

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN THE
CITY COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, NOVEMBER 3, 1960, 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 J. Edwin Kuykendall with the following members present:

KUYKENDALL

DIETERT

PASSUR

MCMAHON

JOHNSON

SIMPSON

OLIVARES

MCALLISTER and

DE LA GARZA;

ABSENT: NONE.

The invocation was given by Councilman John McMahon.

On motion of Mr. Dietert the reading of the minutes of the previous meeting was dispensed with.

The Mayor then read the following ordinance stating that its passage had been recommended by the Planning Commission.

AN ORDINANCE

AMENDING CHAPTER 42 OF THE CITY CODE,
BEING THE COMPREHENSIVE ZONING ORDINANCE,
TO PERMIT COMMERCIAL AMUSEMENTS IN CERTAIN
ZONES ON A TEMPORARY BASIS.

He asked if there was anyone in the Chamber who wished to speak for the ordinance. When no one responded he asked what disposition the Council wished to make of the ordinance.

Dr. Johnson moved that the recommendation of the Planning Commission be disapproved and that the ordinance not pass. Seconded by Mr. Passur, the vote on disapproval was AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister and De La Garza; NAYS: None, ABSENT: None.

The Mayor then called for hearings on Zoning amendment recommendations set for this time.

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Zoning Case #1252 to rezone Lots 1, 2, 3, 4 NCB 7184 from "B" Residence District to "JJ" Commercial District at Capitol Avenue and S. A. & A. P. Tracks.

The Planning Director briefed the Council on the proposal, gave the record of Planning Commission action and recommended approval.. No one appeared to be heard.

On motion of Dr. McMahon the Council approved the recommendation of the Planning Commission by adoption of the following ordinance by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister and De La Garza; NAYS: None; ABSENT: None.

AN ORDINANCE 29, 073

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1, 2, 3, 4, NCB 7184 FROM "B" RESIDENCE DISTRICT TO "J" COMMERCIAL DISTRICT.

Full text in Ordinance Book K K, Page 193

Zoning Case #1364 to rezone Lots 1, 2 and Tract A, NCB 13084 at Dollarhide and Blackwood from "A" Residence District to "D" Apartment; to rezone a tract of land out of NCB 10848 on Blackwood east of Dollarhide described by field notes from "A" Residence to "B" Residence District; to rezone Lots 1, 2, 3, Blk. 2, NCB 13085 at Bob Billa and Dollarhide from "B" Residence District to "D" Apartment District; to rezone Lots 8, 9, and 10, Blk. 11, NCB 10517 from "B" Residence District to "D" Apartment District; and to rezone Lots 7, 8, 9, Blk. 9, NCB 10526 from "A" Residence District to "B" Residence District at Blackwood and Kellis was next called.

After briefing by the Planning Director and after no one appeared to be heard the Council approved the recommendation of the Planning Commission by adoption of the following ordinance:

AN ORDINANCE 29, 074

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 1, 2, and TRACT A, BLK. 1, NCB 13084 AND A TRACT OF LAND OUT OF NCB 10848 FROM "A" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT; LOTS 1, 2, AND 3, BLK. 2, NCB 13085 FROM "A" RESIDENCE DISTRICT TO "B" RESIDENCE DISTRICT; LOTS 8, 9, AND 10, BLK. 11, NCB 10517, Lots 7 8, AND 9, BLK. 9, NCB 10526 FROM "B" RESIDENCE DISTRICT TO "D" APARTMENT DISTRICT.

Full text in Ordinance Book K K, Page 194

on motion of Dr. McMahon by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister, and De La Garza; NAYS: None; ABSENT: None.

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Zoning Case #1367 to rezone Lot 19, Blk. 15, NCB 1837 at Mistletoe Avenue 145 feet West of Main Avenue from "B" Residence District to "F" Local Retail District was next called for hearing.

After briefing by the Planning Director and after no one appeared to be heard the Council on motion of Mr. Passur approved the recommendation of the Planning Commission by adoption of the following ordinance:

✓ AN ORDINANCE 29, 075

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 19, BLK. 15, NCB 1837 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 194

by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister and De La Garza; NAYS: None; ABSENT: None.

Zoning Case #1369 to rezone part of Tract "M" NCB 12172 as described by field notes from "F" Local Retail District to "JJ" Commercial District at Austin Highway was next called for hearing.

After briefing by the Planning Director and after no one appeared to be heard the Council on motion of Dr. McMahon approved the recommendation of the Planning Commission by approval of the following ordinance by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister and De La Garza; NAYS: None; ABSENT: None.

✓ AN ORDINANCE 29, 076

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS PART OF TRACT "M", NCB 12172 FROM "F" LOCAL RETAIL DISTRICT TO "JJ" COMMERCIAL DISTRICT.

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Full text in Ordinance Book K K, Page 195

Zoning Case #1377 to rezone Lot 3, NCB 10235 from "B" Residence District to "LL" Manufacturing District at M.K.T. Tracks and E. Commerce Street was called next.

Mr. Roy Leslie, Jr. representing the petitioner described the area, the purpose of the proposed change and the surrounding conditions to the Council and asked for approval of the change.

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He was followed by Mr. J. C. Davis who protested the change as it would be detrimental to the residential property to the east to have manufacturing in the area. He presented a petition to the Council signed by numerous residents protesting the change. He explained that no one appeared before the Planning Commission because none lived within 200 feet and none received notices.

Dr. Johnson protested at the bringing of evidence to the Council without going to the Commission.

After much discussion Mr. De La Garza moved to send the matter back to the Planning Commission for further study. The motion was lost by the following vote: AYES: McAllister and De La Garza; NAYS: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson and Olivares; ABSENT: None.

Dr. McMahon then moved to approve the recommendation of the Planning Commission by adoption of the following ordinance:

AN ORDINANCE 29, 077 ✓

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 3, NCB 10235 FROM "B" RESIDENCE DISTRICT TO "LL" MANUFACTURING DISTRICT.

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Full text in Ordinance Book K K, Page 196

by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares; NAYS: McAllister and De La Garza; ABSENT: None.

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Zoning Case #1378 to rezone Lot 1, NCB 10128 at Goliad Road and Clark Avenue from "B" Residence District to "F" Local Retail District was next called.

After briefing by the Planning Director and after no one appeared to be heard the Council approved the recommendation of the Planning Commission by adoption of the following ordinance by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister, De La Garza; NAYS: None; ABSENT: None.

✓ AN ORDINANCE 29, 078

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS Lot 1, NCB 10128 FROM "B" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 196

Zoning Case #1384 to rezone Lot 29, Blk. 4, NCB 8675 at Loop 13 North and Halm Blvd. from "A" Residence District to "F" Local Retail District was next called.

After briefing by the Planning Director and after no one appeared to be heard the Council approved the recommendation of the Planning Commission by adoption of the following ordinance by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister and De La Garza; NAYS: None; ABSENT: None.

AN ORDINANCE 29, 079

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 29, BLK. 4, NCB 8675 FROM "A" RESIDENCE DISTRICT TO "F" LOCAL RETAIL DISTRICT.

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Full text in Ordinance Book K K, Page 197

The following ordinances were passed and approved by the following vote: AYES: Kuykendall, Dietert, Passur, McMahon, Johnson, Simpson, Olivares, McAllister, and De La Garza; NAYS: None; ABSENT: None.

AN ORDINANCE 29, 080

AUTHORIZING THE PAYMENT OF THE SUM OF \$11,420.52 OUT OF SEWER RENTAL PLEDGED FUND #204 IN FULL AND FINAL SETTLEMENT AL ALL ASSERTED RIGHTS TO COLLECT FEES FOR CONNECTIONS TO CERTAIN PRIVATELY CONSTRUCTED SANITARY SEWERS.

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Full text in Ordinance Book K K, Page 197

AN ORDINANCE 29, 081

APPOINTING RAUL C. GARCIA A MEMBER OF THE ADVERTISING COMMITTEE.

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Full text in Ordinance Book K K, Page 198

Mr. James W. Francis, Chairman of the Highway Department of the Chamber of Commerce then addressed the Council on the matter of street and highway improvements. His statement follows:

PRESENTATION OF CITIZENS GROUP TO DISCUSS STREET AND HIGHWAY IMPROVEMENTS

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

I am James W. Francis, Chairman, Highway & Public Works Committee of the San Antonio Chamber of Commerce.

We are appearing before you today at the request of many citizens of the City of San Antonio-- people from all sections of the city and from all walks of life--to express the hope that you gentlemen of the City Council will consider seriously the matter of calling for a bond issue in an amount which you consider adequate for purchase of necessary rights-of-way and land to provide adequate drainage and to pay the City's part of the cost of constructing the following badly needed streets, highways and expressways in the City

of San Antonio:

- 1) U. S. Highway 90 West to the city limits, including an access highway to connect Highway 90 with Kelly Air Force Base.
- 2) Underpass at Guadalupe Street.
- 3) An expressway to be constructed from a point near Broadway to connect U. S. Highways 35 and 37 with U. S. Highway 281 near the limits of the City of San Antonio.
- 4) An adequate street or access highway to make the Missions, which have made San Antonio famous, accessible to thousands of visitors who come to San Antonio every year.
- 5) The acquisition of additional park land which would more than offset the small amount of park land which would be required for right-of-way for the expressway to connect U. S. Highways 35, 37, and 281.
- 6) The acquisition of right-of-way and the construction of certain street projects in the downtown area. This will be covered a little later in a resolution from the Central City Council.

There are a great many people here this morning and many more who are not here today who are interested in the early completion of these new facilities which we have outlined to you.

With your permission, I should like to ask some of these people who are here today to express in their own words the way they feel about the need for these new streets and highway facilities.

Mr. Walter N. Corrigan, President of the San Antonio Chamber of Commerce, then spoke as follows:

Mr. Mayor, Members of the City Council, ladies and gentlemen:

The San Antonio Chamber of Commerce is vitally concerned with any project which the majority of the people feel will make this city a better place in which to live and a better place in which to do business. For these reasons I urge you gentlemen to give serious consideration to the request that is before you this morning because we feel:

1. That the early completion of these projects will accomodate some fifty thousand people who work at Kelly and Lackland besides all other people who live in that section of San Antonio. I do not need to tell you gentlemen that these installations are our greatest economic asset and that besides the military they employ some 15 per cent of all the people employed in Bexar County.
2. That making funds available for rights-of-way and for the construction of these projects will enable San Antonio to get back some 4 dollars from a state and federal government for each one dollar we expend, and we have already paid this money out in gasoline taxes.
3. That the building of these projects will not only facilitate travel for the people of San Antonio and its trade territory but during the construction period will provide employment for many, many of the citizens of this community.
4. That while the completion of these projects will not mean that we are through insofar as building streets, highways and expressways are concerned, it will mean that we have gone a long way toward providing the network of highways which San Antonio so desperately needs and which it deserves.
5. That the number of vehicles which travel in and out of San Antonio is increasing so rapidly that we cannot adequately care for this traffic without making improvements which are suggested in the request we are making of you this morning.

I know that you will give serious consideration to the people who are appearing this morning and it is my sincere hope that this matter can be settled at the earliest time that is deemed advisable.

Mr. Raymond Stanley, President of the Mexican Chamber of Commerce, then spoke in approval of immediate steps to have another election on the required bond issued to proceed.

Mr. Alex Halff, President of the San Antonio Junior Chamber of Commerce followed with his approval of the plan.

The following then spoke: Mr. N. E. Dunn of the San Antonio Chamber of Commerce and Sears Roebuck Co., Mr. Jack Morse Executive-Vice President of Joskes of Texas, Mr. Thomas Guardia President of the Lulacs, Mr. Eddie Montez Chairman of Civic Committee of Lulacs.

At this time Major General William T. Hudnell addressed the Council as follows:

My purpose in appearing before this Council today is to urge you to find an early and successful means of providing the Kelly AFB Access Road and the Highway 90 West Project to which this Council and other Civic leaders have been directing their attention for some time. As the representative of some 27,000 military and civilian employees of Kelly AFB, it is my hope that the citizens of San Antonio will work even more vigorously to find a satisfactory solution to this problem.

The traffic difficulties enmeshing Kelly AFB and its immediate neighbor to the west - Lackland AFB - are legend. Kelly has suffered a steadily deteriorating position in this respect and the situation is steadily worsening as this great city expands in healthy vigor.

The Federal Reserve Business Review reflects that of the more than 80,000 military and civilian personnel at the military installations in the San Antonio area, one third are associated with Kelly AFB. Our Kelly population is made up primarily of 22,000 civilian personnel who are permanent residents of San Antonio. These people live in every area of the city. All of them will benefit from the proposed Access Road through direct travel thereon or reduced congestion on existing traffic arteries. These members of your community are beset with real difficulty in combatting the highly congested arteries through which traffic must daily ebb and flow from Kelly. The latest traffic survey counts reflect that some 59,438 vehicles move in or out of Kelly each 24 hours. The traffic count is 60 times greater than it was in 1940. We have done everything within our resources to alleviate this situation including staggering work shifts. Even so, an average of 15,064 vehicles depart Kelly daily between 3 and 4 o'clock each evening where they must merge with some 6,573 vehicles from Lackland AFB. This traffic congestion is not only restrictive upon Kelly but is also a great depressant to all industrial and community activities within the area. For example, commercial trucking firms transported more than 160,000 tons of freight by motor vehicle to and from Kelly during the past fiscal year and can readily attest to the economic losses involved under the prevailing conditions. The only traffic relief that has been provided Kelly was the construction of General McMullen Drive in 1953 and inspection today will reveal that it is in disrepair and in sore need of corrective maintenance.

Analysis of the benefits which the proposed Access Road offers to both Kelly AFB and the surrounding communities leaves one with the conviction that early realization of this project is essential to the future welfare of Kelly AFB and collaterally the citizens of San Antonio and Bexar County. I want to be sure that you are aware that of the total annual military and civilian payroll in the San Antonio area, Kelly contributes better than 40% of the total, some \$130,000,000. This is greater than the combined payroll of all manufacturers in the city of San Antonio by \$25,000,000 and is within \$20,000,000 of the payroll of all the trading organizations within the City of San Antonio. The long term retention of this contribution to the San Antonio community can be materially aided through forceful prosecution of such joint military-community projects as the provision of the Kelly Access Road.

We at Kelly recognize the need to insure a stable Kelly AFB so essential to the San Antonio regional economy. Within the purview of our public charge as responsible managers of the tremendous public investment represented by Kelly, we have and will continue to support all efforts in this regard. As an example of Kelly's support, we are working with and contributing to the programs of the Greater San Antonio Development Committee, chaired by General William Simpson. This committee is striving to:

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1. Encourage local firms to obtain more of Kelly's purchasing funds which have been as high as \$404 million in a single fiscal year.
2. Encourage firms which are major prime contractors with Kelly to locate branch plants in San Antonio.
3. Find means of having aircraft engine overhaul work now being contracted by Kelly done in San Antonio.
4. Get more prime contractors to locate local offices and representatives in San Antonio.

I should mention at this point that we at Kelly cannot guarantee that our procurement funds will be spent in San Antonio. This decision, in large, will depend upon the businessmen of this community. We will, however, provide every assistance we are authorized to give. These then are some of the programs which will help to increase San Antonio's share of the procurement monies available to Kelly AFB. Many more will suggest themselves as the programs of the Greater San Antonio Development Committee progress. We believe these efforts can maintain and increase the level of commercial and industrial activity in the San Antonio area.

We hope that early action will be taken to approve and fund this Access Road and the Highway 90 West Project not only for their value to Kelly and San Antonio, but also as substantive and dynamic manifestations of the support that this community is in turn willing to provide Kelly.

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General Hudnell was followed by Colonel Louis W. Proper.

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Mr. Morris Kallison then addressed the Council and read the following resolution which had been passed by the Central City Council.

WHEREAS, the Central City Council has been informed of the efforts of the Highway and Public Works Committee of the San Antonio Chamber of Commerce in regard to a proposed bond election to provide funds for public improvement, and

WHEREAS, improvement of the transportation system of this area on a continuing basis is essential to the welfare of the community, and

WHEREAS, there are projects in the Central Business District deserving of consideration,

Now therefore be it RESOLVED:

That the Central City Council notify the San Antonio City Council of their support of the proposed bond election call, at a proper time, and

Be it further RESOLVED, that the San Antonio City Council be requested to give due consideration to the needs of the Central Business District in the formulating of the requested bond program, and

Be it further RESOLVED, that a copy of this resolution be furnished to the Mayor, the City Manager and the Chairman of the Highway and Public Works Committee of the San Antonio Chamber of Commerce.

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Mr. Leslie Neal then followed with suggestions about a bond issue and Mr. Francis closed with the following remarks:

We are not attempting to recommend the amount of the bond issue. Your own staff working in cooperation with the staff of the Texas Highway Department in some cases will have to advise you, of course, of the amount of the bond issue. We are simply requesting that studies be made now by the city staff of the cost of all of these projects which have been mentioned as well as any other projects which may have sufficient merit to be included in the bond issue, so that the voters of the community may be fully informed of the issues to be included in the bond issue.

Mr. Mayor, and you other gentlemen of the Council, we should like to thank you

very much for your courtesy for receiving us and for the serious consideration that I know each of you is going to give to these matters which are of such vital concern to San Antonio.

Mr. Passur then moved that the staff be requested to make a study of the matter presented and come forth with pertinent facts and suggestions at an early date.

The motion was unanimously adopted.

Mr. R. B. Westbrook presented a petition to the City Council with approximately 250 signatures asking for a change in the proposed route for Highway 90 West and release of the restrictions now imposed upon property therein.

Mrs. William Murray representing the San Antonio Women's Club asked the Council to hear some of the officers and members of the Club on the subject of tax exemption for their Club House.

The following appeared: Mrs. Mattie Mitchell, President; Mrs. R. B. Westbrook; Mrs. Holmes, Treasurer; and Mrs. Arthur Graham.

They explained that their work was primarily charitable and was entirely supported by its members and its main contributions are in support of students in college.

After Council discussion Mr. De La Garza moved that the property be exempted from taxation. The motion failed by the following vote: AYES: Kuykendall, McAllister, De La Garza; NAYS: Dietert, Passur, McMahon, Johnson, Simpson, and Olivares; ABSENT: None.

Prior to the voting on the above question the Council voted (after the above motion was made) on a point of order which was made by Dr. Johnson that no one in the Chamber should be heard on a subject after the hearing was over except Council members. The motion to bar others from speaking was carried by the following vote: AYES: Dietert, Passur, Johnson, Simpson, Olivares, McAllister and De La Garza; NAYS: Kuykendall, and McMahon; ABSENT: None.

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Honorable Mayor and Members of Council

City of San Antonio, Texas

Gentlemen:

The following petitions were received by this office and forwarded to the proper department for any indicated action.

10-26-60	Petition filed by the Board of Trustees of Harlandale Independent School District asking for the closing of certain streets and alleys to consolidate a site for a new High School, was referred to the Land Division.
10-28-60	Petition filed by Mr. Jack B. Sims for H. E. Holton and O. N. Winniford asking for the closing of Bickley Street between Mally Blvd. and Gillette Blvd., was referred to the Land Division.
10-31-60	Petition signed by Mrs. Gus Mauney and others regarding the use of a building in South San Antonio for recreation classes, was referred to the Director of Parks and Recreation.

Yours very truly,
J. FRANK GALLAGHER
City Clerk

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There being no further business the meeting adjourned.

The following people spoke in support of the bond issue: Brigadier General Don E Newton, Colonel Curtis L. Frisbie, Mr. Fred Britz and Mr. Barney Cox. They were omitted through an error..

A P P R O V E D :

Wayne C Simpson

Acting MAYOR

A T T E S T :

Frank Gallogher
C i t y C l e r k