

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 1, 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 W. W. McAllister, with the following members present: McALLISTER, CALDERON, JONES, COCKRELL, GATTI and PARKER; ABSENT: JAMES, TREVINO and BREMER.

65-667 The invocation was given by Councilman Gerald Parker.

Minutes of the meeting held on June 24th were approved.

65-667 Mr. Paul N. Dixon, Safety Director, National Safety Council, Dallas, Texas, presented the Council members with the 1965 annual traffic inventory report based on the data for the year 1964.

65-667 The Mayor recognized Mr. T. M. Mata, Sociology Professor of Our Lady of the Lake College, and members of his Sociology class, who were visiting the meeting to see the City government in action.

First zoning case heard was Case No. 2464, to rezone Lot 28, NCB 12116, located on the west side of Perrin Beitel Road 120' north of the cutback of I. H. 410, from "A" Residence District to "F" Local Retail District.

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

No one spoke in opposition to the proposed change.

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

65-668 AN ORDINANCE 33,444

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 28, NCB 12116 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-669 Next heard was Case No. 2452, to rezone Lot 1, NCB 10828, located southwest of the intersection of Theis Drive and South W. W. White Road, from "E" Office District to "F" Local Retail District.

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

No one spoke in opposition to the proposed change.

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

65-669

AN ORDINANCE 33,445

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 10828 FROM "E" OFFICE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Next case heard was Case No. 2362, to rezone Lot 1, Blk 1, NCB 13839, located on the south side of Loop 410 between Perrin Beitel Road and Quail Creek Drive, from "A" Residence District to "F" Local Retail District.

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

No one spoke in opposition to the change.

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

65-670

AN ORDINANCE 33,446

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 13839 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Next heard was Case No. 2414, to rezone Lot 11 and that part of Lot 12 not presently zoned "H" Local Retail, NCB 9033, located northwest of the intersection of Linares Avenue and S. Zarzamora Street, from "B" Residence District to "E" Office 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. Jones, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti, and Parker; NAYS: None; ABSENT: James, Trevino and Bremer.

65-671

AN ORDINANCE 33,447

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 11 AND THAT PART OF LOT 12 NOT PRESENTLY ZONED "H" LOCAL RETAIL, NAB 9033 FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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Next heard was Case No. 2393, to rezone Lot 10 except the south 62' thereof, NCB 11851, located on the west side of Harry Wurzbach Road 62' north of Dove Haven Lane, from "E" Office District to "F" Local Retail District.

65-672 Assistant Planning Director Burt Lawrence briefed the Council on the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. W. E. Hailey, Attorney for the applicant, Mr. John L. Hendry III, presented a petition signed by residents of the apartment house and several others in the area, and showed the Council a color plan for the proposed shopping center. He stated that this was in keeping with the area since it would be at the side of the apartment complex, and said this was a choice location as there is no large shopping center in the immediate vicinity and there would definitely be a buffer between this property and the adjacent properties.

Mr. John L. Hendry III, applicant, explained the proposed plans for the building and stated he would not build anything that would be obnoxious to the neighborhood. He stated he had a large investment in the apartment complex and certainly did not intend to build something that would not compliment the other buildings in the area.

Mr. B. F. Knap, property Manager for John L. Hendry III, stated the type of businesses proposed to be located in the complex would be a beauty shop, cleaners, barber shop and businesses in that line, and it was not Mr. Hendry's intention to put a lounge or a more commercial business in this area.

Mr. Phil R. Pyndus, 3218 Albin Drive, opposed the rezoning stating the area was strictly residential and the homes in the neighborhood were from \$40,000 to \$72,000 and a large shopping center was within 7/10 of a mile of the area. He also stated additional commercial establishments would create more traffic problems and while the neighbors now accept the apartment houses, the traffic in this area the past two years has increased and there has been 19 traffic accidents. Prior to that time, before the apartments were built, no accidents had occurred in that area.

Also present and speaking in opposition to the proposed change in zone were Dr. B. David Edens, 3222 Oakleaf; R. H. Reed, 3231 Oakleaf; Walker Barneby on Oakleaf; Gilbert C. Hine, 3215 Northridge; John H. McGee, 7567 Quail Run; Mrs. James Donahue, 3218 Oakleaf; Larry Satell, 7515 Robin Rest; F. M. Davis, 3206 Burnside and Mrs. J. M. Lukeman, 3206 Oakleaf.

Pictures were displayed and a petition was presented supporting cause of opposition to the proposed change.

After discussion by the Council, Mrs. Cockrell made a motion that the recommendation of the Planning Commission to approve the change in zone be overruled and the rezoning denied. Seconded by Dr. Calderon, the motion carried by the following vote: AYES: McAllister, Calderon, Jones, Cockrell and Parker; NAYS: Gatti; ABSENT: James, Trevino and Bremer.

65-673 Last case heard was Case No. 2421, to rezone Lots 1 - 8 inclusive, Blk 9, NCB 12318, located on the south side of Culebra Avenue between Benrus Blvd. and Griggs Avenue, from "C" Residence District to "F" Local Retail District.

Assistant Planning Director Burt Lawrence explained the proposed change in zone to the Council, however, he stated Mr. Marcus Zertuche, Attorney for the applicant, David Palos, submitted a letter requesting the case be postponed until August 19, 1965.

Mr. Gatti made a motion that Case No. 2421 be postponed until August 19, 1965. Seconded by Dr. Calderon, the motion carried by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti and Parker; NAYS: None; ABSENT: James, Trevino and Bremer.

65-674 Purchasing Agent Al Tripp explained the following ordinance, and on motion of Mr. Jones, seconded by Dr. Calderon, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, Cockrell, Gatti, and Parker; NAYS: None; ABSENT: James, Trevino and Bremer.

AN ORDINANCE 33,448

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF JORDAN FORD, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH FOUR MOTOR VEHICLES LESS FOUR TRADE-INS, NET \$7,448.98.

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65-667 Mr. Billy Levine requested the Council to make a study of the Quintana Road traffic problem. He stated that since the Missouri Pacific Railroad moved its switching yard to this area a very serious situation has been created as far as traffic is concerned. He requested the Mayor to appoint one member of the Council to work with a group of business men from this area in an effort to solve the problem.

Mr. VanDeWalle, business man in this area, also spoke in favor of some action being taken, either an overpass or an underpass on Quintana Road at the switching yard. He stated this is an emergency matter and should be treated as such.

The Mayor stated the Council was aware of the situation and some improvement will have to be made.

65-667 Mr. Pinky Smith, owner of Suzanne Motel, notified the Council that prior to July 15th, one hundred colored families who are civil service workers from the Baltimore-Washington, D. C. area, will be transferred to San Antonio for work at Randolph Air Force Base. He stated the problem was finding housing for them, either rentals, leasing or for purchasing. He stated that presently there are two or three families who have already moved to San Antonio but are unable to locate suitable housing. He said if something isn't done to improve the situation the government in Washington D. C. would be informed that San Antonio has fallen down on its commitment to integrate.

Mrs. Redwine, 3921 S. W. Military Drive, a Real Estate Agent, stated she had referred several families to Mr. Smith for housing and would gladly handle any real estate transaction without charging her commission in order to locate the colored civil service workers with suitable housing.

The Mayor thanked the speakers and said the matter will be referred to the Community Relations Commission.

The Clerk read the following letter: July 1, 1965
Honorable Mayor and Members of the City Council
San Antonio, Texas

65-667 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.

- 6-23-65 Petition of Leroy Smith, 202 Grecian Drive, representing the Southside Improvement League, asking that the City request the Texas Highway Department to initiate a study regarding the feasibility of providing parallel service roads to I. H. 37.

6-25-65 Petition of Traders By-Products, Inc., V. & L. By-Products Co., and Melecio Villareal, Jr., requesting the City to grant a permit, or permits, for thirty-two items of building improvements, and for installation of equipment, for a railroad spur, etc. at the rendering plant located at 3731 Miner Street.

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 :



M A Y O R

ATTEST:


City Clerk

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