

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, AUGUST 4, 1966 AT 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, JAMES, COCKRELL, TREVINO, GATTI and BREMER; Absent: PARKER.

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66-950 The invocation was given by Councilman Roland C. Bremer.

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The minutes of the recessed meeting of July 26, 1966 and the regular meeting of July 28, 1966 were approved.

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66-951 The first item of business to come before the Council was the public hearing on zoning case no. 2693 to rezone Lot 13, Blk. 10, NCB 1004 from "D" Apartment District to "B-2" Business District, that which is not presently zoned "J" save and except the southwest 92.89' of the northwest 115.8' located 167.9' northwest of Quincy Street, 55.53' southwest of Schiller Street; being approximately 70' x 166.59' in size.

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

AN ORDINANCE 34,681

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

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OF CERTAIN PROPERTY DESCRIBED HEREIN
AS THAT PORTION OF LOT 13, BLK. 10,
NCB 1004 NOT PRESENTLY ZONED "J" SAVE
AND EXCEPT THE SOUTHWEST 92.89' OF
THE NORTHWEST 115.8' FROM "D" APART-
MENT DISTRICT TO "B-2" BUSINESS DISTRICT.

* * *

66-952 Next heard was zoning case 2765 to rezone the south-
west 92.89' of the northwest 115.8' of Lot 13, Blk. 10,
NCB 1004, located on the southeast side of East Elmira,
93.3' northeast of Park Avenue; having 92.89' on East Elmira
and a depth of 115.8' from "D" Apartment District to "B-2"
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 to the change.

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

AN ORDINANCE 34,682

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 DES-
CRIBED HEREIN AS THE SOUTHWEST 92.89'
OF THE NORTHWEST 115.8' OF LOT 13,
BLK. 10, NCB 1004 FROM "D" APARTMENT
DISTRICT TO "B-2" BUSINESS DISTRICT.

* * *

66-953 Next heard was zoning case 2703 to rezone property
from "A" Residence District to "I-2" Heavy Industry District
listed as the southeast 500' of Lot 12, NCB 12053, located
on the northwest side of Jones Maltsberger Road, 845' north-
east of North Loop Road; having 309' on Jones Maltsberger and
a depth of 500'.

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 Mr. Bremer, seconded by Mr. Gatti, the Planning Commission's recommendation 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 34,683

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 500' OF LOT 12, NCB 12053 FROM "A" RESIDENCE DISTRICT TO "I-2" HEAVY INDUSTRY DISTRICT.

* * *

66-954 Next heard was zoning case 2791 to rezone property from "A" Residence District to "I-2" Heavy Industry District listed as the northwest 70' of Lot 12, NCB 12053, subject property being located 500' northwest of Jones Maltsberger Road and approximately 545' northeast of North Loop Road and being 70' x 628.05' in size.

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 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 and Bremer; NAYS: None; ABSENT: Parker.

AN ORDINANCE 34,684

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

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OF CERTAIN PROPERTY DESCRIBED HEREIN
AS THE NORTHWEST 70' OF LOT 12, NCB
12053 FROM "A" RESIDENCE DISTRICT TO
"I-2" HEAVY INDUSTRY DISTRICT.

* * *

66-955 Next heard was zoning case 2741 to rezone property from "B" Residence District to "B-1" Business District listed as Lot 16, Blk. 32, NCB 6275, located on the north side of North Park Blvd. 50' east of Marlay Street; having 100' on North Park and a depth of 123'.

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. 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, Gatti, and Bremer; NAYS: None; ABSENT: Parker.

AN ORDINANCE 34,685

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 16, BLK. 32, NCB 6275 FROM "B" RESIDENCE
DISTRICT TO "B-1" BUSINESS DISTRICT.

* * *

66-956 Next heard was zoning case 2752 to rezone property from "C" Residence District to "B-3" Business District, located between Amber Place and West Ackard Place, being the west 50' of Lot 22, Blk. 172, NCB 9456.

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

AN ORDINANCE 34,686

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 WEST 50' OF LOT 22, BLK. 172, NCB 9456 FROM "C" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

66-957 Next heard was zoning case 2767 to rezone property from "C" Residence District to "B-3" Business District listed as Lot 11, Blk. 2, NCB 9307 located southeast of the intersection of Escalon Avenue and S. W. Military Drive; having 95' on S. W. Military Drive and 147.23' on Escalon.

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 Mr. Trevino, 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, and Bremer; NAYS: None; ABSENT: Parker.

AN ORDINANCE 34,687

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, BLK. 2, NCB 9307 FROM "C" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

66-958 Next heard was case 2770 to rezone property from "B" Residence District to "R-3" Multiple-Family Residence District listed as Tract 2, NCB 10979 save and except the west 210' of the south 155' being described by field notes and, the rezoning and reclassification of property from "B" Residence District to "B-2" Business District, listed as the west 210' of the south 155' out of NCB 10979 being described by field notes, subject properties being located northeast of the intersection of Woodruff Avenue and S. E. Military Drive; having 258.50' on S.E. Military Drive, 1054.50' on Woodruff and 99.60' on the cutback between these two streets. The "B-2" zoning being on the west 210' of the south 155' of this tract.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be approved by the City Council. He reported that since the hearing, the applicant wished to withdraw the "B-2" Business District zone and was asking that it also be changed to "R-3" Multiple-Family Residence District.

Mr. Irv Eells, representing the applicants, Burke Investment and HARE Associates, advised the Council that due to architectural and site plan needs, it has been determined that they need all the property for the apartment project and asked that it all be rezoned to "R-3" District.

Mr. Jones made a motion that the recommendation of the Planning Commission be upheld except that the Southwest 210' by 155' be rezoned "R-3" Multiple-Family Residence District also. The motion was seconded by Dr. Calderon. On roll call, the motion carrying with it the passage of the following ordinance prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, and Trevino; NAYS: None; ABSENT: Parker and Bremer.

AN ORDINANCE 34,688

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 TRACT 2, NCB 10979 FROM "B" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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66-959 Next heard was case 2781 to rezone property from "A" Residence District to "O-1" Office District, listed as Lot 11, Blk. 7, NCB 13680 being located on the south side of Briarglen Drive, 147.53' west of Perrin Beitel Road; having 105.48' on Briarglen and a maximum depth of 156.92', and the rezoning and reclassification of property from "A" Residence District to "B-3" Business District, listed as Lot 12, Blk. 7, NCB 13680 located southwest of the intersection of Briarglen Drive and Perrin Beitel Road; having 147.53' on Briarglen and 185.49' on Perrin Beitel Road, and, the rezoning and reclassification of property from "A" Residence District to "R-3" Multiple-Family Residence District, listed as Lot 15, Blk. 7, NCB 13679 located northwest of the intersection of Briarglen Drive and Perrin Beitel Road; having 196.70' on Briarglen and 902.04' on Perrin Beitel.

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

AN ORDINANCE 34,689

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, BLK. 7, NCB 13680 FROM "A" RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT; LOT 12, BLK. 7, NCB 13680 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; LOT 15, BLK. 7, NCB 13679 FROM "A" RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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66-960 Next heard was zoning case 2787 to rezone property from "R-A" Residence-Agriculture District to "I-1" Light Industry District, listed as that portion of Lot 1, NCB 13719, and Lots 11 and 12, NCB 13721, presently in the City of San Antonio, Lots 2 thru 21, NCB 13719, Lots 1 and 2, NCB 13722, Lots 1 thru 21, NCB 13720, and Lots 1 thru 10, NCB 13721 located north of the intersection of Loop 410 and Bandera Road; having 828.47' on Loop 410, beginning 320' northeast of the cutback to Bandera Road and 572.66' on Bandera Road beginning 110' west of the cutback to Loop 410.

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

AN ORDINANCE 34,690

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 THAT PORTION OF LOT 1, NCB 13719, AND LOTS 11 AND 12, NCB 13721, PRESENTLY IN THE CITY OF SAN ANTONIO, LOTS 2 THRU 21, NCB 13719, LOTS 1 AND 2, NCB 13722, LOTS 1 THRU 21, NCB 13720, LOTS 1 THRU 10, NCB 13721, FROM "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

* * *

66-961 Next heard was zoning case 2792 to rezone property from "R-A" Residence-Agriculture District to "B-2" Business District, listed as Lot 73, Blk. 10, NCB 13545, located on the north side of Colony Drive 141' west of Northampton Drive; having 439' on Colony and a depth of 421'.

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. 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, and Trevino; NAYS: None; ABSENT: Parker and Bremer.

AN ORDINANCE 34,691

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 73, BLK. 10, NCB 13545 FROM "R-A" RESIDENCE-AGRICULTURE DISTRICT TO "B-2" BUSINESS DISTRICT.

* * *

66-962 Next heard was zoning case 2790 to rezone property from "F" Local Retail District to "B-3" Business District the south 145' of the west 101.06' of Lot 26, NCB 10658 being described by field notes. Subject property located on the north side of Lord Road 275' west of W. W. White Road; having 101.06' on Lord Road and a depth of 145'.

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

AN ORDINANCE 34,692

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

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THE SOUTH 145' OF THE WEST 101.06' OF LOT 26, NCB 10658 COMMENCING AT A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SOUTH W. W. WHITE ROAD, WITH THE NORTH RIGHT OF WAY OF LORD ROAD; THENCE NORTH 89 DEG. 59 MIN. 30 SEC. WEST 275' FOR THE PLACE OF BEGINNING, AND THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 89 DEG. 59 MIN. 30 SEC. WEST 101.06' TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 0 DEG. 8 MIN. EAST 145' TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 89 DEG. 53 MIN. EAST 101.06' FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 0 DEG. 7 MIN. WEST 145' TO PLACE OF BEGINNING, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

66-963 Next heard was zoning case 2759 to rezone property from "A" Residence District to "B-1" Business District, the east 75' of Lot 23, NCB 13765, and from "A" Residence District to "B-3" Business District the west 175' of Lot 23, NCB 13765 located northeast of the intersection of Starlight Terrace and I. H. 35 (Austin Hwy.); having 299.66' on Starlight and 129.42' on IH 35.

Assistant Planning Director Burt Lawrence explained the proposed change which the Planning Commission recommended be denied by the City Council. This being an appeal case, he stated it would take seven affirmative votes to rezone the property.

Mr. Wesley Nail, Sr., one of the applicants in the case, advised the Council they had bought this property prior to annexation and were presently operating a Stop & Go Drive-in. He said it was their intention to relocate this business in a new building farther to the east on the property to be rezoned "B-3" Business District. As to the property at the corner of Starlight and Eventide on which "B-1" Business District was requested, he stated that they had been considering paving the property to be used for parking in conjunction with the commercial operation since it was too small on which to construct the new building.

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After discussion of the matter, Mr. Nail stated there was no objection to rezoning the small piece of property to residential instead of "B-1" Business District if it could be used for parking in conjunction with the commercial operation.

Councilman Jones then made a motion that the recommendation of the Planning Commission be over-ruled and that the west 175' of Lot 23, NCB 13765 be rezoned "B-3" Business District and that the east 75' of Lot 23, NCB 13765 be rezoned "R-2" Residence District. The motion was seconded by Dr. Calderon. On roll call, the motion carrying with it the passage of the following ordinance prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino and Bremer; NAYS: None; ABSENT: Parker.

AN ORDINANCE 34,693

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 EAST 75' OF LOT 23, NCB 13765 FROM "A" RESIDENCE DISTRICT TO "R-2" RESIDENCE DISTRICT, AND THE WEST 175' OF LOT 23, NCB 13765 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT.

* * *

Mr. John Brooks, Assistant Purchasing Agent, explained the following ordinances, and on motion made and duly seconded, each were passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, and Bremer; NAYS: None; ABSENT: Parker.

66-964

AN ORDINANCE 34,694

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF TROXLER ELECTRONIC LABORATORIES INC. TO FURNISH THE CITY OF SAN ANTONIO INTERNATIONAL AIRPORT WITH ONE NUCLEAR DENSITY TESTING MACHINE FOR A NET TOTAL OF \$3,095.00

* * *

66-965

AN ORDINANCE 34,695

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF PEARCE EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO, DEPARTMENT OF PUBLIC WORKS WITH ONE ASPHALTIC CONCRETE FINISHING MACHINE FOR A NET TOTAL OF \$24,500.00.

* * *

66-950

The Clerk then read the following letter.

August 4, 1966

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

Gentlemen and Madam:

The following petitions were received and forwarded to the City Manager for investigation and report to the City Council.

- 7-29-66 Petition of George Whitlow, 207 Marquette, requesting the City to grant permission to build a solid wooden fence 8' in height and approximately 70' in length at the rear of 207 Marquette Street in order to afford privacy from the commercial operations and floodlights at Luby's Cafeteria, 815 Bandera.
- 7-29-66 Petition of Mrs. W. B. Cavendar, President of the Jr. League of San Antonio, requesting permission to erect a 7' fence along the southwest boundary of its parking lot.
- 7-29-66 Petition of Mr. Jack Paul Leon, Attorney for Mr. Robert B. Cruz, Sr., appealing the decision of the City Solicitations Commission in denying permission to solicit advertising for the Texas Peace Officers Magazine, and requesting a hearing before the City Council.
- 7-29-66 Petition of Mr. Roy W. Albert on behalf of Hemphill McCombs Ford Co., requesting the City to grant a permit to construct a 7' cedar stockade fence to act as a buffer between two used car lots at 5703 San Pedro Avenue.

Sincerely,

/s/ J. H. INSELMANN
City Clerk

66-918 The Mayor then asked if any citizens wished to be heard.

66-967 Reverend Clifford Waller, President of the Community Guidance Center asked the Council to help the Center to maintain a contract that it has with the State of Texas which is to expire at the end of the month. In order to maintain this contract with the State Department of Mental Health and Retardation, it would be necessary for the City Council to appoint two representatives of the City to a Board Selection Committee to participate in the State Mental Health and Retardation Program.

After discussion, Rev. Waller was advised that the Council would consider the request and act on it as soon as possible.

* * *

66-883 Mr. Jim Uptmore, President of the San Antonio Home Builders Association, stated that he understood that action will be taken on the request of the City Water Board for approval of an increase in water rates, and wanted to speak in favor of the increase. He stated that because of the many large problems the City Water Board has, the new home owners have been, for the past five years, bearing the burden of supplying the money for installing water mains without any refunds. He stated that this added two or three hundred dollars to the cost of new homes. He felt that a raise in the water rates would eliminate some of the discrimination of having new home owners pay for replacement of mains in older parts of the City.

Mr. John Shields, Comptroller of the City Water Board, explained that under the proposed plan, it was contemplated that expenditures and refunds to home builders will remain the same as in the past, and no money will go to construct off-site mains.

Councilman Bremer agreed and stated that this situation was brought on by lack of foresight in the past and through no fault of the present City Water Board. However, any action in increasing the rates does not help the situation which Mr. Uptmore brought up.

The City Clerk then read the following ordinance.

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66-883

AN ORDINANCE 34,696

REPEALING ORDINANCE NO. 29271, ADOPTED AND APPROVED FEBRUARY 9, 1961; REPEALING ORDINANCE NO. 30688, ADOPTED AND APPROVED AUGUST 22, 1962; APPROVING AND ADOPTING A SCHEDULE OF RATES TO BE CHARGED CUSTOMERS OF THE WATERWORKS BOARD OF TRUSTEES OF THE CITY OF SAN ANTONIO AND PRESCRIBING REGULATIONS PERTAINING TO PRIVATE FIRE PROTECTION WATER SERVICE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY. (EFFECTIVE OCTOBER 1 AND TO BE APPLIED TO BILLINGS SUBSEQUENT TO OCTOBER 31, 1966.)

* * *

On motion of Mr. Gatti, seconded by Dr. Calderon, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Gatti, Trevino and Bremer; NAYS: Cockrell; ABSENT: Parker.

Councilwoman Mrs. Cockrell stated that in voting against the ordinance, she wanted to say that she had great confidence in the City Water Board and for its plans for improvements and their needs, and voted as she did only because she preferred the alternative financing plan with revenue bonds.

* * *

66-968 City Manager Shelley brought up the matter of demolition of old houses in Urban Renewal Project #5. He reported that the Council committee took a bus tour of the area in March and at that time compiled a list of houses to be conserved. He stated that he has received a letter from Mr. Winston Martin advising that the Urban Renewal Agency is in a position to proceed with demolition but are held up pending the final listing of buildings to be delivered intact with the properties transferred to the City of San Antonio. He submitted the following list of remaining structures in the civic center project which are as follows:

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BUS TOUR LIST

<u>Parcel No.</u>		<u>Address</u>	<u>Description</u>
193		139 Goliad Street	Halff House
195		117 Goliad Street	Tynan House
544	(H)	114 South Street	Schultz House
545	(H)	113-15 Goliad Street	Schultz Store
208	(H)	138 Goliad Street	Acosta House
209	(H)	418 S. Alamo Street	Eager House
210	(H)	142 Goliad Street	Joske House
211		434 S. Alamo Street	Beethoven Hall
215	(H)	503 Water Street	Sam Smith House
219	(H)	502 S. Alamo Street	Pereida House
260		331 Goliad Street	Longworth House
264	(H)	315 Goliad Street	MacAllister House
267		301 Goliad Street	Kusch House
296		118 Wyoming Street	
300	(H)	135 Wyoming Street	
302		127 Wyoming Street	
333		123 La Fitte Street	Coca Cola Bottling Plant
334	(H)	438 East Commerce	Yturri House
335	(H)	201 Narp Street	Bitter House
373	(H)	201 Wyoming Street	Amaya House
374		300 Matagorda Street	OK Bar
383	(H)	232 Wyoming Street	
405		405 Goliad Street	Coyne House
406	(H)	401 Goliad Street	Richter House
523	(H)	426 Santa Clara Street	Heinrich House

(H) Texas Historical Society Plaque

JULY 27, 1966
BUS TOUR SUSPENSE

<u>Parcel No.</u>		<u>Address</u>	<u>Description</u>
135	(H)	314 E. Commerce Street	Groos House
193	(H)	121 Goliad Street	Garza House
193	(H)	125 Goliad Street	Zork House
221	(H)	527 Water Street	Koehler House
222	(H)	533 Water Street	Espinoza House
250*		520 Water Street	
259*	(H)	330 Goliad Street	Wurzbach House
277		409 Matagorda	
278		403 Matagorda	

* Under Demolition Contract

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He also advised the Council that he has received a letter from Mr. Frank Manupelli of HemisFair urging that a final determination be made on houses that are to be conserved. He stated that Mr. Manupelli listed the following parcels which HemisFair had included on the site plan as being structures they will make every effort to use during the Fair, listed as follows:

<u>Parcel</u>	<u>Address</u>
219	502 South Alamo
211	434 South Alamo
209	418 South Alamo
545	113-15 Goliad
195	117 Goliad
208	138 Goliad
193	139 Goliad
210	142 Goliad
215	503 Water
267	301 Goliad
260	331 Goliad
406	401 Goliad
406	414 Matagorda
405	405 Goliad - 2 houses
383	232 Wyoming
373	201 Wyoming
300	135 Wyoming
374	300 Matagorda
334	440 East Commerce
333	123 LaFitte
277	409 Matagorda
278	403 Matagorda

It was added that the HemisFair would be willing to make an effort to use parcel 335, 201 Narp Street, during the time of the Fair, even though it is not within the Fair site proper.

Mr. Shelley reported that all other parcels do not fit into the HemisFair site development plans. HemisFair has requested that they be removed as soon as possible, and authorize Urban Renewal to resume demolition.

After consideration of the matter, Councilman Bremer suggested that representatives of the City Council and representatives of the Conservation Society confer and reach a final agreement.

Mrs. Cockrell then made a motion that the Council authorize appointment of a committee by the Mayor, to make a final report on the matter. The motion, seconded by Mr. Jones, prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino and Bremer; NAYS: None; ABSENT: Gatti and Parker.

* * *

After a twenty-minute recess, the Council reconvened at 10:00 A.M.

66-831 Mayor McAllister declared the public hearing open on the proposed amended Urban Renewal Plan, Project TEX. R-83, Civic Center Project.

Mayor McAllister stated it was mainly on the extension of this Urban Renewal area to include N C B's 901 and 105 for enlarging LaVillita. The Council will hear statements both pro and con as to the proposed use of the property to determine the question of whether all of the property will be acquired or part of it can be privately owned, and if so, under what conditions.

Mr. Winston Martin, Executive Director of the Urban Renewal Agency, made a comprehensive presentation of the amended Urban Renewal plan. The following is a format of Mr. Martin's presentation.

I. SUMMARY OF ACTION LEADING TO PRESENTATION OF THE AMENDED CIVIC CENTER URBAN RENEWAL PLAN TO CITY COUNCIL AUGUST 4, 1966.

The outline which follows presents a chronological summary of events leading to the submittal date of the Revised Civic Center Urban Renewal Plan to the City of San Antonio.

1. The application for Survey and Planning funds was prepared by the Urban Renewal Agency during July and August, 1963.

2. The application for final planning was approved by the City Council on October 17, 1963.

3. The Urban Renewal Administration of the Housing and Home Finance Agency, now the Department of Housing and Urban Development, approved the application and made funds available on December 18, 1963.

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4. The Application for Loan and Grant was prepared by the Urban Renewal Agency during July and August 1964.

5. The Application was submitted to the City of San Antonio at a public hearing on August 27, 1964.

6. Immediately following the application for Loan and Grant fund for the Civic Center Project Tex. R-83 was submitted to the Regional Offices of the Housing and Home Finance Agency now the Department of Housing and Urban Development. The application was approved on November 1964.

7. During the period between November 1964 to July 1966 the Urban Renewal Agency has purchased 99% of the original project area, relocated 98.1% of the site occupants and demolished 88% of the total structures to be removed.

8. On February 24, 1966, the City Council of the City of San Antonio passed a resolution requesting the Urban Renewal Agency to enlarge the existing Civic Center Project Area to include NCB's 901 and 155 for public use. The City proposes to develop these two blocks in connection with the proposed expansion of the LaVillita area. The two blocks are contiguous to the existing project area on the west, and eliminate a two-block join in the present project boundary.

9. St. John's Lutheran Church on the corner of East Nueva and South Presa Streets has been excluded from renewal action. The remaining area in the two new city blocks constitutes 8.53 acres of land and 21 parcels, which are to be added to the existing project area. Present Project - 138.883 ac. Revised Project - 147.413 ac.

II. PROJECT AREA SURVEYS AND CHARACTERISTICS

A. STRUCTURAL CONDITIONS

A comprehensive structural survey was conducted by Johnson & Marquis Engineers on every structure in NCB's 901 and 155 (except St. John's Lutheran Church). The summary results of the survey are listed below. Any person desiring to see the detailed reports can contact the Urban Renewal Agency.

<u>Number of Structures</u>	<u>New Area</u>	<u>Old Area</u>	<u>Total Area</u>
Total Structures	29	569	598
Residential Structures	18	390	408
Commercial Structures	9	137	146
Public and Semi-Public Structures	2	39	41

<u>Condition of Structures</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Standard Structures	0	0%	41	7.2%	41	7.2%
Rehabilitable Structures	11	38%	128	22.5%	139	23.1%
Substandard Structures	18	62%	400	70.3%	418	69.5%

Of the 18 residential structures in the two-block area, 16, or 89%, are substandard to a degree requiring clearance. All of the 18 structures contain structural deficiencies, besides health, safety, fire, and other hazardous conditions endangering inhabitants.

<u>Area Residents</u>	<u>New Area</u>	<u>Old Area</u>	<u>Total Area</u>
Households	57	757	814
Families	25	398	423
Individuals	32	359	391
Businesses	25	223	248

URBAN RENEWAL PLAN LAND USE PROVISIONS

a. Public Use Area

Public uses include those uses necessary and related to the development and operation of a civic center and municipal complex; green belts, neighborhood parks, and other open space uses in conformance with the City of San Antonio's Parks Master Plan; public neighborhood parking facilities.

6. Semi-Public Use Area

Semi-Public uses include only religious, educational, fraternal, charitable, and other similar non-business uses compatible with the civic center and municipal complex.

c. La Villita Area

La Villita uses include those necessary and related to the restoration, redevelopment, and operation of the LaVillita Historic settlement area by the City of San Antonio or by non-profit corporations, other corporations, associations or individuals, under the direction of an pursuant to agreements with the City of San Antonio. In addition to the restrictions of this plan, all LaVillita area uses shall be subject to the Master Plan for the restoration and redevelopment of this historic area as adopted or amended by the City of San Antonio.

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d. Commercial Area

Commercial uses include:

- (1) Office buildings and banks
- (2) Retail stores providing for the sale of goods and products
- (3) Commercial schools
- (4) Restaurants, lounges, and related entertainment facilities
- (5) Theatres
- (6) Apartment buildings
- (7) Apartment units
- (8) Accessory uses customarily incidental to the above uses
- (9) One existing non-conforming residential structures

3. Alternate Use Provision

Transient Housing: New construction of motels, hotels or other housing for transient use shall be permitted as an alternate use within those sections designated as: La Villita Area and the Commercial Area. All proposals for new transient housing uses shall be required to meet or exceed the following standard.

- | | |
|------------------------|---|
| (1) Minimum Lot size | 20,000 sq.ft. |
| (2) Off-street parking | One space per guest unit plus one space for each five dining seats. |
| (3) Landscaping | 10% of acceptable lot area |
| (4) Building height | No restriction |

* * *

Mr. Martin, in connection with the land uses in NCB's 910 and 105 bounded by East Nueva, South Alamo, Martinez and South Presa, stated it was anticipated that the Council will adopt a plan for redevelopment of LaVillita and that all properties subject to rehabilitation meet definite standards of applicable city ordinances including, but not limited to, the River Walk ordinance to assure that development will be in keeping with the LaVillita area.

Mr. Martin stated that Southwest Research has submitted a preliminary study on transient housing and which has enough material to substantiate the assumption of the need for transient housing.

He reviewed the structures in NCB's 910 and 105 that are recommended for acquisition and for rehabilitation.

The matter of standards for redevelopment was discussed at length because of the delay in redevelopment of the 200 block of South Alamo.

Mr. Martin advised that unless there is adopted an ordinance "with teeth in it", there will be problems and that is why the recommendation is made in the plan that specific standards be set up.

The Mayor asked if any interested parties wished to speak.

Mrs. Peggy Tobin, President of the San Antonio Conservation Society, endorsed the expansion of the Civic Center Project to include the two blocks for expansion of LaVillita. However, she expressed concern for some of the properties which are scheduled for acquisition and presented the following list of structures in the area which they felt had some historic values. The list is as follows:

STRUCTURES IN URBAN RENEWAL #5 (Extension Area)

438 S. Presa: (Judge Mitchell House) Two-story house with distinctive Victorian tower--circa 1880--this house was listed in the estate of Nathaniel Mitchell, 1898, and the 1894 City Directory shows him living on South Presa--House is in path of Durango Blvd., but at least part of the tower should be saved (roof and iron railing).

426 S. Presa: (Hoerner House) Research indicated this house was built by the Hoerner family in the 1880's, or thereabouts. During its later years it was occupied by the Hoerner sisters who were school teachers--It is a good Victorian house of brick and limestone.

422 S. Presa: (Strieber House) This house is part of the Staffel estate but was not their homestead. It was probably built before the turn of the Century for one of their children. It is a Victorian brick house with a tin roof and Grecian-like columns. It is named for a member of the Staffel family who was named Strieber.

218 South Presa: (Kuhn House) The property was sold at auction by Guadalupe Leal to Barbara and Jacob Kuhn on March 17, 1883. House was probably built soon after this date.

206 Arciniega: (Diaz House) No mention can be found of a house on this property prior to its purchase by Juana Diaz in 1851. The house was probably built fairly soon after her acquisition of the property, and her abutting neighbor in 1856 described his property as being east of house and lot formerly belonging to Juana Diaz.

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210 Arciniega: (Trebis House) The house is believed to have been built considerably prior to 1908, when it was willed by her mother to Mrs. Emma Staffel Trebus, because it had been already occupied by Mrs. Trebus and her husband. The date of building is not known, because no mention was made of a house when the property was acquired by Heine Staffel in 1878, but it was probably constructed sometime in the 1880's.

220 Arciniega: (Arciniega-Tylor-Elmendorf) This house was built by one of the leaders of the Texas Revolution, Miguel Arciniega of the Arciniega family who served in the Alamo de Parras, Bexar and Squadron of Texas Companies, and who became one of the outstanding Land Commissioners before, during, and after the Texas Revolution. He was appointed to lay out the Austin settlements and did lay out the City of Bastrop, Texas. After the Revolution, and in the early years of the Republic, Arciniega served with the Land Board in adjusting and distributing land to citizens.

The land upon which this house was built was acquired by Miguel's father, Gregorio Arciniega, from the Spanish Government in 1811, who built the house at that time.

It still has its original pegged floors, and until recently was occupied by Mrs. Stella Elmendorf Tylor, who received an award from the San Antonio Conservation Society for preserving it, and its old Texas garden.

224 Arciniega: (Micheli House) According to title, grant came from State of Coahuila and Texas on March 13, 1818. The house was probably built in, or around, 1842 by slave labor. The builder is not known, but it was part of the Micheli holdings. Col. Gibson, present owner, had to replace the original flooring because of poor condition, but retained some of the original boards between archways in the house.

228 Arciniega: (Dominguez Michele Houses) House is back built by Cayetano Dominguez in 1810. Mr. Dominguez was one of the Spanish insurgents that joined the local revolutionary movements against Spain between 1811 and 1813, and his property was confiscated by the Spanish Government and sold at auction to Vicente Micheli, a local merchant from Venice, Italy. Mr. Micheli built upon the original Dominguez house, and later borrowed money from John Twohig, and the original Dominguez house, and later borrowed money from John Twohig, and others, to build the two-story limestone structure in 1841. He was never able to repay the money, and lost most of his property before his death in 1848.

On the side of the two-story house is an old gazebo-cistern structure, and in back of the houses is a Victorian outhouse (circa 1840)--both structures being possibly the oldest of their kind in San Antonio.

Quartel: (Quartel of San Antonio de Bejar) It was first recommended in 1805 and not begun until 1810. It figured prominently in the Casas Revolution of January 1811 against the Spanish government and in the counter revolution by Juan Manuel Zambrano which resulted in the execution of Juan Bautista Casas. Mr. Richard Santos will release, in the near future, his thesis and three-year documentation on this subject.

419 South Alamo: Founded by a group of German intellectuals known as the "Lateiner" who wished their children to have the same classical education which they had received in Europe. It was begun in 1858 and dedicated to the poet Schiller. It is presently the headquarters for HemisFair 1968.

326 E. Nueva: (Aldrete Houses) Property acquired from the Spanish Government on January 26, 1818, by Dolores Aldrete who described it as being at the rear of the Quartel. The two houses were probably constructed around 1818, and at the time represented the City's growth in LaVillita.

Although they had many owners through the years, they were practically untouched. Only the front house had a minor addition made in the Victorian style in the mid-19th century, and this in itself reflects the assimilation of the local cultures through its architecture.

Continued restoration of the buildings has been faithfully carried out by the present owners, James W. Newton and Russell M. Stanley.

325 Nueva Street: (Delgado-Smith House) Title clouded by long litigation. It is not yet known whether or not it was built by Clemente Delgado in 1811, or by John W. Smith, first Mayor of San Antonio, around 1836 or 1846.

315 E. Nueva Street: (Martinez House) A group of houses completely surrounded by the Joy Kist Candy Company. Two of them are known to be good old houses. The west house was built in 1819 by Dionicio Martinez, and the east house was built in 1855 by his son, Gabriel.

* * *

Mrs. Mary Wright, Chairman of the Historic Committee of the Conservation Society, advised the Council that the structures at 220, 224, 228 and 326 Arciniega are designated as historic landmarks and the remaining houses on the list presented by Mrs. Tobin, are being considered also as historic landmarks.

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Mr. Henry Beltran, owner of property at the corner of Arciniega and Presa Street, requested that the Council allow him to keep the property which is presently being used for rentals. He stated that he would remove the building and rebuild on the property.

Mrs. Barbara Lockett presented the City Council with a copy of Southern Living Magazine which has an article about New Orleans and the work that they are doing in rehabilitation of old historic buildings.

Mr. Raul Cortez, owner of property at the corner of South Alamo and Nueva Street, stated that he understood that the reason this property is slated for acquisition is because of the widening of South Alamo Street. He stated that he had plans for rehabilitating the property but had been turned down by the Housing and Inspections Department when he applied for a permit. He asked the Council for an opportunity to find out what it will now take to rehabilitate the property before the Council decided to acquire it. He agreed that this building had no historic value.

Mrs. Warnken of 1311 W. Craig, whose mother owns the property of 204-206 Arciniega, stated that they personally are willing to sell the property and not keep it, and it might be that most of the property owners are willing to sell.

Mr. James Hayne, member of the Tourist Division of the Chamber of Commerce, read the following statement on behalf of Mr. Bob Roth, President of the Chamber of Commerce.

"The San Antonio Chamber of Commerce wholeheartedly endorses the idea of expanding and upgrading the LaVillita area both as a tourist attraction and as a recreational facility for our local citizenry.

Additionally, we believe strongly in the preservation of our community's historic and cultural heritage.

The Chamber' Program of Work adopted on April 12, 1966 underscores these two objectives emphatically. Our role, through the Tourist Division, has generally been that of developing various elements of our heritage into attractions that will amplify our local tourist industry. However, we must at the same time, work for the preservation of the important aspects of our heritage in order to have a base upon which to build our future tourist attractions.

In San Antonio, tourism, including conventions, is our third largest industry and both here and across Texas, it is our fastest growing industry.

Specifically, we respectfully recommend the following points to the San Antonio City Council:

1. That LaVillita be expanded and upgraded at the earliest practicable date;
2. That private enterprise be allowed to remain a part of the expanded LaVillita area; to this end we recommend from experience that a plan and procedure similar to that followed successfully by the River Walk Commission in the development of the 200 block of South Alamo Street be considered;
3. That the historic Quartel be preserved;
4. That the other buildings and sites in this area of proposed LaVillita expansion be researched carefully to determine their historic and cultural importance with an eye toward their preservation.

With the Council's permission, I would like to take this opportunity to urge two other pieces of action that we feel are very much a part of our community's effort to preserve and take advantage of our historic and cultural legacy.

First, we urge that the City exert its influence to see that the 250 year old remains of the Acequia Madre in the HemisFair site be preserved.

Secondly, we urge that the City designate the King William area as an Historic Zone.

The San Antonio Chamber of Commerce pledges to continue its efforts, working with the City and private organizations in doing the necessary research and development toward creating an ever expanding supermarket of tourist attractions for our community."

* * *

Mr. Alex Fraser, attorney and a descendent of the first Mayor of San Antonio who owned property in LaVillita, felt this was a golden opportunity for the City to acquire property and restore many of the houses, as well as move in others that have historic significance.

Mrs. Judith Moore, a private citizen and representing the Daughters of the American Revolution, stated that her organization was anxious to have a small house for use as a Hospitality House during HemisFair. She said if they could find a sponsor to restore it, they would take good care of it.

Mrs. Franz Stumpf reported that other cities are restoring buildings from the foundations. She endorsed the keeping and preservation of old buildings and felt the matter of standards applicable to historic buildings needs to be studied carefully and long.

* *

After everyone desiring to be heard was given an opportunity to speak, the Mayor declared the hearing closed.

* * *

The Mayor expressed the Council's appreciation for the interest and views presented by individuals and organizations and for their important contributions to the matter at hand. He then advised those present that the Council is not going to make a hasty decision and will probably confer with some of the interested persons again.

NOTE: After the hearing was closed, Mr. David Carter owner of the old General Arciniega house at 208 Arciniega asked that the record show that he was present at the hearing but not speaking.

* * *

The Clerk read the following ordinance:

66-967

AN ORDINANCE 34,697

APPOINTING MRS. S. E. COCKRELL, JR. AND DR. WILLIAM ROSS AS MEMBERS TO A BOARD SELECTION COMMITTEE TO PARTICIPATE IN THE STATE DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION PROGRAM AS AUTHORIZED BY STATUTE.

* * *

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

The Clerk read the following ordinance.

66-966

AN ORDINANCE 34,698

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF A 8.95 ACRE TRACT OF LAND BY THE CITY OF SAN ANTONIO AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING AND DECLARING AN EMERGENCY. (HEARING SET FOR 10:00 A.M., AUGUST 18, 1966)

* * *

Assistant City Manager, Dave Harner, explained that this action was being taken in order to annex the A B C Rendering Plant property. He said the Legal Department felt it would be in a better position to improve conditions in the plant if it were in the City.

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 and Bremer; NAYS: None; ABSENT: Parker.

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

A P P R O V E D :

McAllister
M A Y O R

ATTEST:

J. H. Inselmann
City Clerk

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