

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 20, 1966, 8:30 A.M.

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66-54 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, JAMES, COCKRELL, GATTI, TREVINO, PARKER and BREMER; ABSENT: None.

The invocation was given by the Reverend Ross W. Dye, Pastor, Sunset Ridge Church of Christ.

Minutes of the meeting of January 13, 1966, were approved.

66-54 Mayor McAllister read a proclamation designating the week of January 23 through January 29, 1966, as Federal Employee Week, and presented it to Mr. Harry B. Dolph. Vice President of the Society for Personnel Administration.

66-54 First zoning case heard was Case No. 2597, to rezone Lots 17 and 18, NCB 11961, located between Broadway and Gault Lane approximately 958' south of I. H. 410, from "A" Residence District to "B-1" Business 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.

On motion made by Mr. Gatti, seconded by Mr. Bremer, 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 and Bremer; NAYS: None; ABSENT: Parker.

AN ORDINANCE 34,025

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 17 AND 18, NCB 11961 FROM "A" RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT.

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66-55 Next heard was Case No. 2237, to rezone Lot 30, NCB 12180, that portion of Lot 29, NCB 12180 not presently zoned "F" Local Retail, and Lot 31, NCB 12180 save and except the southwest triangular portion being described by field notes in the proposed ordinance, and being generally located on the west side of the M. K. T. Railroad 202,99' south of Walzem Road, from "A" Residence District to "JJ" Commercial District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council. He added that the Council had previously postponed action on this case until necessary easements could be obtained through the property. He said the property has been replatted and the Public Works Department has advised that they have obtained all the necessary easements. In addition a non-access easement has been placed on the west side of the drainage ditch to prevent access from the residential area.

After discussion, 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: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: Parker.

66-55

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 30, NCB 12180 THAT PORTION OF LOT 29, NCB 12180 NOT PRESENTLY ZONED "F" LOCAL RETAIL, AND LOT 31, NCB 12180 SAVE AND EXCEPT THE SOUTHWEST TRIANGULAR PORTION FROM "A" RESIDENCE DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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66-56 Next case heard was Case No. 2623, to rezone the southwest triangular part of Lot 31, NCB 12180 being described by field notes in the proposed ordinance, and being generally located 507.58' west of the M. K. T. Railroad and 126' north of Overland Drive and being bounded on the northwest of a drainage R. O. W., from "A" Residence District to "B-1" Business District.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council. He stated that the property is to be used for office use and parking for the property rezoned in the previous case, No. 2237.

Mrs. Geo. P. Lee, 306 Newport, inquired if there would be access to the property from Overland and Newport Streets, and she was advised there would not be any such access.

Further discussion showed that the Planning Commission requested that screening be placed along the south property line. After further discussion the Council felt that a non-access easement should be placed on the south property line to prevent access from Overland Street in the future. This was agreeable to the applicant and it was the Council's wish that the non-access easement be included on the plat.

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, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 34,027

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 SOUTHWEST TRIANGULAR PART OF LOT 31, NCB 12180 FROM "A" RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT.

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66-57 Next heard was Case No. 2438, to rezone Lot 1, NCB 8790, located on the east side of Pine Street, 350.75' north of I. H. 37 Expressway R. O. W. from "B" Residence District to "D" Apartment District; and Lot 2, NCB 8790, located northeast of the intersection of Fair Avenue, I. H. 37, and Pine Street, from "B" 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. He reported that action on this case was continued from January 6th in order for the applicant, Fair Development Company, San Antonio Independent School District Officials, and the Traffic Engineer to try to work out a suitable traffic plan for the area.

Mr. Stewart Fischer, Director of Traffic and Transportation, advised that no meeting was held with the other interested parties but he has spoken to both of them on the telephone and the School Board has now withdrawn its objection to this particular request for rezoning. He also spoke to

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Mr. McCreless and while it is true there are traffic problems in this area, very few are the result of this particular property, and it was his recommendation that the problems could not be solved by the proposed use of this property. The problem of lack of service roads on the Expressway, and is something that neither the City nor Mr. McCreless can do anything about. His only other recommendation is that Piedmont be extended north to Astor, and of this is done it would provide better traffic movement in the area.

Mr. G. S. McCreless stated that he felt that it would be desirable to extend Piedmont to Astor, and would be glad to dedicate a 60' right-of-way for this extension. The School Board, however, will have to give the rest of the right-of-way.

The Council then instructed Mr. Fischer to contact the School Board about a proposed extension of Piedmont through their property.

Mrs. L. T. Odem, 542 Chicago, asked if Pine St. could be extended to the Expressway to give them an outlet.

Mr. Fischer advised her that to do so would create a very dangerous traffic hazard and could not recommend it.

Mr. Frank S. Smith, 538 Chicago Blvd., asked whether the drainage would be taken into consideration on the 60' strip of land to be rezoned to "D" Apartment zone. He was advised that this would be improved and be used for parking for the Holiday-Inn, and in all probability, would be used for access to Fair Avenue by the residents on Pine Street and Chicago Blvd.

After further discussion, on motion of Mr. Gatti, 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 34,028

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 8790 FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT; AND LOT 2, NCB 8790 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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66-58 Next heard was Case No. 2601, to rezone part of Lots 2 and 3, NCB 11839 and part of Lot 1, NCB 11844, located on the north side of Klaus Road between North Vandiver and Pike Road, from "A" Residence District to "R-2" Two-Family Residence District.

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

Mr. Stanley Rosenberg, attorney for the applicant, LAD Building and Development Company, said the request was made in order to build duplexes. He reviewed the history of the property which had been heard on previous occasions by the Planning Commission and the City Council. He said in the present case all of the duplexes would front on Klaus Road, and would be in the \$30,000 to \$35,000 price range. These duplexes would not detract or devalue the surrounding property. He said there was a severe drainage problem and the Planning Commission would not allow homes to be built that would back up to Klaus Road. He added the property is not eligible for F.H.A. financing for single family homes, and traffic has increased from 450 to 1500 cars per day. He felt the area would benefit from this development, and presented pictures of the property as it is today, pictures of the

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duplexes to be built, and pictures of the adjoining area, and asked that the Council approve the request for rezoning.

Mrs. Amy Freeman Lee, 7204 Seidel Road, objected to any change in zone in this area as she felt apartments would lower the value of single family homes, increase traffic and the apartments would change the quality of the neighborhood.

Also speaking in opposition were Mr. Bob Grant, representing Dr. Jamison, 222 Pike Road; Mr. Opits, representing Dr. Ragsdale, 706 Klaus Road; Paul Burton, 363 Larchmont; Mrs. James Henderson, 7146 North Vandiver; Mrs. Germaine Garrett, 7147 North Vandiver; Mrs. B. J. Fuller; Mrs. John Small; Mrs. L. Bowman; Mrs. George Evans and Mrs. Burton Irby, all residents on Knight Robin; and Mr. Lloyd MacMurray, 7206 North Vandiver.

After rebuttal by Mr. Rosenberg and Mrs. Lee, and consideration by the City Council, Mr. Gatti made a motion that the recommendation of the Planning Commission be overruled and the property be rezoned to "R-2" Two Family Residence District. Seconded by Mr. Jones, the motion which required seven affirmative votes to carry, failed, and the rezoning was denied by the following vote: AYES: Calderon, James, Gatti, Trevino, Parker and Bremer; NAYS: McAllister, James and Cockrell; ABSENT: None.

66-59 Next zoning case heard was Case No. 2612, to rezone Lot 21, NCB 2950, located on the north side of Waleetka Street, 250' east of Nopal Street, from "B" Residence District to "B-1" Business District.

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

Mr. P. E. Skloss, President of Saint Margaret Mary Federal Credit Union, applicant in the case, stated they had bought this property to establish an office close to the school and church in order to be better able to serve their clients. He said there was a vacant lot next to the property that is an eye sore which they will clean. As to traffic, he said they did not anticipate more than seven or eight cars a day, and they could be parked very well at the rear of the property.

Mr. Teairl W. Lewis, attorney representing the Credit Union, stated the case was appealed because of a tie vote before the Planning Commission. He stated that all notices were returned in favor of the rezoning and the residents in the area felt that this will materially improve the neighborhood. He showed pictures of the area and the property in question, which is next to the former Handy Andy store and is in close proximity to the church and school.

Mr. Wm. H. Hofmeier, 127 Waleetka, home owner next to the property in question said he was in favor of the rezoning because they have been trying to get someone to take the property and improve it and clean up the vacant lot.

Monsignor Wangler, Pastor of Saint Margaret Mary Church, expressed his approval of the change and interest in serving the people of their church.

After discussion of the matter, Mr. Jones made a motion that the recommendation of the Planning Commission be overruled and the property be rezoned to "B-1" Business District. Seconded by Mr. Gatti, the motion, carrying with it the passage of the following ordinance, was approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 34,029

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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 LOT 21, NCB 2950 FROM "B" RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT.

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

AN ORDINANCE 34,030

DECLARING THE CASH DEPOSIT OF \$6,000.00 IN CONNECTION WITH THE DREAMLAND OAKS, UNIT 1 SUBDIVISION FORFEITED, AND DIRECTING SAID \$6,000.00 AND THE \$27,000.00 RECEIVED FROM THE CITY WATER BOARD BE USED TO COMPLETE THE SITE IMPROVEMENTS IN THE COLONIAL HILLS AND DREAMLAND OAKS SUBDIVISIONS; AND DIRECTING THE DIRECTOR OF PUBLIC WORKS TO CAUSE THE WORK TO BE DONE; AND SUPPLEMENTING THE BUDGET OF HIS DEPARTMENT ACCORDINGLY.

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The following ordinance was explained by Assistant City Manager Gerald Henckel, and on motion of Mr. Jones, seconded by Dr. Parker, 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 34,031

GRANTING THE HIGHLAND PARK STATE BANK A LICENSE TO CONSTRUCT A PNEUMATIC TUBE SYSTEM UNDER THE 2100 BLOCK OF SOUTH HACKBERRY STREET AND A PUBLIC ALLEY LOCATED IN NEW CITY BLOCK 3335 AND MANIFESTING AN AGREEMENT IN CONNECTION THEREWITH.

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At this time Mayor McAllister recognized Mr. Joe Bernal and a group of 27 persons who are studying English and for their United States Citizenship at the Inman Christian Center. Mr. Bernal stated that all except three persons have been citizens for a year, but have continued to study English. He then introduced Misses Judith McDonald and Margaret Burgess, who are also instructors at the Inman Christian Center. One of the students, Mrs. Maria de la Luz Calderon, Mother of Councilman Herbert Calderon, on behalf of the Class, expressed appreciation in being able to attend the Council meeting and commended the City Council for the fine work it is doing.

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Mr. William De Wolfe, President of the San Antonio Chapter of the Texas and American Civil Liberties Union, addressed the City Council on the need for more better-trained and educated policemen and endorsed an increase in police salaries.

66-64

Mrs. I. R. Adams, President of the Harlandale Council, Parent-Teachers Association, submitted to the City Council a petition signed by members of the P.T.A. in the Harlandale, Edgewood and East Central School Districts in which it is requested that an ordinance be passed making it mandatory that all developers of new subdivisions in the City include sidewalks in their projects.

Also speaking for the proposal was Mrs. C. E. Buchanan, Gillette Elementary P.T.A.

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After discussion of the matter, it was the sentiment of the Council to consider the request.

66-65 The City Clerk read the following ordinance for the second and final time.

AN ORDINANCE 33,866

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 113.855 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO. (Sungate Subdivision).

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Planning Director Steve Taylor showed the property in question on a map, which is located north of Loop 410 and the Perrin-Beitel Road and is known as the Sungate Subdivision. He said the action was taken at the request of the owners of the property for the purpose of developing a residential subdivision.

No one asked to speak in opposition.

On motion of Dr. Calderon, seconded by Mr. Trevino, 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.

66-65 The Clerk read the following ordinance for the second and final time.

AN ORDINANCE 33,954

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF TWO TRACTS OF LAND TRACT "A" 3.299 SQUARE MILES AND TRACT "B" .7633 SQUARE MILES, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO. (LOCATED NORTH AND SOUTH OF KELLY AIR FORCE BASE).

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Planning Director Steve Taylor described the area to be annexed on a map.

The Mayor asked if any citizens wished to be heard.

Mrs. George Thienpont stated she owned 50 acres in the area near Callahan Road and Highway 90. She felt that with the restrictions on development that the City proposes to establish she would not be able to pay the taxes or even sell the property as single family homes will not be allowed.

Mayor McAllister advised her that the Council is fully aware of the problems involved in taking this land into the City. He stated the City is not taking it necessarily for the purpose of getting additional taxes, but it is essential that it be done because if it is not then the City will not be able to control the type of building that goes in this area. He said it was a matter of either taking in the property so that the City can control it or take a chance on losing Kelly Field in a few years.

Mr. Rene DeCock, owner of property in the area, stated he was in the process of selling his property and he could still sell it if it was allowed to remain zoned "A" Residential District.

Mr. Henry DeCock stated he could not understand why single family homes could not be built in this area.

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Mayor McAllister stated that indications are that this is a sound and noise area and the vibrations and shock waves will cause damage to the homes. As to taxes, he assured them that property cannot be assessed out of relationship to its value.

Mayor Pro-Tem Gatti informed them that the last Legislature had a bill to allow cities to protect and control zoning in such areas without annexation. This bill failed and he said he felt that the City should advise our Legislators that the City is still interested in this legislation.

After giving all citizens who desired to be heard an opportunity to speak, Dr. Calderon made a motion that the ordinance be passed and approved. Seconded by Dr. Parker, the motion carried by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

The following ordinances were read and then 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.

66-66

AN ORDINANCE 34,032

AMENDING ORDINANCE NO. 33937 PRESCRIBING MONTHLY INSPECTION FEES FOR MOBILE HOMES AND TRAVEL TRAILERS BY CORRECTING CERTAIN PHRASEOLOGY AND PUNCTUATION.

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AN ORDINANCE 34,033

AMENDING ORDINANCE NO. 33778 AUTHORIZING A CONTRACT FOR ARCHITECTURAL SERVICES IN CONNECTION WITH CONSTRUCTION OF A FIRE STATION; AND MANIFESTING AN AGREEMENT WITH ROBERT W. HARRIS AND LEO M. J. DIELMANN, JR., ARCHITECTS, TO AMEND SAID CONTRACT IN ACCORDANCE HEREWITH.

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AN ORDINANCE 34,034

APPOINTING LLOYD JARY A MEMBER OF THE RIVER WALK COMMISSION.

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66-69

AN ORDINANCE 34,035

APPOINTING MEMBERS OF THE FINE ARTS COMMISSION PURSUANT TO ORDINANCE NO. 33874, DATED NOVEMBER 18, 1965.

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Dr. William B. Burns, Director of Witte Museum	Ex Officio
Mr. Mario F. Gonzales, Architect	Dec. 31, 1968
Mr. G. J. Fry, Landscape Architect	Dec. 31, 1966
Miss Gloria Gault, Artist-Painter	Dec. 31, 1968
Dr. Waldine Tauch, Artist-Sculptor	Dec. 31, 1968
Mrs. Alfred (Nancy) Negley, Craftsman	Dec. 31, 1967
Mrs. Fannie Mae Edmerson, Educator	Dec. 31, 1967
Mrs. Edgar Tobin, Lay Person	Dec. 31, 1968
Mr. Joe Potts, Businessman	Dec. 31, 1966
Mrs. Ethel Harris, Lay Person	Dec. 31, 1967
Mr. C. Stanley Banks, Sr., Lay Person	Dec. 31, 1967

AN ORDINANCE 34,036

APPOINTING ARNOLD RODRIGUEZ A MEMBER OF THE PLUMBING APPEALS AND ADVISORY BOARD.

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The Clerk read the following letter:

January 20, 1966

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

Gentlemen and Madam:

The following petition was received and forwarded to the City Manager for investigation and report to the City Council:

66-71 1-17-66 Petition of Boy Scout Troop No. 510, signed by Mr. Ronald York, Chairman, requesting permission to allow the painting of house numbers on curbs in the Harmony Hills Subdivision as a fund raising project.

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 :

W. M. ...
MAYOR

ATTEST:

J. H. Inselmann
City Clerk

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