

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 21, 1965, 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor Pro-Tem John Gatti, with the following members present: CALDERON, JONES, KAUFMAN, COCKRELL, GATTI, PADILLA, PARKER and BREMER; ABSENT: McALLISTER.

65-60 Invocation was given by the Reverend Donald L. Anderson, Manor Baptist Church.

Minutes of the previous meeting were approved with corrections.

65-61 Mayor Pro-Tem Gatti announced the Council had received a request from the attorney for the applicant, to delay the public hearing on Zoning Case No. 2300. However, since the opponents were present, the Council agreed to hear this case in the regular order.

65-62 Zoning Case No. 2302 was first heard, to rezone Lot 12, NCB 9552, located southwest of the intersection of Nebraska Street and Aurelia Street from "B" Residence District to "F" Local Retail District.

Mr. Burt Lawrence, Assistant Planning Director, briefed the Council on the proposed change on which the Planning Commission recommended denial. Mr. Lawrence explained the Dorie Miller School was neither for nor against the proposed change in zone as long as alcoholic beverages were not sold at this location.

Mr. George Bailey, owner and applicant, stated he intended to lease this building for a grocery store, fixit shop or upholstery shop. He further stated that the property is a liability now because it is vacant and he still has to keep up the taxes.

After further discussion by the Council, and on motion made by Mr. Bremer, seconded by Mr. Jones, the recommendation of the Planning Commission to deny the proposed change in zone was upheld by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

Mayor Pro-Tem Gatti explained to Mr. Bailey that due to present zoning laws the Council was of the opinion that if a shop would be allowed to conduct business at this location and failed, that a tavern, or any other business, could use the "F" Local Retail Zone, and due to the closeness of the school this rezoning would be unfair. However, Mr. Gatti suggested that after the new zoning ordinance was approved Mr. Bailey could re-apply for rezoning for a particular type of business.

65-63 Mayor Pro-Tem Gatti, at this time, read a proclamation designating January 21st as San Antonio Area Foundation Day, and presented it to Mr. William C. Wiederhold, Executive Director of the Foundation, and Mr. Melvin Sisk, Executive Vice President of the San Antonio Chamber of Commerce.

65-64 Case No. 2334, was next heard to rezone 0.0826 acres out of NCB 12189 described by field notes in the proposed ordinance, generally located north-east of the intersection of I. H. 35 Expressway and the cutback to Walzem Road from "A" Residence District to "F" Local Retail District.

Mr. Burt Lawrence briefed the Council on the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

On motion made by Mr. Padilla, seconded by Mr. Bremer, the recommendation of the Planning Commission to grant the change in zone was approved by passage of the following ordinance by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 33,010

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS 0.0826 ACRES OUT OF NCB 12189 DESCRIBED BY FIELD NOTES IN THE ORDINANCE, FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-65 Next heard was Case No. 2309, to rezone Lots 1-4, Blk 1, NCB 13735 and Lots 1-3, Blk 2, NCB 13736, located on the west side of Upland Road 142.51' south of I. H. 10 from "A" Residence District to "E" Office District.

Mr. Burt Lawrence briefed the Council on the proposed change in zone as recommended by the Planning Commission.

No one spoke in opposition to the change.

On motion made by Mr. Padilla, seconded by Mr. Bremer, the recommendation of the Planning Commission to grant the change in zone was approved by passage of the following ordinance, the vote being as follows: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 33,011

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1-4, BLK 1, NCB 13735 AND LOTS 1-3, BLK 2, NCB 13736 FROM "A" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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65-66 Zoning Case No. 2326 was next heard to rezone Lot 43, NCB 10502, located north of the intersection of Goliad Road and Bushick Drive from "B" Residence District to "F" Local Retail District.

The Assistant Planning Director briefed the Council on the proposed change which the Planning Commission recommended be approved.

Mr. Mel Hughes, owner and applicant, stated he had a "For Sale" sign on subject property for eight years and was unable to sell it as residential property. He said he had a sale contingent on rezoning to "F" Local Retail

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District and agreed to erect a six foot wooden fence as a buffer to the north.

No one spoke in opposition to the change.

After further discussion by the Council, 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, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: Kaufman; ABSENT: McAllister.

AN ORDINANCE 33,012

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 43, NCB 10502 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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65-67 Case No. 2324 was next heard to rezone Lot 21, NCB 12046, located on the north side of Coney Avenue 149.25' west of Goliad Road from "B" Residence District to "E" Office District.

Mr. Burt Lawrence briefed the Council on the proposed change which was recommended by the Planning Commission.

No one spoke in opposition to the change.

On motion of Mr. Bremer, seconded by Mr. Padilla, the recommendation of the Planning Commission to grant the change in zone was approved by passage of the following ordinance by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 33,013

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 21, NCB 12046 FROM "B" RESIDENCE DISTRICT TO "E" OFFICE DISTRICT.

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65-68 Case No. 2167 was next heard to rezone Lot 47, NCB 11880, located on the south side of Lawndale Drive 366.1' west of Broadway, from "A" Residence District to "D" Apartment District.

Mr. Lawrence briefed the Council on the proposed change in zone which the Planning Commission recommended be approved,

No one spoke in opposition to the change.

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

AN ORDINANCE 33,014

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 47, NCB 11880 FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

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65-69 Next heard was Case No. 2314, to rezone Lots 14 and 15, NCB 11957, located on the north side of Hallmark Drive 246.4' east of Eastern Avenue, from "A" Residence District to "JJ" Commercial District.

Mr. Burt Lawrence briefed the Council on the proposed change which was recommended by the Planning Commission.

Mr. Seymour Dreyfus, owner and applicant, stated he requested the change in zone in order to erect a nice office building which he will lease to a contractor. Mr. Dreyfus passed pictures of subject area to the Council showing the dilapidated condition of the area as "A" Residential, and pictures showing other land uses due to rezoning which definitely showed that commercial useage had upgraded this area, and raised the values on vacant property. Mr. Dreyfus stated he was going to extend Hallmark Street in accordance with the specifications of the City, and intended to bring in utilities at considerable expense, and also intended to erect a screen fence as a buffer on the north and west sides of subject property.

Mrs. Frank Mueller, 1318 Parkridge, opposed the change in zone of this property because she felt that she and other residents should be given another year or two until the North Expressway goes through this area. She realized that this area would have to be commercial, but not right now, and she stated there are a number of livable residential properties in this area.

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

AN ORDINANCE 33,015

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 14 AND 15, NCB 11957 FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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65-70 Mayor Pro-Tem Gatti recognized Lt. Bobby D. Schade and S/Sgt. Policoni, U.S.A.F. Foreign Training Office of the 3510th Flying Training Command, who in turn introduced students from Argentina, Laos, Iran and Libya. Lt. Schade said these students were receiving on the job training at Randolph A.F.B. as part of the U. S. Military Training Program. Mayor Pro-Tem Gatti welcomed them and stated that the business of this Council is the way municipal government business is conducted in this and other cities throughout the country.

65-71 Next heard was Case No. 2270, to rezone Lots 1-26, Blk 1, NCB 9522, Lots 1-18, Blk 2, NCB 9523, Lots 1-16, Blk 3, NCB 9524, Lots 1-15, Blk 4, NCB 9525, Lots 1-7, Blk 5, NCB 9526 and Lots 1-3, Blk 6, NCB 9527, generally located in the area bounded on the east by Pine Street, on the south by an alley south of Linda Lou Street, on the west by an alley west of Cox Street and on the north by an alley north of Mebane Street, from "J" Commercial

District to "A" Residence District; and Lot 1-A, Blk 2, NCB 9523, subject property is rectangular in shape being 37.43' x 346.5' in size and located south of and adjacent to the alley south of Linda Lou Drive and 250' east of Hackberry Street from "J" Commercial District to "D" Apartment District.

Mr. Burt Lawrence briefed the Council on the proposed change as recommended by the Planning Commission.

No one spoke in opposition to the change.

On motion made by Mr. Jones, seconded by Dr. Calderon, the recommendation of the Planning Commission to grant the change in zone was approved by passage of the following ordinance by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 33,016

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1-26, BLK 1, NCB 9522, LOTS 1-18, BLK 2, NCB 9523, LOTS 1-16, BLK 3, NCB 9524, LOTS 1-15, BLK 4, NCB 9525, LOTS 1-7, BLK 5, NCB 9526 AND LOTS 1-3, BLK 6, NCB 9527 FROM "J" COMMERCIAL DISTRICT TO "A" RESIDENCE DISTRICT; AND LOT 1-A, BLK 2, NCB 9523, FROM "J" COMMERCIAL DISTRICT TO "D" APARTMENT DISTRICT.

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65-72 Case No. 2298 was heard next, to rezone that portion of a 5.975 acre tract out of NCB 10115, except that portion in the Olmos Basin Easement, described by field notes in the proposed ordinance, and generally located 219.5' east of Beacon Avenue 271' north of Basse Road and having 100' on Haby Drive, from "B" Residence District to "JJ" Commercial District.

Mr. Lawrence briefed the Council on the proposed change as recommended by the Planning Commission.

In answer to questions from the Council, Mr. L. E. Travis, Sr., explained this property was three blocks from his son's property on which a permit had been issued in error by the City since it was in a flood easement on Olmos Basin. This permit was later withdrawn. Mr. Travis stated he had three or four entrances to this property as well as use of an easement for exit on the adjoining nursery property.

No one spoke in opposition to the change.

On motion made by Mr. Jones, seconded by Mr. Padilla, the recommendation of the Planning Commission to grant the change in zone was approved by passage of the following ordinance by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 33,017

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS THAT PORTION OF A 5.975 ACRE TRACT OUT OF NCB 10115 EXCEPT THAT POSTION IN THE OLMOS BASIN EASEMENT, DESCRIBED BY FIELD NOTES IN THE ORDINANCE, FROM "B" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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65-73 Next heard was Case No. 2306, to rezone Lot 1, NCB 11952, located southeast of the intersection of Hallmark and Jones-Maltsberger Road, from "A" Residence District to "J" Commercial District.

Mr. Lawrence briefed the Council on the proposed change which the Planning Commission recommended be denied.

Mrs. Bess Harrington, realtor for the applicant, Mr. T. J. Goad, stated everything said by the applicant in Zoning Case No. 2314 applied to this property since it was in the general area. She stated her client was interested in buying this property, subject to the rezoning in order to establish a nice clean wholesale electrical business. She also stated the houses across the street, face on another street. She said this area will someday become a commercial area in conjunction with the Mall. Mrs. Harrington stated she would be happy to receive a higher zone classification.

No one spoke in opposition to the change.

Mr. Bremer made a motion to uphold the recommendation of the Planning Commission, and deny the rezoning. The motion was seconded by Mr. Kaufman.

After discussion by the Council the motion was withdrawn. Mr. Bremer then made a motion that Case No. 2306 be referred back to the Planning Commission for consideration of "E" Office District. Seconded by Dr. Parker, the motion carried by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

65-61 Last heard was Zoning Case No. 2300, to rezone Lots 1, 2, 3, 42, 43 and 44, NCB 10136, located on the west side of Hillcrest Drive between Woodlawn and Havana Street, from "A" Residence District to "E" Office District.

Mr. Lawrence briefed the Council on the proposed change in zone, which the Planning Commission recommended be denied by the Council.

Mr. Norman Rodney, Jr., 134 Havana Street, stated that he opposed the rezoning due to past experience. His home abuts the subject property, and in 1962 another organization used this property as a meeting hall and he and all his neighbors were bothered with drunks wandering around after a meeting, and his yard was littered with beer cans and other debris from these parties.

Councilman Kaufman suggested that since no one was present representing the applicant, it was only fair to call the office of the attorney representing the applicant, and see if one of the firms' lawyers could come over to represent the applicant. The Council agreed to this and Mayor Pro-Tem Gatti recessed the meeting in order that the attorney for the applicant could be notified.

The meeting reconvened. Mr. Lawrence stated the attorney's office was contacted and it was understood by them that action on this case was to be completed today, and that there would be no attorney present to represent the applicant.

Mr. Norman Rodney, Jr., continued his explanation of his opposition.

After further discussion, on motion by Mrs. Cockrell, seconded by Mr. Bremer, the recommendation of the Planning Commission to deny the proposed change in zone was upheld by the following vote: AYES: Calderon, Jones, Cockrell, Gatti, Padilla and Bremer; NAYS: None; ABSENT: McAllister, Kaufman,

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and Parker.

Mr. Al Tripp, Purchasing Agent, explained the following ordinance.

65-74

AN ORDINANCE 33,018

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF PAUL ANDERSON COMPANY, TO FURNISH THE CITY OF SAN ANTONIO. AVIATION DEPARTMENT WITH AIRPORT SEATING AND ACCESSORIES FOR A TOTAL OF \$5,789.64.

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On motion made by Dr. Parker, seconded by Dr. Calderon, the ordinance was passed and approved by the following vote: AYES: Calderon, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister and Jones.

Mr. Gerald Henckel, Assistant City Manager, explained the following ordinance, and on motion made by Mr. Kaufman, seconded by Mr. Padilla, was passed and approved by the following vote: AYES: Calderon, Jones, Kaufman, Cockrell; Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: McAllister.

65-75

AN ORDINANCE 33,019

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF SAN ANTONIO, TEXAS; AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING AND DECLARING AN EMERGENCY. (Dewhurst Road.)

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The Clerk read the following letter:

January 21, 1965

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

Gentlemen and Madam:

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

- 65-76 1-13-65 Petition of Mrs. B. F. Scheel and other residents in the 1600 and 1700 blocks of Schley Avenue, 800 and 900 blocks of Bailey Avenue, and 1600 and 1700 blocks of McKinley Avenue, requesting the City to resume garbage pickup in the alley as done heretofore for many years.
- 65-77 1-14-65 Petition of Mrs. Mary Kathryn Jay, 226 Lakeshore Drive, requesting the City Council to investigate the feasibility of garbage pickups in the alleys in North Alamo Heights and offering full cooperation if contributions are required to help defray cost of putting alleys in suitable condition.
- 65-78 1-14-65 Petition of Saint Joseph's Roman Catholic Benevolent Association, filed by Mr. Al Keller, requesting that Saint Joseph's Hall, 314 East Commerce Street, not be included within Urban Renewal and HemisFair project now underway in the immediate vicinity of this property.

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Sincerely,

/s/ J. H. Inselmann
City Clerk

The following report was made by the City Manager's Office on petitions.

64-461 Petition of Willie J. Tigs and others for recreational facilities in Carson Homes Area, to wit: two playgrounds, a recreation center, lighted baseball diamond.

Investigation by the Parks Department reveals that the facilities requested comprise a major capital program with a minimum cost of \$200,000.

Presently a summer program is being conducted at the John Pershing School. To increase this program from summer to full-time, would necessitate an increase of \$16,186.

Recommendation : Continuing summer program for this budget year. Possibility of a full-time program next year, if funds can be budgeted.

- 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 P R O - T E M

ATTEST:

J. H. Buselmann
City Clerk

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