teen club music and be a nuisance and overflow would cause parking on the parkway on Veda Mae which she now maintains.

Mrs. Carlton Leslie, 206 Grotto, also protested the change. She was agreeable to "B-1" but not "B-2" because of the uses allowed.

After careful consideration of the evidence presented and everyone desiring to speak was given an opportunity to do so, Mr. Gatti made a motion to overrule the Planning Commission and rezone the property to "B-2" Business District. The motion was seconded by Mr. Jones. The motion required seven affirmative votes to carry. On roll call the motion carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: Calderon, Jones, James, Gatti Trevino, Parker and Bremer; NAYS: McAllister and Cockrell; ABSENT: None.

AN ORDINANCE 35,131

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 I, NCB 10102 FROM "B" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

* * *

66-1331

The Clerk read the following resolution.

A RESOLUTION

APPROVING THE FEDERAL PRIVATE RENT SUPPLEMENT HOUSING PROGRAM AND AUTHORIZING EXECUTION OF NECESSARY DOCUMENTS TO INITIATE SAID PROGRAM IN THE CITY OF SAN ANTONIO.

* * *

Councilman Jones, chairman of the committee to study the request of the Housing Authority for additional public housing units to which the Rent Supplement Program had been referred for study and recommendation to the Council, made the following report.

Mr. Jones reported that it was the unanimous opinion of the committee that the City approve the Federal Rent Supplement Program as there is a need for it in San Antonio. He added that this plan calls for all new construction and the housing units are to be owned by private, non-profit limited dividend or cooperative mortgager entities.

Under this program the tenants will pay 25% of total income for rent and the government will pay the balance. He said it was hoped that it will be possible under this program for low income groups to build up an equity and eventually buy the property.

He concluded by stating that FHA will approve rentals for living units in a rent supplement project. He then made a motion that the Council pass the resolution. The motion was seconded by Dr. Calderon and was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino and Bremer; NAYS: None; ABSENT: Gatti and Parker.

67-39 The following ordinance was explained by Mr. Sam Wolf, City Attorney, 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, Bremer; NAYS: None; ABSTAINED: Parker; ABSENT: Gatti.

AN ORDINANCE 35,132

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN PRIVATELY-OWNED REAL PROPERTY AND EASEMENTS WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO FOR PUBLIC PURPOSES TO-WIT: THE PERRIN PARK SUBDIVISION DC SEWER PROJECT (DC-25); AND DIRECTING THE CITY ATTORNEY TO INSTITUTE AND PROSECUTE TO CONCLUSION CONDEMNATION PROCEEDINGS TO ACQUIRE SO MUCH THEREOF AS CANNOT BE ACQUIRED BY PURCHASE.

* * *

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

67-40

AN ORDINANCE 35,133

AUTHORIZING THE DIRECTOR OF FINANCE TO MAKE REFUNDS TO VARIOUS CONCERNS AND INDIVIDUALS DUE TO THE DOUBLEPAYMENT OF TAXES.

* * *

66-439

AN ORDINANCE 35,134

AMENDING ORDINANCE # 34270 ACCEPTING THE LOW BID OF WALD INDUSTRIES, INC. FOR THE PURCHASE OF ONE STRIPING MACHINE BY CHANGING THE CHASSIS FROM LIGHT DUTY TO A HEAVY DUTY TRUCK CHASSIS.

* * *

67-41

The following ordinance was explained by Mr. George Vann, Director of Housing and Inspections, and on motion of Dr. Parker, seconded by Mr. Bremer, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 35,135

CHANGING THE NAME OF KLAUS ROAD, BETWEEN CORRINE DRIVE AND N. NEW BRAUNFELS AVENUE, TO EISENHauer ROAD; ALSO DESIGNATING THE NEW STREET BETWEEN CORRINE DRIVE AND HOLBROOK ROAD AS EISENHauer ROAD.

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

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A P P R O V E D :

Mr. McAllister
M A Y O R

ATTEST: *J. H. Imelmann*
C i t y C l e r k