

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MARCH 3, 1966, 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, GATTI, TREVINO, PARKER and BREMER.

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66-233 The invocation was given by Councilman Robert C. Jones.

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The minutes of the meeting of February 24, 1966, were approved.

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66-234 First zoning case to be heard was Case No. 2514, to rezone Lot 1, Block 15, NCB 13776, located north-west of I. H. 35 (Austin Highway) and the extension of Starlight Terrace, from "A" Residence District to "I-1" Light Industry District.

Planning Director Steve Taylor briefed the Council on 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, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 34,150

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, BLOCK 15, NCB 13776 FROM "A" RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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66-235 Next heard was Case No. 2536, to rezone Lots 1, 2, 3, and 5, Block 1, NCB 13884, Lot 4, Block 1, NCB 13884 save and except 1.24 acres being described by field notes in the proposed ordinance, and Lot 6, Block 1, NCB 13884 save and except 2.24 acres being described by field notes in the proposed ordinance, from "A" Residence District to "B-3" Business District; and Lot 2, Block 2, NCB 13885, from "A" Residence District to "B-2" Business District.

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

AN ORDINANCE 34,151

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 1, 2, 3 AND 5, BLOCK 1, NCB 13884, LOT 4, BLOCK 1, NCB 13884 SAVE AND EXCEPT 1.24 ACRES BEING DESCRIBED BY FIELD NOTES IN THE PROPOSED ORDINANCE, AND LOT 6, BLOCK 1, NCB 13884 SAVE AND EXCEPT 2.24 ACRES BEING DESCRIBED BY FIELD NOTES IN THE PROPOSED ORDINANCE, FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; AND LOT 2, BLOCK 2, NCB 13885 FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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66-236 Next heard was Case No. 2621, to rezone Lot 1, Block 4, NCB 13876 and Lot 1B, Block 1, NCB 13873 from "A" Residence District to "B-3" Business District; and Lot 2, Block 4, NCB 13876, Lot 1A, Block 1, NCB 13873 from "A" Residence District to "B-2" Business District, located on the west side of Nacogdoches Road, approximately 989.38' northeast of Carver Road.

Planning Director Steve Taylor briefed the Council on the proposed change, which the Planning Commission recommended be approved by the City Council.

Councilman Bremer read a letter from Mr. Ben Carter, a developer requesting that the extension of Starcrest be relocated to its original route extending from I. H. 410 north and northwest into and crossing Nacogdoches Road. Mr. Bremer asked whether this was in the immediate area of this zoning case.

Mr. Taylor said the Carter property is just southwest and there is still a proposal to extend a 60 foot street through from Quincy Lee property, south of Montessori School and a bridge crossing the Salado Creek through the Carter property to Nacogdoches Road. He further explained this present route of Starcrest was recommended by the Planning Commission as an amendment to the Master Thoroughfare Plan and approved by the City Council some time ago.

Dr. Calderon inquired what screening would be provided since the Staff did recommend screening along the Starcrest Drive property line.

Mr. Taylor stated the Planning Commission recommended screening only between the "B-2" and "B-3" Business zones.

Councilwoman Cockrell felt screening should be required along Starcrest and no curbcuts be allowed.

Mr. Jack Vent, applicant and President of the J. J. Homes, stated the homes would be financed by F.H.A. and V.A., who would require screening at the rear of these homes along Starcrest, and agreed to provide same.

No citizen spoke in opposition to the change.

Councilman Calderon then made a motion to approve the rezoning provided that screening is placed along Starcrest Drive, as recommended by the Planning Department. 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, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 34,152

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, BLOCK 4,

NCB 13876 AND LOT 1B, BLOCK 1, NCB 13873 FROM "A" RESIDENCE DISTRICT TO "B-3" BUSINESS DISTRICT; AND LOT 2, BLOCK 4, NCB 13876, LOT 1A, BLOCK 1, NCB 13873 FROM "A" RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT.

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66-237 Next heard was Case No. 2627, to rezone Lot 42, NCB 7439, located northeast of the intersection of Abshire Street and S. W. 39th Street, from "F" Local Retail District to "B-1" Business District; and Lot 43, NCB 7439, located on the north side of Abshire, 94.92' east of S. W. 39th Street, from "F" Local Retail District to "B-3" Business District.

Planning Director Steve Taylor briefed the Council on 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, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 34,153

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 42, NCB 7439 FROM "F" LOCAL RETAIL DISTRICT TO "B-1" BUSINESS DISTRICT; AND LOT 43, NCB 7439 FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

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66-238 Last zoning case heard was Case No. 2639, to rezone part of Lots 438 and 439, NCB 7850, located northeast of the intersection of Mayfield Boulevard and I. H. 35, from "B" Residence District to "B-3" Business District.

Planning Director Steve Taylor briefed the Council on the proposed change, which the Planning Commission recommended be denied by the City Council.

Mr. Geo. Silva, applicant, showed pictures of the subject property and stated he hoped to build an ice-house similar to the Mr. M ice-houses. He felt an ice-house would be a convenience to the people in the area, besides being an improvement to the area.

Dr. Parker asked if the ice-house could be operated without beer being consumed on the premises.

Mr. Silva stated he wanted to sell beer on the premises.

After further discussion, Mr. Bremer made a motion to uphold the recommendation of the Planning Commission and deny the rezoning. Seconded by Mrs. Cockrell, the change in zone was denied by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell and Bremer; NAYS: Gatti, Trevino and Parker; ABSENT: None.

66-239 Mr. Harper McFarlan, attorney for the City Public Service Board, briefed the Council on the following ordinance, and on motion of Dr. Calderon, seconded by Mrs. Cockrell, the following ordinance 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 34,154

PROVIDING FOR THE SALE AND CONVEYANCE OF CERTAIN PROPERTY IN BEXAR COUNTY, TEXAS.

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66-240 City Attorney Sam Wolf briefed the Council on the following ordinance, and on motion of Mr. Jones, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Bremer; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 34,155

APPROVING PAYMENT OF THE SUM OF \$1,500.00 TO PAUL F. CORNELIUS AND HIS WIFE, ANNIE L. CORNELIUS, IN SETTLEMENT OF A DISPUTED CLAIM FOR DAMAGES TO REAL PROPERTY, THE

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DISMISSAL WITH PREJUDICE AT DEFENDANT'S COSTS OF CAUSE NO. F-175,407, STYLED PAUL F. CORNELIUS ET UX VS. CITY OF SAN ANTONIO PENDING IN THE 45TH JUDICIAL DISTRICT COURT OF BEXAR COUNTY, TEXAS, AND THE GRANTING OF A RELEASE AND EASEMENT TO THE CITY OF SAN ANTONIO.

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66-241 Mr. Stewart Fischer, Director of Traffic and Transportation, briefed the Council on the following ordinance.

Assistant City Manager Dave Harner explained that the ordinance closing Blum Street has been prepared two ways. One waiving the permit fees, and the other providing for the regular fee. He stated the City Manager's Office would not recommend changing the regular procedure unless it would apply to all downtown firms.

Mr. Gene Cross, of Joskes, explained the permit was needed to store construction supplies and urged the Council to remit the fee, as Joskes would be more inconvenienced than the general public.

Mrs. Cockrell suggested the effective date be delayed until after April 1st due to the large number of visitors who will be in the city on that date, and staying at the Menger Hotel.

After further discussion, the Council agreed to grant the street closing permit and change the date of the permit from April 1st to April 2, 1966.

The Clerk then read the following ordinance and on motion of Mr. Trevino, seconded by Dr. Calderon, it was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker and Bremer; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 34,156

CLOSING BLUM STREET FROM ALAMO PLAZA TO BONHAM STREET TO VEHICULAR TRAFFIC FOR THE PERIOD OF APRIL 2, 1966, TO OCTOBER 1, 1966, AND GRANTING JOSKE'S OF TEXAS PERMISSION TO UTILIZE SAID AREA FOR CONSTRUCTION PURPOSES.

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66-233 Assistant City Manager Dave Harner explained there were a number of Architects present to review certain plans. Although the Fine Arts Commission does not meet until March 10th, the Council could voice its reaction to the plans, and then pass them on to the Fine Arts Commission.

66-242 Mr. Lloyd Jary, architect, showed the design for Fire Station No. 30, to be located on Gemblar Road. Mr. Jary explained the station would be a one company station of 3500 square feet, and would cost just under \$40,000.

After discussion by the Council, Mr. Bremer made a motion to approve the plans as presented by Mr. Jary, subject to the recommendation by the Fine Arts Commission. Seconded by Dr. Calderon, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker and Bremer; NAYS: None; ABSENT: None.

66-243 Mr. Leo J. Dielmann and Mr. Harris, architects, showed the Council their design of the West Avenue Fire Station No. 20, and explained the details. Mr. Dielmann stated that it would be a two company station containing 4,355 square feet, and would cost approximately \$62,500.00

The Council recessed for five minutes.

After reconvening, Mr. Bremer made a motion to approve the plans for Fire Station No. 20 as presented, subject to the recommendation of the Fine Arts Commission. Seconded by Dr. Calderon, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti and Bremer; NAYS: None; ABSENT: Parker and Trevino.

66-244 The Clerk read the following resolution:

66-244

A RESOLUTION

DESIGNATING TUESDAY, MARCH 8, 1966, AS
VOTER REGISTRATION DAY.

* * * * *

WHEREAS, the American way of life is respected by all freedom loving people, and democracy, as known in this country, means among other things, the right to a secret ballot and free elections, and

WHEREAS, in accordance with the recently enacted law passed by the Texas Legislature, all prospective voter registrants who did not register previously will be given an opportunity to do so during the period of March 3 - 17, 1966, and

WHEREAS, it is the duty of every citizen who is eligible to vote, to register during this period so that he may exercise his right to cast a ballot in the 1966 elections, and

WHEREAS, the City of San Antonio, in order to facilitate registration, has authorized use of all its Fire Stations for this purpose, NOW, THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

1. To emphasize and encourage our citizens to take advantage of their fundamental and inalienable right to vote, which is derived from the Constitution, Tuesday, March 8, 1966, is hereby designated as

"VOTER REGISTRATION DAY"

in San Antonio, and urge all citizens eligible to secure these important documents of citizenship without delay at one of the Fire Stations or other registration stations, which have been made available for their convenience.

2. PASSED AND APPROVED this 3rd day of March, 1966.

/s/ W. W. McALLISTER
MAYOR

ATTEST: /s/ J. H. Inselmann
City Clerk

66-245 Mayor McAllister asked City Manager Shelley if a fireman is to be designated to register the people, what happens in the event of a fire.

Mr. Shelley stated no fireman would be available for registering the people, in the event of a fire, as all firemen would answer the alarm.

Mr. Charles Davis, Bexar County Tax Assessor, stated he had made arrangements to publicize this fact and was agreeable to this arrangement.

After further discussion, on motion made by Dr. Parker, seconded by Dr. Calderon, the resolution was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Parker and Bremer; NAYS: None; ABSENT: Trevino.

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66-246 At the request of City Manager Shelley, Mr. Arthur Mathis, architect, showed and explained to the Council the Crockett Street Mall design.

After a lengthy discussion by the Council, Mr. Mathis was directed to meet with the River Walk Commission in order to secure their help in working out the details regarding signs and billboards along the Crockett Street Mall.

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66-247 City Manager Shelley then introduced Mr. Arnold Thompson, Airport Facilities Planner, and Mr. Reginald Roberts, Airport Architect.

They proceeded to outline the new proposed airport development, particularly the new finger satellites, parking lot and baggage facilities, costing approximately \$1,200,000.

After a lengthy discussion, the Council voiced approval of the airport plans.

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66-248 City Manager Shelley stated that Congressman Henry B. Gonzalez's Office called to invite the Council to a progress report meeting on Model Cities Demonstration Act of 1966, at 12:00 Noon Saturday, March 5, 1966, at Room 203, Federal Building.

66-249 Mayor McAllister recognized Mr. Jack Sims, representing Don's Ambulance Company, who requested the Council to reconsider its action of last week in awarding the ambulance contract. He stated he had asked several times to be notified before any contract would be awarded. His client is willing and able to submit a bid for the contract.

The City Manager explained the Council's action was a contract on a month to month basis.

City Attorney Sam Wolf stated the Council's action was legal based on both the State Law and the City Charter.

Mayor McAllister asked Councilman Parker to contact the funeral homes and secure their proposal for operation of the ambulance service. The Mayor then thanked Mr. Sims for bringing this matter to the Council's attention, and assured him that consideration of his request will be taken as soon as possible.

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66-250 Councilman Jones reviewed the report on a petition from a group of residents who live or trade in the Southeast area, requesting the City to alleviate the traffic problem in the area created by the closing of streets when the construction of I. H. 37 began.

The Council was shown a map by Mr. Jones showing the area affected.

The City Manager stated he would contact the State Highway Department for help as well as attempting to secure the necessary right-of-way for the opening of Boyer Street on a no-cost basis.

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66-251 Councilwoman Cockrell stated in reading the comments of the Fire Chief after the Oak Hills fire, that a shortage of fire plugs existed in that area, and if true, she felt something should be done about it.

City Manager Shelley reported that fire plugs are installed by the City Water Board based on established policy, but would look into the matter.

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66-252 Mayor McAllister asked the City Manager what is the procedure for putting in lights on corners

in the residential areas.

Mr. Shelley stated the City spends approximately \$150,000 a year on installation of lights in residential areas.

Mr. Stewart Fischer stated that 90% of the residential areas have corner lights.

The Mayor then asked Mr. Fischer for a report on how many areas need lights and how the City can accomplish this.

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66-253 Mr. Ken Vickry, of Doug Saunders Development Company, asked the Council for help in obtaining street lights in new subdivisions located just outside the City.

Mr. Fischer stated the City Public Service Board now is working on a plan to furnish street lights for a flat charge to private parties and would announce their plan publicly in the next two weeks.

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66-254 The Clerk read the following letter:

March 3, 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.

2-22-66 Petition of Edison High School P.T.A. requesting that a sidewalk be installed on Santa Monica Street from Edison High School to Blanco Road.

2-28-66 Petition of I. L. Mann, filed by Mr. Paul H. Smith, attorney for petitioner, requesting that a variance be granted whereby applicant may submit subdivision plats in affected areas which propose septic tank installations. Section 36-14 of the City Code prohibits the use of septic tank installations in subdivisions in the "Edwards Outcrop Area."

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2-25-66 Petition of A. Cordova, 727 S. W. 30th Street, and others, requesting a street light be installed across from 727 S. W. 40th Street to light up a very dark area between lights.

Sincerely,

/s/ J. H. Inselmann
City Clerk

66-250

The following report on petitions was made:

1) Petition of residents who live or trade in the Southeast area requesting the City to alleviate the traffic problem in the area, created by the closing of streets when the construction of I. H. 37 commenced, by the widening of Drexel Avenue from Hackberry to Roosevelt Avenue.

Our investigation reveals that the only streets across the expressway right-of-way in this area are Drexel and Mahncke Court. All other streets have been permanently closed. Drexel has a 40' right-of-way from Presa to Yorkshire and a 50' right-of-way from Yorkshire to Hackberry. The pavement width is about 22' and much of it is curbed. The street should be 42' wide at this time, but this would require additional right-of-way for which there are no funds.

Even if we had the right-of-way and the money for construction, we would have to close the street for several months in order to rebuild it, thereby aggravating an already bad situation. We recommend that nothing be done to Drexel until its importance due to the expressway construction is reduced.

We cannot predict the importance of Drexel after the expressway is completed because there will be a tremendous change in traffic patterns. We believe that its importance should be evaluated after the opening of the expressway and it be determined at that time if the cost of widening is justified.

The Director of Traffic has suggested that the dog-leg between Drexel and Lowell Streets at Presa is creating part of the problem. He has recommended an attempt to acquire the corner property to provide a better interconnection. Councilman Jones has suggested that the area adjacent to the railroad tracks previously partially occupied by Boyer Avenue

be acquired to provide a one-way pair crossing the expressway with Drexel. This is a distinct possibility particularly if a temporary road easement could be acquired free of charge. In that case, G-5 type street could be constructed for use until expressway construction is complete. This would be a possibility that could be financed. If it is necessary to purchase the right-of-way at normal prices and to build a standard 24' street, the total cost including the lot purchased on Lowell would near \$100,000. We frankly do not know where to get this \$100,000. The Director of Traffic is contacting the State Highway engineer to see if he can be of any assistance. We would suggest as a first step to attempt to acquire the Boyer Street extension on a temporary basis through gifts.

66-255 Mr. Gatti informed the City Council that on March 2nd, Councilman S. H. James was chosen "Brotherhood Man of the Year" by the Agudas Achim Council, and moved the adoption of the following resolution.

A RESOLUTION

EXTENDING CONGRATULATIONS TO COUNCILMAN
S. H. JAMES ON THE OCCASION OF HIS
SELECTION BY THE AGUDAS ACHIM COUNCIL
AS BROTHERHOOD MAN OF THE YEAR.

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The resolution was then passed and approved by acclamation.

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

A P P R O V E D :



M A Y O R

ATTEST:


City Clerk

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