

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL ON
THURSDAY, APRIL 20, 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.

67-228 The invocation was given by Reverend C. Don Baugh, Executive Director of the Council of Churches.

The minutes of the April 13, 1967 Regular Meeting were approved.

67-229 First heard was zoning case 2952 to rezone Lot 11, NCB 3682 from "B" Residence District to "B-3" Business District located between Shore Drive, Buena Vista Street and S. W. 20th Street; having 101.10' on Shore Drive, 70.65' on Buena Vista and 72.32' on S. W. 20th Street.

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

In answer to a question from the Council, Mr. Lawrence said he did not know the size of the sign the applicant proposed to erect on the property.

After further discussion by the Council, case 2952 was referred back to the Traffic and Police Departments for study.

The Mayor stated that while the Council looked favorably on the rezoning of this property, they would not act on the case until these Departments had studied the location as to what possible traffic hazard the sign would, or would not, incur.

67-230 Next heard was zoning case 2957 to rezone the southeast 145.75' of Lot 18, Blk. 38, NCB 11754 from "A" Residence District to "O-1" Office District and the northwest 91.25' of Lot 18, Blk. 38, NCB 11754 from "A" Residence District to "R-2" Two-Family Residence District, located on the southwest side of Pinetum Drive, 145.75' northwest of West Avenue; having 91.25' on Pinetum and a depth of 150'.

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

AN ORDINANCE 35340

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 SOUTHEAST 145.75' OF LOT 18, BLK. 38, NCB 11754 FROM "A" TO "O-1" OFFICE AND THE NORTHWEST 91.25' OF LOT 18, BLK. 38, NCB 11754 FROM "A" TO "O-1".

* * *

67231 Next heard was case 2966 to rezone Lot 32, NCB 6102 from "C" Apartment District to "B-2" Business District located southwest of the intersection of Merrick Street and Probandt Street, having 91.44' on Merrick and 76.24' on Probandt.

Mr. Burt Lawrence, Assistant Planning Director, briefed the Council on 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: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 35341

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 32, NCB 6102 FROM "C" APARTMENT DISTRICT TO "B-2" BUSINESS DISTRICT.

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67-209 Next heard was case 2954 to rezone Lot 79A, NCB 11887 from "A" Residence District to "B-2" Business District located on the west side of Broadway 150' north of Sunset Road, having 75' on Broadway and a depth of 167.4'. (This case continued from April 6, 1967 meeting.)

Mr. Burt Lawrence, Assistant Planning Director, briefed the Council on the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Charles Jackson, attorney representing the applicant, explained that although they had requested "B-2" Business District which the Planning Commission had recommended be denied, his client was willing to accept an "O-1" Office District zone as the Planning Department Staff had recommended to the Planning Commission.

No one spoke in opposition.

After further discussion by the Council, Mr. Gatti made a motion to grant the "O-1" Office District zoning, for Lot 79A, NCB 11887. Seconded by Mr. Jones, the motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 35342

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 DE-
SCRIBED HEREIN AS LOT 79A, NCB 11887,
FROM "A" RESIDENCE DISTRICT TO "O-1"
OFFICE DISTRICT.

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67-210 Next heard was case 2967 to rezone Lot 8, NCB 10101 from "B-1" Business District to "B-2" Business District located southwest of the intersection of San Pedro Avenue and Veda Mae Drive, having 107.47' on San Pedro and 195.46' on Veda Mae. (This case continued from April 6, 1967 meeting.)

Mr. Burt Lawrence, Assistant Planning Director, briefed the Council on the proposed change which the Planning Commission recommended be denied by the City Council.

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Mr. Seymour Dreyfus, representing the Estate of Morris Kallison, the owner of subject property, reviewed the history of this stretch of San Pedro Avenue. He stated that due to the restrictive nature of "B-1" zoning his client needed at least "B-2" Business zoning in order to make the best use of the land. He then passed around pictures of the proposed building that was to house the Pier 1 Import Company

Mr. Bernard Kost, also representing the Estate of Morris Kallison explained the size of the structure to be built on subject property and reviewed the tax value as set by the City for this particular property. He explained that while this is unimproved property, the Tax Assessor placed a value of \$140.00 per front foot as compared to \$130.00 per front foot of the property on the other side of San Pedro.

No one spoke in opposition.

After further discussion by the Council, Mr. Gatti made a motion to overrule the recommendation of the Planning Commission and grant the requested rezoning. Dr. Calderon amended the motion to include a screen fence on the west side of the property. Seconded by Mr. Jones, the motion, as amended, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 35343

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 DE-
SCRIBED HEREIN AS LOT 8, NCB 10101
FROM "B-1" BUSINESS DISTRICT TO "B-2"
BUSINESS DISTRICT.

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67-232 Case No. 2962 scheduled to be heard at this time
has been withdrawn at the written request of the applicant,
Mr. Ben Carter.
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67-233 Next heard was case 2949 to rezone Lots 4, 5 and the east 55' of Lot 3, Blk. A, NCB 11025 from "B" Residence District to "B-2" Business District located southwest of the intersection of Southcross Blvd. & Mittman Street; having 286.64' on Southcross and 195' on Mittman.

Mr. Burt Lawrence, Assistant Planning Director, briefed the Council on the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Frank Alvarado, attorney representing the applicant, stated that the applicant, Mr. Tijerina, had owned this property twenty-five years and it has been completely unproductive during that time.

Mr. Alvarado then presented statements to the Council signed by the three parties who opposed the rezoning. The statements all explained that they wished to withdraw their opposition to the rezoning due to the fact that Mr. Tijerina had explained to them the intended use of the property and also had shown them pictures of the proposed business location.

No one spoke in opposition.

Dr. Calderon made a motion to overrule the recommendation of the Planning Commission and grant the rezoning provided the property was replatted and a screen fence placed on the south side of the subject property. Seconded by Mr. Gatti, the motion, carrying with it the passage of the following ordinance prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 35344

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 4, 5 AND THE EAST 55' OF LOT 3, BLK. A,
NCB 11025 FROM "B" RESIDENCE DISTRICT TO
"B-2" BUSINESS DISTRICT.

* * *

67-234 Next heard was case 2970 to rezone Lot 22, Arb. Lot 20-D, Blk. 1, NCB 11713 from "A" Residence District to "R-3" Multiple-Family Residence District located on the north side of McCarty Road, 408.6' east of Blanco Road; Having 363.6' on McCarty Road, 449.07' along the north property line and a maximum depth of 489'.

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Mr. Burt Lawrence, Assistant Planning Director, briefed the Council on the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. Kenneth M. Kopplin, applicant, explained that he intended to build an 80 unit apartment building on the subject property. He stated that it is necessary to have the property rezoned "R-3" Multiple-Family Residence District because any other zoning would not be economically feasible due to the fact that the high price of land would prohibit it.

Reverend H. J. Tuner, representing the Church that owned the subject property stated that the Church has secured a better location further out and could serve a larger number of people; this being the reason the Church sold the property to Mr. Kopplin.

Mr. Stan Leflett, 9518 Reece, and Mr. Bertram Tosch, 9543 Mider, both opposed the rezoning and stated that they had been assured there was going to be a Church built in that location before purchasing their property. They felt an 80 unit apartment house would create too much of a daily traffic hazard.

After discussion by the Council, Mr. Jones made a motion to overrule the recommendation of the Planning Commission, seconded by Mr. Gatti, the motion failed by the following vote: AYES: Jones, Gatti, Parker and Bremer; NAYS: McAllister, Calderon, James, Cockrell and Trevino; ABSENT: None.

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

66-831 Mr. Jack Shelley, City Manager, briefed the Council on the following ordinance, and on motion of Dr. Calderon, seconded by Mrs. Cockrell, was passed and approved by the following vote: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: McAllister and Parker.

AN ORDINANCE 35345

AUTHORIZING THE MAYOR TO EXECUTE A COOPERATION AGREEMENT WITH THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO FOR THE EXECUTION OF THE AMENDED URBAN RENEWAL PLAN FOR CIVIC CENTER PROJECT, TEX. R-83.

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67-235 Mr. Dave Harner, Assistant City Manager, briefed the Council on the following ordinance and on motion of Mr. Jones, seconded by Mr. James, was passed and approved by the following vote: AYES: Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSTAINED: Parker; ABSENT: McAllister.

AN ORDINANCE 35346

AUTHORIZING EXECUTION OF A CONTRACT WITH RICHARD C. ADAIR UNDER WHICH THE CITY WILL PROVIDE TRANSPORTATION AND TREATMENT OF SEWAGE FOR AN AREA OUTSIDE OF THE CITY LIMITS; DIRECTING THE CITY WATER BOARD TO COLLECT SEWER SERVICE CHARGES FROM PERSONS CONNECTED IN SAID AREA; AND ACCEPTING THE GRANT OF A FRANCHISE UNDER TERMS AND CONDITIONS PROVIDED IN AN ORDINANCE OF THE CITY OF LEON VALLEY.

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

65-1192

AN ORDINANCE 35347

ADOPTING PREVAILING WAGE RATES OF THE CITY OF SAN ANTONIO TO BE USED IN CONNECTION WITH ALL CITY PUBLIC WORKS CONTRACTS IN REGARD TO CONSTRUCTION TRADES AND REPEALING THOSE PORTIONS OF ORDINANCE NO. 33873, PASSED AND APPROVED ON NOVEMBER 18, 1965, THAT ARE IN CONFLICT.

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67-236

AN ORDINANCE 35348

ACCEPTING PAYMENT OF \$11,500.00 FROM SAN FERNANDO WATER COMPANY IN SETTLEMENT OF THE CITY OF SAN ANTONIO CLAIM FOR RELOCATING SAN FERNANDO WATER COMPANY PIPES IN U.S. HIGHWAY 90 WEST, AND AUTHORIZING DISMISSAL OF CAUSE NO. F-175,493, CITY OF SAN ANTONIO VS. SAN FERNANDO WATER COMPANY.

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REQUESTING THE URBAN RENEWAL AGENCY TO PROCEED WITH THE ACQUISITION OF CERTAIN PROPERTIES IN THE 200 BLOCK OF SOUTH ALAMO STREET UNLESS THE OWNERS THEREOF START ACTUAL CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS OF SAID PROPERTIES PRIOR TO JUNE 1, 1967.

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Mayor Pro-Tem Gatti called a short recess.

The meeting reconvened, and Mayor McAllister returned to the Council Chamber and presided.

67-228 At 10:05 A.M. King Antonio XLV, in the person of John T. Steen, paid a goodwill visit to the City Council. He thanked the Council for its fine work in behalf of the community, and for its cooperation in making Fiesta Week a success.

King Antonio introduced Miss Page Saunders, Queen of the Court of San Antonio de Bejar, and her Princess, Miss Bryant Browning. The King then presented the Mayor and Members of the Council with a souvenir of his visit.

67-228 At 10:30 A.M. a goodwill visit was also made by Mr. Reynolds Andricks of the Festival San Jacinto Association; Miss Monica Lutz, Miss Fiesta of 1967; as well as fifteen Miss Fiesta alternates.

67-238 Mayor McAllister called upon the Chief of Police, the City Manager and Members of the Staff to come up with a solution to the difficult problem of securing recruits for the Police Department. He also directed the Chief of Police to appoint a liaison officer to work with the HemisFair officials regarding security for the HemisFair grounds.

The Chief of Police stated that he and the City Manager have been working on a way to obtain more recruits for the HemisFair. Also he has appointed Inspector J.W. Fitch as liaison officer.

